

State of Connecticut
Office of Policy and Management
STEAP Project Application, Analysis & Eligibility
Pursuant to Connecticut General Statutes Section 4-66g

Please complete one application for each proposed 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. Please contact Meagan Cowell (Meagan.Cowell@ct.gov or 860-418-6381) or Steven Kitowicz (Steven.Kitowicz@ct.gov or 860-418-6409) with questions. When necessary, attach response in a separate document.

Applicant Town and Tax ID (FEIN) No. 06-6002140
Town Elected Official's Name Thomas G. Dunn Mayor
Elected Official's Email, Phone Number tdunn@wolcottct.org/203-879-8100
Town Address and Zip Code 10 Kenea Ave. Wolcott, CT 06716
Proposed Project Address and Zip Code 456 Boundline Road

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

Requested FY 2014 STEAP Funding (\$500,000 max)

\$350,000.00

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

Thomas G. Dunn Mayor/tdunn@wolcottct.org/203-879-8100

Print Name, Title, Email Address and Phone Number

Mary Morrone Municipal Agent/mmorrone@wolcottct.org/203-879-8100

Print Name, Title, Email Address and Phone Number

David Kalinowski Dir. of Public Works/dkalinowski@wolcottct.org/203-879-8100

Print Name, Title, Email Address and Phone Number

Provide a description of the proposed 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.) ***Note: only capital projects will be considered.**

To purchase property across from our High School and utilize it and Recreational/
Open Space.

How will this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates.

It will allow the Town to expand it's recreational/open space areas for it's residents.

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

None

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

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

Does this project involve a state right-of-way? If yes, please provide the location and a brief explanation.

No

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.)*

There should be no impacts to traffic as this property is in a rural area. The plan is to preserve the natural resources and wetlands.

Is this project a phase of a larger plan? If yes, please complete the following:

What phase are you applying for? _____

How many phases are there total? _____

What state agency administers this project? _____

Who is the agency contact for this project? _____

Attach additional information regarding the overarching, long-term plan.

Project Funding – Please indicated whether funds are secured or proposed

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 used for previous phases of the project (please specify fiscal year), etc. Under uses please indicate estimated costs including, but not limited to, professional services, acquisition, construction, renovation, contingency, etc.

<u>Funding Sources</u>	<u>Total</u>
FY 2014 STEAP grant	\$350,000.00
Local (applicant) funds	
Other funds:	
Total Project Cost	\$350,000.00
<u>Uses (Project Budget)</u>	
Total Project Cost	\$350,000.00

Of the proposed funding sources listed above, what is the anticipated source and timeline for these funds?

We have no secured funds to date.

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

None

If this is not part of a multi-phase project, has any work already begun? If yes, please summarize.

No

If this is a multi-phase project, please provide a brief summary of the work completed to date.

Is there any other relevant information you feel may be helpful to, please include it below:

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

Not at this time. We have no money budgeted for the land aquisition.

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. If applicable, any town resolution(s) in support of application for this grant.

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

opm.steapapplications@ct.gov

or via mail to:

Benjamin Barnes, Secretary
Attention: Meagan Cowell
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 Wolcott, 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/contract 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.
8. I understand that any work done prior to signing a contract with the state agency assigned to administer the award will not be reimbursed unless other arrangements have been made, in writing, with the administering agency in advance.

Mary Morrone

Applicant's Name (Please Print)

