



# *Waterbury Development Corporation*

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## Annual Meeting

FEBRUARY 26, 2021

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# *Message from the Interim Director*

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It is the pleasure of Waterbury Development Corporation, to present our 2020 projects to the public. The efforts of Mayor O'Leary's administration coupled with those of our State and Federal delegation have delivered significant funding resources to WDC allowing us to commence and complete several large-scale economic development projects within the City.

While the following slides reflect upon last year's accomplishments, I and the entire WDC staff are planning and executing an even more productive 2021.

-Dan Pesce, Interim Director

# *Anamet 698 South Main Street*

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- The City invested \$2.3M on a \$3M bond commitment towards the replacement of the roof on the High Bay Building.
- Secondino was contracted to replace the roof. The new roof is fully installed.
- Recognizing the need for more funds to continue the revitalization of this parcel, the City/WDC has prepared an application for the State's Brownfield's funding. The application is being finalized for submission.





# *130 Freight St.*

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Before Demolition



During Demolition

# *130 Freight St.*

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- \$1.5M has been allocated by CT DECD for the demolition of buildings comprising 130 Freight Street.
- The City took ownership of this site on October 21<sup>st</sup>, 2020 and developed an ITB, per State guidelines, for demolition.
- Additionally, the City recently took title to the property owned by EWR located on 00 West Main Street. The property adjoins the back portions of 130 Freight Street.
- The ITB was advertised. There was a pre-bid meeting on site on Nov. 12<sup>th</sup>, 2020 and bids were due back on Nov. 30<sup>th</sup>.
- A contract has been awarded to Costello Dismantling Company. Their contract is within budget/the allocated funds for this project.
- Costello started demolition work on February 12, 2021.
- Recognizing the need for more funds to continue the revitalization of this parcel, the City/WDC has prepared an application for the State's Brownfield's funding. The application is being finalized for submission.



# *East Main Street Utilities*

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During Utility Work



Replacement of Outdated Underground Utilities

# *East Main Street Utilities*

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- East Main's Street utility work is complete as of November 30, 2020, including the removal and disposal of unsuitable soil.
- The last piece of the utility trench and lateral trench was paved the week of December 1, 2020. Now that the utility portion is closed out, the City can direct their efforts towards building a state of the art complete street that will reflect a growing corridor on East Main Street.
- Eversource is presently relocating some of its gas main line that was in conflict with the new water main locations. This work should be completed by Mid-March.

# *Streetscape Project*

## *North Main, South Main, East Main, Bank Streets*

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- This spring we expect to go out to bid for the Streetscape. This phase of the project will remove the bricks, pave, widen and install new sidewalks, benches, trash and recycle receptacles, new lights, new traffic signals at Phoenix Ave and Brook Street, and rectangular rapid flashing beacons.
- The complete street phase is funded through the CT DOT LOTCIP program. The plans and bid-set for the Streetscape phase are currently being reviewed by the CTDOT. If the review process goes as expected, we anticipate having this work out to bid by early-to-late February.



# *909 Bank Street*

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Before



After

# *909 Bank Street*

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- In the fall of 2020, BSC Group was selected for the design of a park.
- In November 2020, a survey was available on the City of Waterbury's and WDC's websites that asked for public input regarding design options for the new park. This survey had also been distributed to schools, parents, the Brooklyn Neighborhood Association, the Neighborhood Council, and Main Street Waterbury. The survey closed December 2<sup>nd</sup>, 2020.
- In light of COVID-19, the City/WDC held a public input meeting via zoom on January 21<sup>st</sup>, 2021 to present BSC Group's proposed design to the community.
- The design was approved by the City and the Neighborhood groups, as well as the community members present at the January 21<sup>st</sup> meeting.
- Final construction documents are being prepared and the bidding process will commence shortly after the approval of the documents by all appropriate departments.



