

Agenda Item Summary

To: CRCOG Policy Board

From: Maureen Goulet, Principal Program Manager

CC: M. Hart, Executive Director; C. Palmer, Director of Regional Planning & Development

Meeting Date: January 24, 2023

Subject: Resolution to accept funds from DECD for a Brownfield project

Background: As part of our Brownfields program, CRCOG supports grant applications to the State of Connecticut Department of Economic Development Office of Brownfield Remediation. This provides a way for developers to partner with CRCOG on revitalizing brownfield sites in our region, and to access funds they would not be eligible to receive without our partnership. Moxi on the Rocks, LLC, located at 87 Church Street in East Hartford applied with CRCOG for DECD funding, and has been awarded \$178,800.00 to be used to perform assessments including a Phase II ESA, A2T2 Land Survey, Asbestos Survey, Hazardous Building Materials Survey, Structural Assessment, a Remedial Action Plan and Phase III ESA if needed.

Benefit to Member Towns/CRCOG: The plan submitted by Moxi on the Rocks, LLC would revitalize a site along the Hockanum River in the historic Burnside neighborhood. Moxi on the Rocks is a privately owned and locally invested small business that envisions itself as the first hydropowered liquor distillery and spirit works in the country. This would be a gathering place and incubator for Connecticut small businesses related to the food and beverage industry. A hydroponics lab will be used for sustainable food production and as an education facility. Connecticut farmers will be featured in the sustainable foods program. Connecticut based beverage businesses will be showcased in a Connecticut-Curated tasting room. Connecticut artists and musicians will also be featured to enhance visitor experience. The project team also anticipates revitalizing the connection to the Hockanum River through the creation of a heritage trail that links to the Hockanum River trail. This sustainable project would be a destination in East Hartford for visitors and tourists.

Financial/Operational Impact: CRCOG would manage the grant funds of \$178,800 for the development team and ensure that DECD requirements are fulfilled. CRCOG would receive approximately 5% or \$8,940 for administrative expenses.

Project Schedule: April-June 2024 is the anticipated schedule.

Recommendation: Move approval of the Resolution Authorizing Contract Execution and Acceptance of Funds from DECD

Attachments: Resolution

RESOLUTION

FOR EXECUTION OF AN AGREEMENT WITH MOXI ON THE ROCKS, LLC FOR A DECD BROWNFIELD ASSESSMENT GRANT TO ASSESS A PROPERTY AT 87 CHURCH STREET IN THE HISTORIC BURNSIDE NEIGHBORHOOD

WHEREAS, CRCOG applied in partnership with Moxi on the Rocks, LLC for a DECD brownfield assessment grant to assess a property at 87 Church Street in the historic Burnside neighborhood; and

WHEREAS, CRCOG and Moxi in the Rocks, LLC were awarded \$178,800.00 to perform the assessment work, and have additional funding in place for project development; and

WHEREAS, the project has support from the Town of East Hartford, would revitalize a building along the Hockanum River, would create approximately 40 permanent jobs, and create a social enterprise that would be a regional asset;

NOW THEREFORE BE IT RESOLVED, that CRCOG's Executive Director, or the individual authorized to act in that capacity, is authorized to act on behalf of the Capitol Region Council of Governments in negotiating, executing, and amending all appropriate and necessary contractual instruments with DECD for the Brownfields Grant at 87 Church Street in East Hartford.

I certify that the above is a true copy of the resolution adopted by the Policy Board at its meeting held on January 24, 2024.

Jason Bowsza, Secretary

January 24, 2024