



**TOWN OF LEDYARD  
CONNECTICUT  
OFFICE OF THE MAYOR**

Fred B. Allyn, Jr.  
Mayor

Sharon M. Dutra  
Mayoral Assistant

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3222  
FAX (860) 464-8455

June 23, 2011

Benjamin Barnes, Secretary  
Attention: Barbara Rua  
Office of Policy and Management  
Budget and Financial Management Division  
450 Capitol Avenue  
Hartford, Connecticut 06106

RE: Town of Ledyard  
2011 STEAP Application

Dear Commissioner Barnes:

The rejuvenation of the Riverside Mall, 1666 Route 12, has been a top development priority for our community, for many years. Finally, with the assistance of STEAP funding, we have the opportunity to make real progress. We have worked hard to form a partnership with the property owner that both protects the public interest and achieves our mutual goals.

Enclosed, please find two copies of our 2011 STEAP application. Thank you and your staff for your assistance. We would be happy to provide whatever additional information you may require.

Sincerely,

Fred B. Allyn,  
Mayor

- c. Edith G. Prague, State Senator  
Tom Reynolds, State Representative



Please complete one application for each project and also indicate the priority order of all projects submitted. Please submit two copies of the complete application package. Applications should be typed and are available at [www.ct.gov/opm](http://www.ct.gov/opm). Please contact Barbara Rua ([Barbara.Rua@ct.gov](mailto:Barbara.Rua@ct.gov) or 860-418-6303) or Steven Kitowicz ([Steven.Kitowicz@ct.gov](mailto:Steven.Kitowicz@ct.gov) or 860-418-6409) with questions. When necessary, attach response in separate document.

**Applicant Town** Town of Ledyard

**Town Address** 741 Colonel Ledyard Highway

**Project Address** Riverside Mall, 1666 Route 12

If no project address is available, please provide street intersection detail.

**Requested FY 2012 STEAP Funding** \$325,000

Identify town officials and professionals that may be contacted with questions regarding this application.

Fred B. Allyn, Mayor, [mayor@ledyardct.org](mailto:mayor@ledyardct.org), 860.464.3221

Print Name, Title, Email Address and Phone Number

Charles Karno, Town Planner, [planner@ledyardct.org](mailto:planner@ledyardct.org), 860.464.3215

Print Name, Title, Email Address and Phone Number

Print Name, Title, Email Address and Phone Number

Provide a description of the project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. **Please be as comprehensive as possible in the description of this project. (If necessary, attach response in a separate document.)**

See following Page

## **Project Description**

Riverside Mall, is an older 70,000 SF retail location on 11.89 acres. For years, the Town has tried to encourage the redevelopment of the site. Town residents consistently cite the property as the Town's top development priority. Currently, the shopping center is in disrepair and has a vacancy rate of over 60%. Rejuvenation of the property will require significant investment.

Significant Deficiencies include:

- antiquated and inefficient lighting
- deteriorated 1960's architecture
- inadequate landscaping, creating a "sea" of asphalt
- pavement deterioration
- limited pedestrian access

In 2010, the Town worked with the property owner to prepare an unsuccessful STEAP application. This current application attempts to further define and clarify that proposal with the same goal of forming a public/private partnership toward the revitalization of the property.

The proposal would provide a \$325,000 deferred loan for the redesign and redevelopment of the large parking area in front of the plaza. The improvements would include energy efficient lighting, landscaping, re-pavement, and drainage improvements consistent with low impact development standards.

The loan would be for a ten year period and be "forgiven" at a rate of 10 % per year provided the property owner invested \$600,000 in exterior façade and site improvements within the first three years of the program and kept the facility in good repair over the balance of the loan period. The goal is the total visual rehabilitation of the plaza.

It is important to note, that currently the plaza is not economically viable. It high vacancy rate and unattractive condition make private investment problematic. Also, STEAP funding would solely be used for parking lot improvements and would follow State requirements. No funds would be expended until a firm financial commitment was in place from the property owner for his investment in the plaza.