Municipal Agent

Applicant's Title

Mary Morrone

Applicant's Signature

4-14-14

Date

3. PROPOSED PROJECT SCHEDULE:

BOUNDLINE ROAD PROJECT

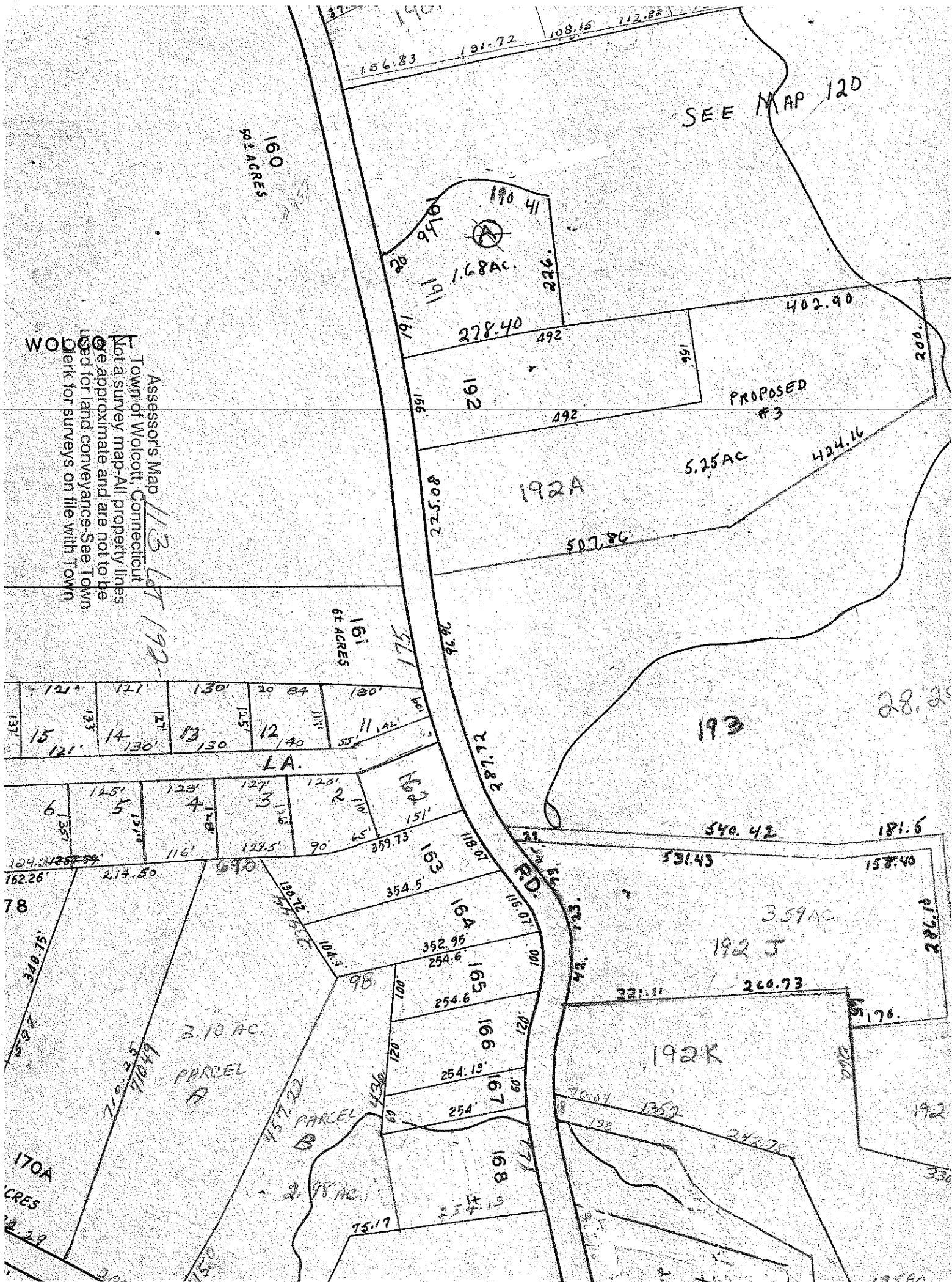
WE ARE LOOKING TO COMPLETE THIS ACQUISITION ONCE THE STEAP FUNDS ARE SECURED.

4. PROPOSED COST ESTIMATE FOR BOUNDLINE ROAD PROJECT:

PROPERTY	\$350,000.00
TOTAL	\$350,000

5NO PERMITS ARE NECESSARY THIS TIME.****

Assessor's Map 115 687
Town of Wolcott, Connecticut
Not a survey map-All property lines
are approximate and are not to be
used for land conveyance-See Town
Clerk for surveys on file with Town



I.

