Higganum – 90 day plan

On Organization (PRIORITY #1) – CT main Street, businesses and property owners must be involved. Looking to set up follow up meeting with CT Main Street and First Selectman.

COVID19 Update – EDC working to communicate with and organize local businesses.

On HES Building – A lot of progress leasing to private school, discussing terms, retained broker to represent town. Using survey results to craft terms. Town submitted initial lease terms. Positive response on most terms – 10 year triple net lease. Very close to bringing matter to Town Meeting and closing deal.

COVID19 Update – Interest remains but on hold.

On connections between Higganum Center and the natural environment – Working with Land Trust and Conservation Commission and others interested in trails to ID trails and plan of attack. Discussions with Town Engineer and sub-contracting with consultant with trail experience. Meeting next week with Chamber of Commerce and Middletown Mayor on Blue/Green Way to Middletown and update of Conway Study.

On the Scovil Hoe Property - $225,000 – received state Assistance agreement in October 2018, Milardo signed back to state, Commissioner signed in December, ready to proceed with final environmental studies and negotiation with CT DOT on acquisition. Completed and advertised RFP. Responses due April 1st. Work will address possible acquisition, liability issues final Remedial Action Plan with goal of creating an occupy-able shell.

COVID19 Update – Interviews complete. Committee selected Tighe and Bond to perform necessary testing and Remedial Action Plan. Final contract submitted to DECD for final approval.

Brownfield Remediation and Revitalization - $30 million in FY 20 and $17 million in FY 21 (for FY 20 requires DECD to provide a grant of up to $7 million to Preston for remediation).

COVID19 Update – Governor signed bill authorizing funding. Needs to go to Bond Commission. Governor controls Bond Commission agenda and appoints members. Timing could be perfect for a clean-up grant.

On Community Septic – conceptual plan submitted to state, Dept. of Public Health issued very positive guidance document with DEEP concurrence last week. The State legislature approved bonding TODAY. The package includes:

Small Town Economic Assistance Program (STEAP) - $30 million in FY 21 (there is an unallocated balance for FY20)

We hope to secure funding for final design and road crossings. Most expensive and complicated element of project.

COVID19 Update – preparing to create Water Pollution Control Committee (WPCA) and waiting for announcement for STEAP grant funding.
On the Rossi Site - this property is the lynchpin - critical to our success. Initial discussion on value and towns interest in acquiring property. Rossi working on justification for purchase price.

COVID19 Update – Rossi retained MAI appraiser, highest designation possible for commercial appraiser. Preparation of appraisal in progress.

On Citizens Bank building – I have spoken with Citizens (lease to 2021 will gladly sublet) and now have landlords contact in Houston. Want to discuss potential connection to community septic. Great restaurant site. No response from Houston. $46 billion Real Estate Investment Trust.

Town Garage at the Rossi Site – Dependent on Rossi talks. Cromwell new town garage construction $240/sq.ft. A new site with all new construction will be twice as expensive as Rossi.

Working with two new businesses. One in the Fork in Road building and one in retail space across from Dunkin.

The Hutch - permits in place for renovation and re-opening. Majority of work complete and ready for certificate of occupancy.

Tylerville

Day Care in Tylerville – new construction fully approved experienced provider - $2 million project.

COVID19 Update – Interest remains, fully approved, but on hold.

Sidewalks on Bridge Road - public meeting Feb. 27th. Public meeting went very well will proceed to final design.

COVID19 Update – moving into final design phase. Preparing 3rd application for federal BUILD funding for walkway attached to swing bridge which will connect Tylerville Village to East Haddam village.
**Multi-family** - 2 developers looking at MF in Tylerville, PZC approved zone change. Lower interest rates should help but slowing of economy could hurt.

**COVID19 Update** – Both developers remain but on hold until economy opens up.

**Haddam Center**

**Sidewalks** - in design phase including signage landscape benches etc, grant from Eversource to have historical society research key historical elements. Meeting scheduled on 25th with sidewalk project Landscape Architect, the Historical Society and the Library.

**COVID19 Update** – Decision still in progress but mostly on hold waiting for public meetings and site walks. Design team and Historical Society in communication regarding historic buildings and events along the routes.

**Jail** – very successful restaurant group very interested talked to them last week. They were in South Carolina looking at a project! I keep pestering them to come for a walk through. Very busy running nine CT restaurants.

**COVID19 Update** – Restaurateur has closed all their restaurants. Remains interested but on hold until economy opens up.

**7 Island Dock building** – plans done conversion to residential $3 million project. Special permit approved. Hopefully the break ground. Project keeps expanding. Just added tennis courts and swimming pool and cabanas.

**COVID19 Update** – Fully approved. Moving to closing.