

EXECUTIVE SUMMARY

ART CT 770 LAND, LLC acquired the former Von Roll site at 128-166 Chapel Street in 2019 and moved its affiliated business, Art to Frames there from Brooklyn, NY in 2020. ART CT is proposing to acquire the City's adjacent 25,000 square foot lot at 112 Chapel Street, aka Redevelopment Parcel A in the City's River Street Municipal Development Project Plan area, to develop as a parking lot which will support its proposed 10,000 square foot expansion of its plant.

Environmental investigations conducted by both Facility Support Services and, more recently, Tighe & Bond, have indicated that remediation of the site will be needed prior to construction of the parking lot and building Project. Remediation will include removal of soil and debris impacted with PCBs, lead and oil due to the historic operations on the site, which will be backfilled with clean fill material and paved to cap contaminant levels acceptable under the Connecticut Remediation Standard Regulations.

The City has the opportunity to obtain up to \$750,000.00 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct said remediation project.

Art to Frames plans to hire an additional 15-20 people to supplement its current staff of 80 people once the Project is completed.