



CITY OF ANSONIA

**REQUEST FOR PROPOSALS FOR THE FUTURE REUSE OF BUILDING #12
LOCATED AT 35 NORTH MAIN STREET ANSONIA, CONNECTICUT 06401**

DUE: AUGUST 4, 2022 AT 1PM

CONTACT:

City of Ansonia
Sheila O'Malley
Economic Development Director
somalley@ansoniac.org
203-437-1598



City of Ansonia
OFFICE OF THE MAYOR
CITY HALL
253 MAIN STREET
ANSONIA, CONNECTICUT 06401

David S. Cassetti
Mayor

Office: (203) 736-5900
Fax: (203) 734-3853
Email: dcassetti@ansoniacct.org

July 13, 2022

Dear Interested Developers:

I am pleased to announce a formal bid process for the lease of Building #12 at 35 North Main Street. This is an exciting project and I am encouraging a public/private partnership to remediate and renovate this large former manufacturing building. We have already secured millions in state and federal funding to assess, remediate and demolish the site. 35 North Main Street is 3.5 acres in total and the remaining parcel will be cleaned and demolished with SHPO's approval.

There are so many exciting things happening in downtown Ansonia with new restaurants, a brand new state of the art Police Station and Senior Center, over 200 apartments and more to be built. We hope you will join us in this exciting revitalization project that will be a part of the newly transformed downtown Ansonia.

I encourage you to join with us and keep the progress going in Ansonia.

Sincerely,

Mayor David S. Cassetti

LEGAL NOTICE

CITY OF ANSONIA

REQUEST FOR PROPOSALS

THE CITY OF ANSONIA IS SEEKING A DEVELOPER TO PARTNER WITH THE CITY OF ANSONIA TO CLEAN AND REDEVELOP THE PROPERTY KNOWN AS BUILDING #12 AT 35 NORTH MAIN STREET IN ANSONIA, CT.

ANSONIA, CONNECTICUT 06401

REQUEST FOR PROPOSALS — The City of Ansonia, Connecticut. is seeking Request For Proposals (REP) for the redevelopment of an existing building for the purposes of leasing space for possible manufacturing/commercial/warehousing related uses. Proposals shall be due and filed with the Clerk's Office on or before August 4, 2022 1pm. Bids can be hand delivered, mailed or emailed to Sheila O'Malley at somalley@ansoniact.org or Diana Branch at dbranch@ansoniact.org.

The City of Ansonia reserves the right to accept or reject any and all proposals as it deems in the best interest of the City of Ansonia.

City of Ansonia
Mayor David Cassetti

A. North End Economic Revitalization (NEER) and 35 North Main Street

The City of Ansonia is seeking proposals from interested parties to partner with the City to clean and redevelop the property known as Building #12 located at 35 North Main Street. The goal of the plan is to reconstruct the existing building into industrial reuse.

1. 35 North Main Street

The City took title to the property and is currently coordinating site cleanup, abatement and demolition activities related to above ground materials and structures. Subsurface assessment will be needed to help move the project forward in the development process.

The site was used for heavy industry (foundry, machine work) from the 1880s through 2000 before becoming under-used and nearly abandoned. The prior owners were not capable of financing site cleanup and rejuvenation. The lower building (Building #12 the Roll Mill) was used for storage for several years, but the upper (foundry) has been vacant and unmaintained since 2014. Assessment and clean-up was performed in the 1990's and in 2019, 2020, 2021 and 2022.

The project site was acquired by the Farrel Foundry and Machine Company in the late 1880s and developed it as an iron and steel foundry and roll mill. This continued until the 1980s, with additions to the buildings, filling most of the property. The property and adjacent parcels were sold by Farrel Corporation to SHW, Inc. in 1986. SHW used the roll mill portion for metalworking, and the eastern (foundry) portion for storage. In the 1990s, in accordance with CT DEEP Order HM-695, SHW performed clean-ups, assessment and remediation on the Project Site. SHW sold to Pandel Properties LLC in 2000. The buildings have been vacant and unmaintained since 2014 or earlier. Several environmental investigations have been conducted: 1986 - Hydro Environmental Technologies, Inc. (HETI) performed CT Superlien Evaluation for SHW, including site observations, file review and limited sampling.

