

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 424 GRAND AVENUE, Authorization to Apply for and Accept CT Department of Economic and Community Development Grant for Environmental Cleanup (Economic Development Administrator).

REPORT: 1444-08

ADVICE: Approval as noted

BACKGROUND

Before the Board of Aldermen is an Order authorizing the filing of an application with the Connecticut Department of Economic and Community Development (DECD) for a grant in an amount not to exceed \$300,000 for the environmental cleanup of 424 Grand Avenue. DECD and the Department of Environmental Protection (DEP) designated Urban Sites Remedial Action Funds in 2000, and the State Bond Commission approved in 2002 up to \$300,000 for cleanup of 424 Grand.

To date DEP has been responsible for managing the environmental remediation. Because of delays encountered in initiating the cleanup, DEP with DECD concurrence has proposed that the funds be granted to the City which would use them to complete the investigation and cleanup of the property. The Order authorizes the Mayor to apply for the funds and to execute an Assistance Agreement with DECD and DEP to complete the remediation project.

PLANNING CONSIDERATIONS

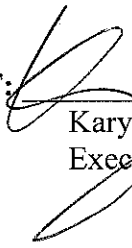
424 Grand Avenue, at the southwest corner of Grand Avenue and Haven Street, was the location of G & O Manufacturing prior to its move to a new facility on Gando Drive off Middletown Avenue. G & O produced replacement vehicular radiators. The site is currently owned by Reclamation Lumber LLC which closed on the property on 2003. Reclamation Lumber is operating on the premises with the understanding that the site will be remediated once funds are in hand.

The Commission notes language in Section 2.8 (A) of the Agreement implies that the City is liable for any additional remediation costs beyond grant amount. This language puts the City at risk for bearing additional costs and probably should be removed from the Agreement.

ADVICE

The Commission concurs that the cleanup may occur in a more expedited timeframe if under the City's management and recommends approval of the application for the \$300,000 in funds and the Assistance Agreement to facilitate the project, provided the language holding the City liable for additional costs be removed.

ADOPTED: September 22, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director