# 909 Bank St.

## Proposed Park Design



BANK STREET PARK - WATERBURY, CT

JANUARY 28, 2021

FINAL SCHEMATIC DESIGN PLAN





# *313 Mill Street Park*

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- This site was home to the former Nova Dye factory. In 2012, a fire ravaged the site and the City worked, utilizing \$2M in funding from DECD, to demolish the buildings on the lot and perform some initial remediation work.
- In 2018, the CT State Bond Commission granted the City an additional \$3M grant towards the redevelopment of this lot into a City park. This grant was finalized with the State in October of 2020.
- The City had originally planned to develop this lot into a Little League Ballpark with a playscape element.
- After receiving feedback from community members regarding limited space on the lot, the City is looking into the feasibility of replacing the playscape element with a concession stand.
- Soil and groundwater testing must be completed before plans can be finalized and the construction of the project can commence.
- Once a construction contractor is secured, this project will take about five months for the remaining environmental cleanup and construction.
- The new ball field could be usable by late 2021 or early 2022 depending on any surprise pollution encountered during the final remediation work performed on the site.



WRITE PLAN - MATERIALS & LANDSCAPING  
PROSPECT STREET PARKING FACILITY  
PROSPECT STREET AND NORTH MAIN STREET

MA-1

# *Prospect Street Parking Lot*

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- The City of Waterbury/WDC will be redeveloping a municipally owned, vacant lot on Prospect Street in order to address parking needs in the City. The lot, once redesigned, will be available for use by the general public.
- The RFP for construction of this project was advertised on Dec. 14<sup>th</sup>, 2020. A pre-bid walkthrough was held on December, 22<sup>nd</sup> 2020. 17 potential bidders were in attendance.
- Bids were due January 26<sup>th</sup>, 2021. The City received 10 responses, but only 9 were qualified responses as one bid failed to provide a price proposal.
- The selection committee was gathered and a contract is currently being developed by Corporation Counsel.
- The anticipated start date (issuance of a notice to proceed) for this project is April 1, 2021.