If successful, the project would lead to a significant investment, which would otherwise not occur, create the potential for increased employment and create an attractive retail location at a currently antiquated facility.

How will the completion of this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates. *(If necessary, attach response in a separate document.)*

The project will lead to over \$600,000 in private investment, will create a significant number of permanent jobs and will transform an antiquated, mostly vacant shopping facility in to a vibrant, neighborhood shopping center. It will provide residents of the Gales Ferry section of Ledyard with local shopping opportunities and will attract additional investment in surrounding properties. The use of energy efficient lighting and LID practices in the parking area will lead to additional benefits.

What, if any, planning or design work has begun or been completed on this project?

A facade improvement concept design was created many years ago. The owner has recently updated both the facade and parking concepts. These will have to be further refined prior to construction. It is important to note that the acquisition of additional tenants for the facility will depend on the proposed improvements.

Is the proposed project consistent with the State Conservation and Development Policies Plan? (Plan detail is available at: [www.ct.gov/opm/cdplan](http://www.ct.gov/opm/cdplan).)

Yes, The proposal is consistent with the State Plan.

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

No, revitalization of an existing retail use

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc. *(If necessary, attach response in a separate document.)*

The project will help create a viable neighborhood shopping center providing residents opportunities which do not exist today. The use of energy efficient lighting and LID practices in the design of the parking area should have beneficial impacts, By revitalizing an existing retail area, the project in effect is recycling an existing land use.

Is this project a phase of a larger plan? If yes, please attach additional information regarding the overarching, long-term plan.

The project is "stand alone", but, is part of a long standing effort to revitalize the Gales Ferry commercial area.

**Project Funding**

Please complete the following table detailing project funding sources. Examples of the other sources include: other state grants (please specify which), federal grants (please specify which), past STEAP awards (please specify fiscal year), etc. Under uses please indicate estimated costs including, but not limited to, professional services, acquisition, construction, renovation, contingency, etc.

| <b><u>Funding Sources</u></b>   | <b><u>Total</u></b> |
|---|---------------------|
| FY 2012 STEAP grant   | \$325,000           |
| Local (applicant) funds   |                     |
| <b>Other funds:</b>   |                     |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
| It is important to note that no STEAP funds will be expended until a firm financial commitment from the property owner is in place. That commitment will be a minimum of \$600,000. |                     |
|   |                     |
| <b>Total Project Cost</b>   | <b>\$325,000</b>    |
| <b><u>Uses (Project Budget)</u></b>   |                     |
|   |                     |
| Engineering/Design Costs  | \$25,000            |
| Construction  | \$300,000           |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
|   |                     |
| <b>Total Project Cost</b>   | <b>\$325,000</b>    |

Of the funding sources listed above, have all funds been secured to date? If all project funds have not been raised or secured, what is the anticipated source and timeline for remaining funds? If applicable, note any plans to apply for future STEAP funds for this project.

One of the goals of the project is to leverage significant private investment. The owner of the property has endorsed the application and agreed to the funding projected. However, no STEAP funds would be expended until a firm financial commitment was in place. We anticipate that the commitment would be in place within 30 days of the award.

Please detail, what funds, if any, have been expended to date for this project?

The property owner has expended funds on conceptual design of both the facade of the buildings and the parking area. These concepts would need to be further refined. STEAP funds would only be utilized in the design and construction of the parking area.

Will this project move forward if the requested STEAP funds are not awarded or are awarded in part? Please explain.

The property has been under utilized and in disrepair for many years. The "economics" of the property can not justify the investment required without some form of assistance. Without STEAP funding it is unlikely the project will move forward.

**Attach the following material:**

1. Site location map
2. Real estate appraisals (if land acquisition is proposed)
3. Proposed project schedule
4. Project cost estimates supporting the request for funding (if available)
5. List of necessary local, state, and federal permits and approvals required for the project and the status of each
6. Environmental site assessments (if applicable)
7. Any town resolutions in support of the project


**Please forward the items requested above with your application for STEAP assistance to:**

Benjamin Barnes, Secretary  
Attention: Barbara Rua  
Office of Policy and Management  
Budget and Financial Management Division  
450 Capitol Avenue  
Hartford, Connecticut 06106

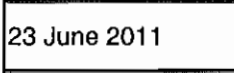
**This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.**

My signature below, as First Selectman, Mayor or Town Manager of the Town of Ledyard, indicates acceptance of the following and further certifies that:

1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review; and
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.