GENERAL MARKET CONDITIONS

Current Market Conditions: Depressed ☐ Slow ☐ Static ☐ Improving ☒ Excellent (Circle One)
 Employment Conditions: Declining ☐ Stable ☒ Increasing (Circle One)
 Market price of this type property has: ☐ Decreased ☒ Increased ☐ Remained stable
 Estimated percentages of owner vs. tenants in neighborhood: 100% owner occupant _____ % tenant
 There is a ☐ normal supply ☐ oversupply ☒ shortage of comparable listings in the neighborhood
 Approximate number of comparable units for sale in neighborhood: 4
 No. of competing listings in neighborhood that are REO or Corporate owned: 0
 No. of boarded up or blocked-up homes: 0 Census Tract #: _____

COMMENTS:

PROPERTY IS UNIQUE FOR LEVEL NATURE OF TOPOGRAPHY AND ABILITY TO EASILY DEVELOPE HOMESITES

II.

SUBJECT MARKETABILITY

(Space for Comments at the bottom of next page.)

Range of values in the neighborhood is \$ 235,000 to \$ 329,900
 The subject is an ☐ overimprovement ☐ underimprovement ☒ appropriate improvement for the neighborhood
 Normal marketing time in the area is 84 days.
 Marketability of subject property is ☐ excellent ☒ good ☐ fair ☐ poor.
 Unit Type: ☒ House ☐ Condo ☐ Townhouse ☐ Multi-family (No. of units _____)
☐ Modular
 If condo or association exists: Fees are \$ N/A /mo. Current? _____ Unpaid how many months? _____
 The fee includes: ☐ Pool ☐ Tennis ☐ Insurance ☐ Landscape ☐ Other _____
 Association Contact: Name _____ Address _____

III.

COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT	COMP NO. 1			COMP NO. 2			COMP NO. 3		
Address	456 BOUNDARY	796 BOUNDARY			641 BOUNDARY			20 SILVER POND		
Proximity to Subject		1/4 MI			1/4 MI			1 MI		
Current Price		235,000			239,900			329,900		
Original List Price		235,000			249,900			379,900		
Price/Gross Lv. Area		67			112			120		
Data Source	INTAX/MLS	INTAX/MLS			INTAX/MLS			INTAX/MLS		
VALUE	DESCRIPTION	DESCRIPTION			DESCRIPTION			DESCRIPTION		
ADJUSTMENTS										
Sales or Financing										
Concessions										
Date of Sale/DOM										
Location										
Site/View/Lease										
Design and Appeal										
Quality of Construction										
Age										
Condition										
Above Grade Room Count	Total Bdm Bths	Total Bdm Bths				Total Bdm Bths				Total Bdm Bths
	5 3 1	9 4 3				8 5 3				8 3 2
Gross Living Area	1628 sq. ft.	3520 sq. ft.	-5000	2140 sq. ft.	-15000	2740 sq. ft.	-33000			
Bsm/Finished Rooms Below Grade	PART	BSMT	-2000	BSMT	-2000	BSMT	-20000			
Functional Utility	AUG.	AUG.		AUG.		SUP/BDRMS	-20,000			
Heating/Cooling	ELE/BSMT	OIL/NA/CA	+5000	OIL/BB/NA	-5000	CAS/NA/CA	-20,000			
Garage/Carport	0	0		2 ATTCH	-14000	24 UDSL	-14,000			
Porches, Patio Pools, etc	DECK	0	5000	DECK		DECK				
Special Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL		TYPICAL				
Fireplace(s)	1	1		1		1				
Other (e.g. Kitchen equip., remodeling)	2 STORY BATH ACTHALL		+ 30000		+ 30000		+ 30000			
			+ 120000		+ 120000		+ 120000			
Net Adj. (total))			\$70000		\$96000		\$53000			
Indicated Value of Subject			\$305000		\$335900		\$302,900			

AUG S.P OF ACT COMB IS 434,280

1- DISTRESSED LISTING, PRICED BELOW MARKET

Recommended repairs and your estimate of cost by item. Attach addendum if additional space is needed.

