

EXECUTIVE SUMMARY

The City is seeking to facilitate the housing and retail development proposed by 275 Orange Phase 1-B LLC (the “Developer”) at a 1.13-acre portion of the former Coliseum Site known as 275 S. Orange Street (the “Property”). The Developer, working with Spinnaker Real Estate Partners, is proposing to develop the Property with a 500-650-space parking garage to serve 5,000-10,000 square feet of retail space and up to 120 residential rental units (the “Project”).

Environmental investigations conducted by GZA Environmental indicated that remediation of the Property will be needed prior to construction of the Project. Cleanup will include removal of demolition debris remaining from the demolition of the former Coliseum building as well as contaminated urban fill materials.

The City has the opportunity to obtain up to \$999,000.00 in funding from the Connecticut Department of Economic and Community Development’s Municipal Brownfields Grant Program to conduct the remediation tasks.