  
Applicant's Signature

Mayor  
\_\_\_\_\_  
Title

  
Date

**Attachments:**

- **Riverside Mall Letter of endorsement**
- **Location Maps**
- **Project Schedule**
- **Concept Plans & Estimates (old to be updated)**
- **Photos – Existing Plaza**

## **Riverside Mall Letter of endorsement**

*Riverside Mall, Inc.*  
*375 Commerce Park Rd.*  
*North Kingstown, RI 02852*  
*Phone 401-295-2672 / Fax 401-294-8750*

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June 22, 2011

Mr. Fred B. Allyn, Mayor  
Town of Ledyard  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

**RE: 1666 Route 12, Riverside Mall**

Dear Mayor Allyn:

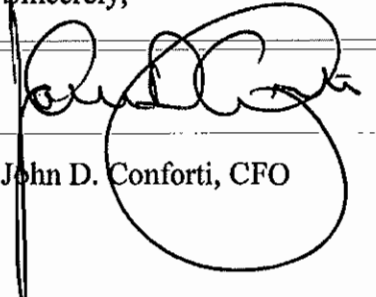
Riverside Mall, Inc is excited by the prospect of forming a public/private partnership with the Town of Ledyard to revitalize our plaza at 1666 Route 12. Over the years, we have pursued opportunities to enhance the plaza, however, local and regional economic issues have made the significant investment required problematic.

We are currently, working hard to attract new tenants to the facility and the prospect of significant improvement at the center will greatly assist that effort. We envision an attractive, commercially viable area which will create job opportunities and foster additional investment in the area.

The investment required to accomplish the project, as envisioned, can not currently be justified without STEAP support. However, with this assistance we are prepared to commit to investment \$ 600,000.00 in improvements to the plaza.

Thank you for your assistance. We stand ready to provide whatever additional information you or the State may require.

Sincerely,



John D. Conforti, CFO

**Location Maps**



**Property Information**

|                 |  |
|-----------------|--|
| Owner           | RIVERSIDE MALL INC                               |
| Address         | 1666 ROUTE 12                                    |
| Mailing Address | 375 COMMERCE PARK RD<br>NORTH KINGSTON, RI 02852 |
| Land Use        | - SHOPNGCTR                                      |
| Land Class      | C  |

|                   |         |
|-------------------|---------|
| Census Tract      | 07012   |
| Neighborhood      | 3000    |
| Zoning            | GFDD    |
| Acreage           | 11.89   |
| Utilities         |         |
| Lot Setting/ Desc | / Level |
| Occupancy         |         |

**Photo**



**PARCEL VALUATIONS** (Assessed value = 70% of Appraised Value)

|              | Appraised      | Assessed       |
|--------------|----------------|----------------|
| Buildings    | 1237500        | 866250         |
| Outbuildings | 147300         | 103110         |
| Improvements | 1421100        | 994770         |
| Extras       | 36300          | 25410          |
| Land         | 1653300        | 1157310        |
| <b>Total</b> | <b>3074400</b> | <b>2152080</b> |
| Previous     |                |                |

**Construction Details**

|                    |                |
|--------------------|----------------|
| Stories            | 1              |
| Building Style     | Plaza w/Anchor |
| Building Use       | Commercial     |
| Building Condition | Below Average  |
| Total Rooms        |                |
| Bedrooms           |                |
| Full Bathrooms     | 0              |
| Half Bathrooms     |                |
| Bath Style         |                |
| Kitchen Style      |                |
| Roof Style         | Flat           |
| Roof Cover         | Tar & Gravel   |

**EXTERIOR WALLS:**

|           |              |
|-----------|--------------|
| Primary   | Concr/Cinder |
| Secondary |              |