	\$	
	\$	
	\$	
	\$	
TOTAL REPAIRS	\$	

V. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMP NO. 1	COMP NO. 2	COMP NO. 3
Address	456 BOWDUE	27 JANET DR	52 RANSOM HALL	6 GROVE NE
Proximity to Subject	1.5 MI	1 MI	2.5 MI	
Sales Price	\$195,000	\$297,000	\$170,000	
Price/Gross Lv. Area	\$123	\$149	112	
Data Source	INTAX	MLS (INTAX)	MLS (INTAX)	MLS (INTAX)
VALUE	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
ADJUSTMENTS				
Sales or Financing Concession		NON NOTED	NON NOTED	NON NOTED
Date of Sale/DOM	1/22/14	1/23	11/27/13	46
Location	1	AUG SUB	AUG SUB	AUG SUB
Site/View/lease		NEIGHT	NEG GTRON	NBR HOOD
Design and Appeal	SUB	AUG	AUG	
Quality of Construction	AUG	AUG	SUP	AUG
Age	BCT 1924	BCT 1954	BCT 2005	BCT 1972
Condition	AUG	AUG	AUG	AUG
Above Grade Room Count	Total Bdm Bth	Total Bdm Bth	Total Bdm Bth	Total Bdm Bth
	5 3 1	6 4 2	8 3 2	6 3 2
Gross Living Area	1628 sq. ft.	1564 sq. ft.	1991 sq. ft.	1509 sq. ft.
Basement & Finished Rooms Below Grade	BSMT	AUG	GOOD	AUG
Functional Utility	AUG	AUG	AUG	AUG
Heating/Cooling	22/BB	B/B/OIL	OIL/WA/CA	B/B/OIL
Garage/Carport	0	0	2 ATTACH	0
Porch, Patio, Pools, Etc	DECK	0	DECK	0
Special Energy Efficient Items	TYPICAL	TYPICAL	TYPICAL	TYPICAL
Fireplace (s)	1	1	1	1
Other (e.g. kitchen equip., remodeling)	2 STR BAIN ACRAACE	2 STR BAIN ACRAACE	2 STR BAIN ACRAACE	2 STR BAIN ACRAACE
Net Adj. (total)				
Indicated Value of Subject		\$330,000	\$373,000	\$305,000

VI. PROBABLE FINAL VALUE must fall within the indicated value of the sales used above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

	As Is	Repaired
Probable Final Suggested List	375,000	

OPINION OF VALUE

Check one block below:

- ☒ Both the interior and exterior were inspected.
☐ Only the exterior was inspected.

COMMENTS including specific positives on this property and special concerns, if any, like apparent structural issues, encroachments, easements, water rights, propane, hazardous waste, flood zone, etc.) Attach addendum if additional space is needed.

AUG SP OF CLOSED SALES IS \$341,270, 6 GROVE SOLD BELOW MARKET VALUE, NONE OF COMPS HAD LOT SIZE AS LARGE AS BASE PROPERTY

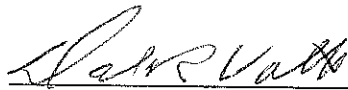
Wolcott Town Council Certified Resolution

Be it resolved that it is in the best interests of the Town of Wolcott to enter into contracts with the Office of Policy and Management (OPM) for the 2014 Small Town Economic Assistance Program (STEAP).

In furtherance of this resolution, Thomas G. Dunn, has held the office of Mayor since November 2003 and will hold the office until November 2015, and is duly authorized to enter into and sign said contracts on behalf of the Town Of Wolcott. Mayor Dunn is further authorized to provide such additional information and execute such other documents as may be required by the state or federal government in connection with said contracts and to execute any amendments, recisions, and revisions thereto.

The Town Clerk is authorized to impress the seal of the Town Of Wolcott on any such document, amendment, recision, or revision.

Adopted by the TOWN OF WOLCOTT on April 8, 2014.



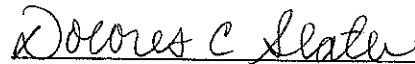
David Valletta, Chairman
Wolcott Town Council



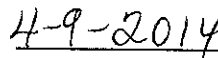
Thomas G. Dunn, Mayor
Town of Wolcott

Dated at Wolcott, CT on April 8, 2014.

I, Dolores C. Slater, the Town Clerk of the Town of Wolcott, do hereby certify this to be a true copy of the resolution duly adopted at the Town Council Special Meeting on April 8, 2014, and that it has not been rescinded, amended or altered in any way, and that it remains in full force and in effect.



Dolores C. Slater, Town Clerk



Date

{Town Seal}