# *Wendell Cross School*

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During Demolition

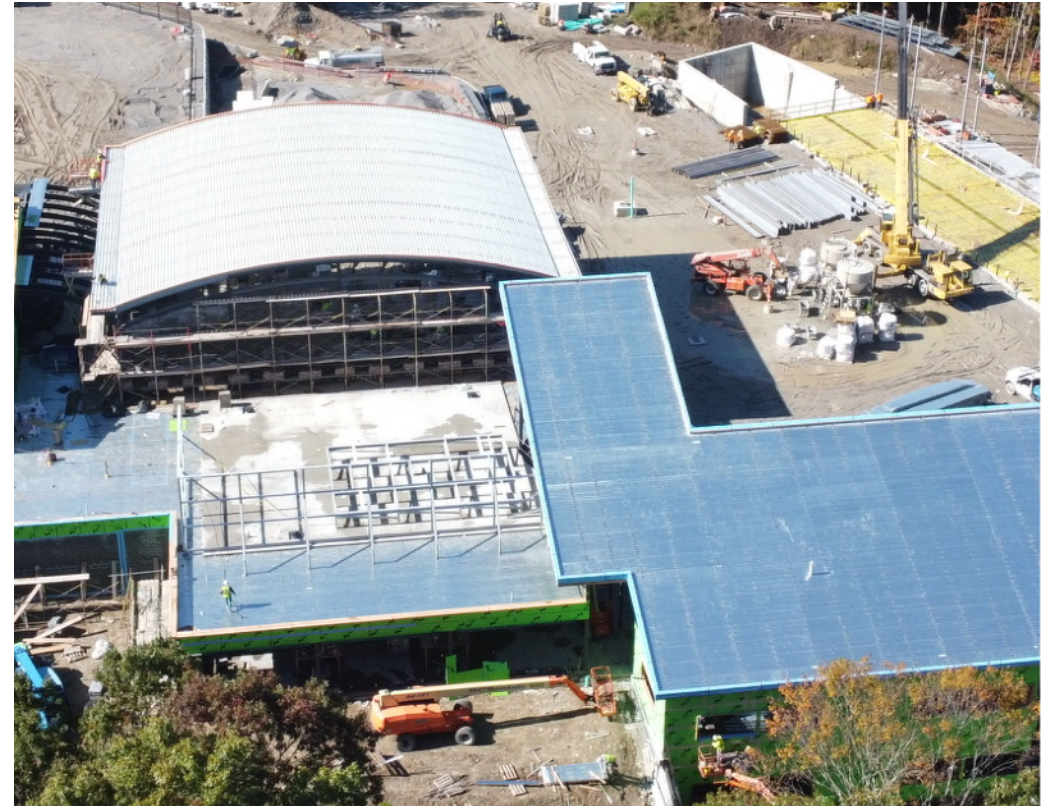


During Construction Phase

# *Wendell Cross School*

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- RFP for Newfield Construction of Hartford, CT.
- Completed:
  - Design
  - Abatement & Demolition
  - Site Clearing
  - Exterior Siding and Framing continues on the site, drywall insulation, etc.
- The project has a substantial completion date of 7/31/2021.
- This school will have State-of-the-Art Cooling and Heating Systems which are also Energy Efficient including:
  - A “Chilled Beam” Cooling System
  - Radiant Panel Heating & Radiant Floor Heating for Younger Grades
  - Every Classroom will have an interactive board



Drone Photo, During Construction Phase



# *Library Park*

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Phase I of Library Park consists of replacing all above-ground electrical utilities and installing upgraded electric utilities underground, installing a sophisticated irrigation system, replacing the current grass with fiber reinforced sod, adding new sidewalks, new walkways, installing new lighting poles and benches, adding extensive plantings - including trees, and constructing new entry ways off of Grand Street.



Before



After

# *Brass City Harvest Food Hub*

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- This project reached substantial completion on 1/30/2020.
- The City's Public Works Department is currently being trained on a few maintenance-related issues.
- There are a few remaining warranty items to be addressed before the project can be officially closed-out.





# *Train Station*

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- The Waterbury Train Station Parking Lot Improvement Project included a new parking lot for 123 vehicles, new sidewalks, and plantings.
- The project was substantially complete June 11<sup>th</sup>, 2020.
- The project is closing out with the contractor through approvals by the State of CT DOT.





# *M.A. Green Clock Refurbishment*

- The clock was re-installed April 2020.
- The City ensures that the clock is wound on a regular basis to keep time and the clock has been functioning well.
- Awaiting a final preservation restriction with SHPO to officially close the project out and receive the City's reimbursement of funding.



Before



After

# *Loan Programs*

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- Waterbury Development Corporation has 37 active loans with a total loan portfolio of \$7,522,119 as of December 31, 2020.
- Of these 37 loans:
  - 9 are RBIF loans
  - 3 are DDIF loans
  - 6 are DDIF – Phase II loans
  - 1 is a Small Business Rev. loan
  - 18 are Small Business Express loans
- In 2020, no new loans were distributed. 5 loans were paid off and 4 grants were satisfied.

# *Emergency & Blight Demolitions*

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- Completed 2 Emergency & Blight Demolitions in 2020, which include:
  - 177/0 Cherry
  - 37/43 Colley St.

# *Demolitions- 177 & 0 Cherry*

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Before



After



# *Demolitions- 37 & 43 Colley St.*

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Before



After

# *Clean & Liens*

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- 35 Clean and Liens were completed in 2020.
- 7 Houses were secured in 2020 through the clean and lien program.

# *119 Emergency Relocations*

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- 119 Individuals were relocated during 2020, comprised of:
  - 33 Children
  - 86 Adults
  - 51 Households
- Of the households, the numbers of relocations were due to:
  - Code violations – 26
  - Fire – 25
- Of these 51 households from 2020:
  - 41 households relocated to old/new unit
  - 10 households (13 adults, 3 children) are currently in the relocation program
- All properties from which these 119 individuals had to be relocated from have had liens placed upon them for relocation and rental costs incurred by WDC

# *Staff*

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- Dan Pesce – *Interim Director*
- JoAnn Genovese – *Finance & Administrative Specialist*
- Zachary Keith – *Urban Historian, Project Manager*
- Michael Gilmore – *Neighborhood Re-Investment Manager*
- David Cote – *Civil Engineer, Project Manager*
- Mansi Doshi – *Environmental Engineer, Project Manager*
- Kenneth Russo – *CPE, Senior Project Manager*
- Jim Nealon – *Accountant*
- **New Additions:**
- Danielle Goewey – *Operations & Grants Manager*





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***THANK YOU!***

Waterbury Development Corporation

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