**INTERIOR WALLS:**

|           |               |
|-----------|---------------|
| Primary   | Drywall/Sheet |
| Secondary |               |

**FLOORS:**

|           |               |
|-----------|---------------|
| Primary   | Vinyl/Asphalt |
| Secondary | Carpets       |

**HEATING/AC:**

|              |                |
|--------------|----------------|
| Heating Type | Forced Air-Duc |
| Heating Fuel | Gas/Propane    |
| AC Type      | Central        |

**BUILDING AREA:**

|                     |       |
|---------------------|-------|
| Gross Building Area | 93517 |
| Total Living Area   | 67481 |

**HISTORY:**

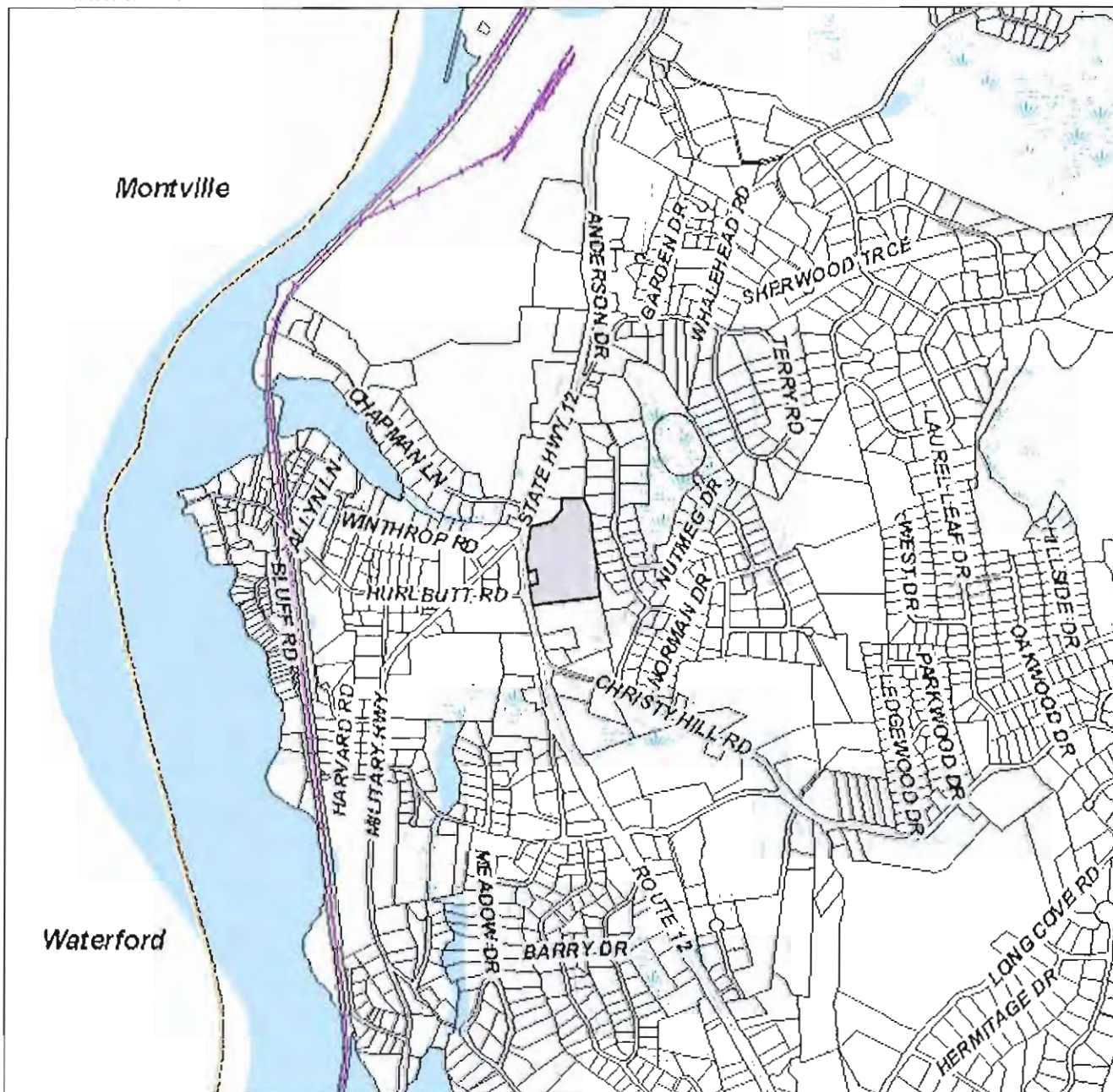
|            |            |
|------------|------------|
| Year Built |            |
| Sale Date  | 9/30/1992  |
| Sale Price | 0          |
| Book/ Page | 00222/0088 |