1988 - SHW removed two leaking USTs and 60 cubic yards of contaminated soil from the southeast corner of the Project Site. Contamination remains under/around building.

1989 - SHW removed one UST from the northeast portion of the property.

1990 - 1998 - SHW removed hazardous wastes from the buildings, disposed of used foundry sand in foundry floor pits, and remediated PCB contamination in the tailrace

and in transformer rooms. DEEP approved the measures with the stipulation that the property remain "low-occupancy" because of residual contamination levels. 2000 - Environmental Remediation, Inc. performed a Phase 1 environmental assessment of the Project Site. Findings included further investigations are needed to determine magnitude and extent of contaminants of concern.

2019 - 2021 - Hazardous building materials survey was conducted and partial abatement of asbestos materials, removal and disposal of contaminated wastes and debris remaining or dumped in buildings.

The City (current owner) does not have any liability for the contamination on the property. A Phase I ESA (from 2000 and from a 2019 update) has been submitted to the DECD and CT DEEP during a prior application process and abatement/demolition project. The site has also been registered in the Municipal Brownfield Liability Relief (MBLR) program.

2. Building #12

The former Roll Mill is 80,000 sf +/- building. Please refer to the Assessor Card and Appraisal attached hereto as Schedule "A" completed by Vincent J. Guardiano Real Estate Appraiser, LLC dated December 10, 2012 for information.

Subsequent demolition of the parcel will occur with SHPO's concurrence. This property has received funding from the State of Connecticut's Department of Economic and Community Development (DECD). Stipulations of that applied funding include historic preservation requirements. Note that the developer must work with the State Historic Preservation Office (SHPO) related to the development of the remaining buildings at the property. SHPO agreement must be sought and obtained prior to any demolition or renovation plans or implementation. For instance, former Building 12 is designated for reuse in its current configuration and cannot be demolished. Redevelopment plans must have approval by SHPO prior to any work.

Schedule "A" Appraisal and assessor card

Schedule "B" site map

4. City of Ansonia Economic Data

The City of Ansonia has a vibrant downtown with over 15 restaurants and major retail establishments located within three (3) miles of the site, including: Target,™ Starbucks Coffee,™ BJ'S Wholesale Warehouse, Super Stop & Shop,™ Marshall's™, Bob's Stores™, Shop Rite Stores.™ The establishments were directed by successful market analysis of need and population support. The City of Ansonia and surrounding communities have a combined population of approximately 90,000 residents.

Ansonia	-	19,249
Derby	-	12,000
Shelton	-	37,700
Seymour	-	14,139
Orange	-	12,360
Woodbridge	-	8,066

Conn. Policy and Economic Council, 2010 census, Municipal website index, www.cpec.org

B. City of Ansonia – Location - History

The City of Ansonia is approximately 6.2 square miles in size and is located in New Haven County. The city is 12 miles northwest of New Haven. The population was 19,249 at the 2010 census. The City is served by the Metro-North Railroad with passenger commuter service's on the Waterbury line, connecting to New York's Grand Central Terminal. The city also is served by the Connecticut Transit bus carrier with routes to Bridgeport and New Haven. The Connecticut Route 8 highway also runs through the city limits.

Historically, the city was settled in the mid 1600's and was known as "The Copper City." In the hey days of the 1900's, the city was known for its heavy machine manufacturing industry which included production of copper, brass, rubber, plastics, processing, molding and tubing, iron castings, sheet metal. The city is now in a transition period with a need for growth in business and housing.

C. City of Ansonia – Contribution to the Project

The City of Ansonia will work with the developer to use private and grant funds to redevelop the building. The city may offer a tax incentive program for the preferred development.

The site is located in an Opportunity Zone.