

## EXECUTIVE SUMMARY

River Front Development, LLC, is the owner of approximately 1.5 acres of land located at 185, 212 and 213 Front Street to the south of its Oyster Cove, 15-unit condominium site (the "Property"). River Front is proposing to develop 72 rental units, a bed and breakfast, health club and space for a coffee shop and other waterfront amenities on the Property (the "Project").

Environmental investigations conducted by Alta Environmental indicated that remediation of the Property will be needed prior to construction of the Project. Cleanup will include demolition and hazardous building materials abatement of the three existing blighted buildings on 185 Front Street, removal of heavily-petroleum-impacted soil and construction of a new seawall to prevent active erosion of contaminated soil from accessing the Quinnipiac River.

The City has the opportunity to obtain up to \$995,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct the remediation tasks.