# Town of Ledyard

Geographic Information System (GIS)

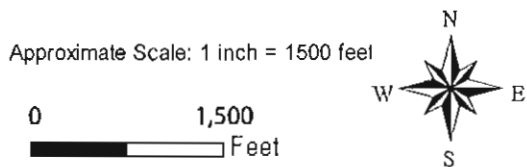


Date Printed: 6/22/2011



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Ledyard and its mapping contractors assume no legal responsibility for the information contained herein.



# Town of Ledyard

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Approximate Scale: 1 inch = 400 feet



# Town of Ledyard

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# Town of Ledyard

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Approximate Scale: 1 inch = 200 feet



**Project Schedule**

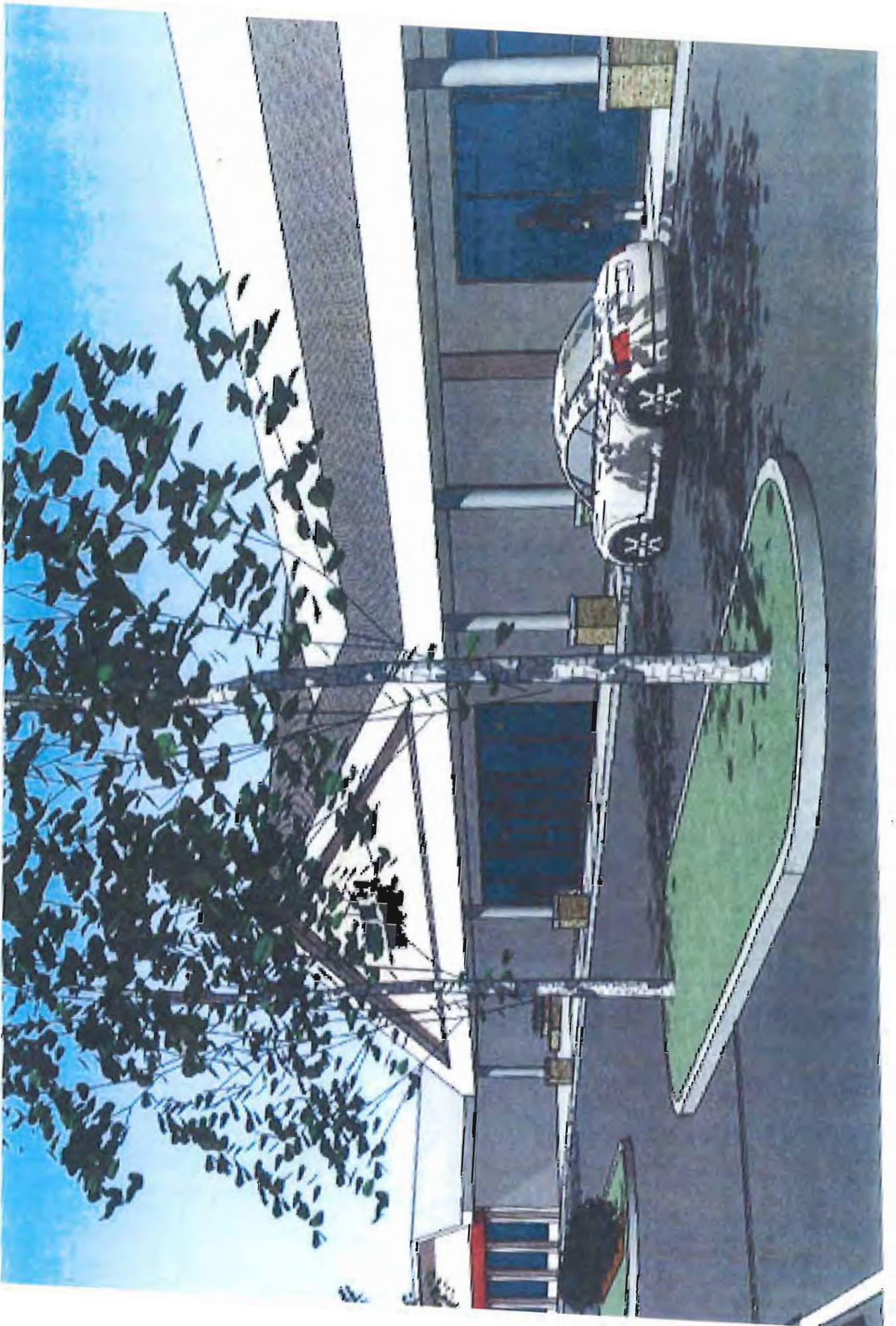
**Proposed Project Schedule  
1666 Route 12 – Riverside Mall  
2011 STEAP**

