

May 8th, 2023

Matthew J. Pugliese  
Director, Community Investment Fund  
Department of Economic and Community Development  
450 Columbus Boulevard, Suite 5  
Hartford, CT 06103

Dear Mr. Matthew Pugliese:

The Waterbury delegation of State legislators strongly supports the City of Waterbury's Community Investment Fund Round 3 application for the Mad River Redevelopment Corridor (MRRC) Project. CIF funding would complete remediation of the Former Anamet Complex (698 South Main Street), the Former Waterbury Button Factory (835 South Main Street), and the adjoined 272 River Street Parcel, the final step to eradicate blight and contamination in the City's South End neighborhood.

To date, Waterbury has secured over ~\$53M in total investments to redevelop this historically disadvantaged neighborhood. As leading stakeholders, we have supported the City's use of brownfield redevelopment as a tool to bolster the local economy while, more importantly, improving Waterbury citizens' overall quality of life. The City's adaptive reuse through brownfield redevelopment is apparent, as redevelopment plans are cohesive in an effort to provide an array of resources for this underserved community.

The MRRC has been a focus of revitalization efforts, indicative of the millions of the culminated investments in one of the most impoverished neighborhoods in the Connecticut. CIF Funding would provide the remaining capital needed to complete remediation in the MRRC, preparing the entire corridor for redevelopment.

The City looks toward the final 10.77-acres of brownfield that requires cleanup, subsequent to redevelopment. **The Former Anamet Site** (698 South Main Street) has received roughly \$12.7M in total investments to date, with capital committed toward remediation. In 2022, the City completed demolition of the eight dilapidated buildings on the site, using \$4M state investment. CIF funds would leverage \$1.5M being reallocated toward the ~7-acres of vacant land on the Anamet for remediation, making this a very attractive property for future redevelopment, bringing needed jobs and tax revenue to the City. Currently, the 698 South Main Street, Inc is in the process of finalizing negotiations with an interested developer that will bring tens of millions of dollars of private investment along with significant job growth.

At the **Former Waterbury Button Factory** (835 South Main Street), the City is using a \$150,000 in EPA Site-Specific Assessment Grant for pre-demolition and is awaiting award for \$3.3M for demolition for the dilapidated building. The Former Button Factory has significantly deteriorated over the last year; raising public health and safety concerns for surrounding residents. The City has received approval from the State's Historic Preservation Office, indicating the concerted support from State and Federal agencies to redevelop this parcel, a remnant of heavy industry's past.

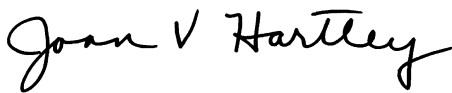
Complementing all of these major redevelopment projects is the construction of the Naugatuck River Greenway, a 44-mile multimodal & pedestrian friendly transportation network, including several neighborhood connections to the river and preparation for a new riverfront park. The City received a \$23.1M Federal USDOT RAISE grant to complete Phase II of the Waterbury Greenway trail. Additionally, this project would leverage the City's recent \$300,000 secured investment from CT DEEP to complete the design and planning of the Mad River Trail Spur, an extension of the Phase II Naugatuck River Greenway, which will cut through this Project Site, ending at the new baseball field on 313 Mill Street.

Adjacent to the MRRC Project site lies the Brass City Regional Food Hub, the State's first aggregate, distributor, and producer of farm fresh food. Phase I of the Food Hub was completed in 2020, culminating \$3.2M from various funding sources. The City is using over ~\$2.4 in State and Federal funding to progress Phase II/III of the Food Hub, continuing the agriculture-based adaptive reuse of the MRRC brownfield parcels. Furthering Phase II/III of the Food Hub is necessary to ensure localized nutraceuticals are accessible to this disadvantaged community.

The City's successes in accumulating direct investments for brownfield revitalization in the MRRC and beyond, including secured Round #1 CIF funding, authenticates the City's ability to quickly and effectively revitalize abandoned, polluted and underutilized properties. Considering the secured funding and ongoing revitalization efforts in corridor to date, these Sites, upon completion of remediation, will bring extremely attractive redevelopment opportunities located next to the Mad River, Greenway, Food Hub, and 313 Mill St's baseball field. Further, this redevelopment will transform the MRRC and surrounding residential neighborhoods by creating new jobs for residents and removing 40 years' worth of blighted buildings in these families' backyards.

We thank you and the State of Connecticut for your continued support to make redevelopment in the MRRC a reality and for considering this application. If you have any questions, please do not hesitate to contact us.

Respectfully,



Senator Joan Hartley  
15<sup>th</sup> Senate District



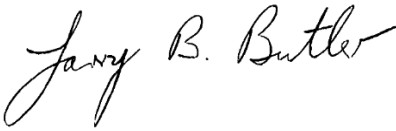
Senator Rob Sampson  
16<sup>th</sup> Senate District



Representative Joe Polletta  
68<sup>th</sup> Assembly District



Representative William Pizzuto  
71<sup>st</sup> Assembly District

A handwritten signature in black ink that reads "Larry B. Butler". The script is fluid and cursive, with the first name being the most prominent.

Representative Larry B. Butler  
72<sup>nd</sup> Assembly District

A handwritten signature in black ink that reads "Michael DiGiovancarlo". The signature is written in a cursive style with a large, stylized 'M'.

Representative Michael DiGiovancarlo  
74<sup>th</sup> Assembly District

A handwritten signature in black ink that reads "Gerald C. Reyes Jr.". The signature is written in a cursive style with a large, stylized 'G'.

Representative Geraldo Reyes, Jr.  
75<sup>th</sup> Assembly District

A handwritten signature in black ink that reads "Lezlye Zupkus". The signature is written in a cursive style with a large, stylized 'L'.

Representative Lezlye Zupkus  
89<sup>th</sup> Assembly District