|                           |                             |
|---------------------------|-----------------------------|
| 30 Days from Grant Award: | Firm Financial Commitment   |
| 60-90 Days                | Parking lot Design          |
| 45 Days                   | Parking Lot bidding & award |
| 30 Days                   | Construction                |

The schedule aim is to complete parking lot construction in the Spring of 2012.

**Concept Plans & Estimate (old, to be updated)**









| Item Code | Description  | Quantity | Unit  | Rate        | Amount            | Notes                  |
|-----------|--|----------|-------|-------------|-------------------|------------------------|
| 01-035-O  | MEP Engineering Design                             | 1        | LS    | 0.00        | -                 |                        |
|           | Structural Engineering Design                      | 1        | LS    | 5,500.00    | 5,500.00          |                        |
|           | Civil Engineering Design                           |          |       |             |                   |                        |
| 01-036-O  | Architectural Design                               | 1        | LS    | 7,500.00    | 7,500.00          |                        |
| 01-037-O  | Geotechnical Engineering                           | 1        | LS    | 0.00        | -                 |                        |
|           | Contingency  | 1        | LS    | 24,926.20   | 24,926.20         |                        |
| 01-011-O  | Sales Tax (New Construction)                       |          |       | Incl. Above |                   |                        |
|           | <b>Subtotal</b>                                    |          |       |             | <b>536,459.28</b> |                        |
| 01-015-O  | Building Permit (Initial Fee) \$10.00/First \$1000 | 1.00     | LS    | 10.00       | 10.00             |                        |
|           | Building Permit (Fee) \$10.00/ \$1000              | 1.00     | 1,000 | 10.00       | 5,364.50          |                        |
|           | CO Fee   | 1.00     | LS    | 10.00       | 10.00             |                        |
|           | <b>Total Labor, Material &amp; Permit</b>          |          |       |             | <b>541,834.78</b> |                        |
|           | General Conditions                                 | 5.8      | %     |             | 31,550.00         |                        |
|           | <b>Subtotal</b>                                    |          |       |             | <b>573,384.78</b> |                        |
|           | OH & P (Fee)                                       | 10.0%    | %     |             | 57,338.48         |                        |
|           | <b>Sub Total:</b>                                  |          |       |             | <b>630,723.26</b> |                        |
|           | <b>Bond Costs (Payment &amp; Performance)</b>      | 0.0%     |       |             | -                 |                        |
|           | Renovation Tax                                     | 6.0%     | %     |             | 7,600.75          |                        |
|           | <b>Grand Total:</b>                                |          |       |             | <b>630,723.26</b> |                        |
|           | Building Size ( ? X ? )                            | 565      | SF    |             |                   |                        |
|           | Cost per Square Foot                               |          |       |             |                   | \$1,116.32 per SF cost |

## **Photos –Existing Conditions**





