
**CITY OF MIDDLETOWN
DEPARTMENT OF PLANNING, CONSERVATION & DEVELOPMENT
ECONOMIC DEVELOPMENT DIVISION**

ECONOMIC DEVELOPMENT REPORT FISCAL YEAR 2002-2003

The City of Middletown experienced strong economic development growth during fiscal year 2002-2003. The city's strategic location, availability of developable property and diverse labor force gave the city a clear advantage over neighboring towns. All of the city's commercial zones attracted new development, creating new jobs and enhancing the grand list. Expansion of existing businesses and companies choosing Middletown as a relocation site are a direct result of the city's aggressive pursuit of all development opportunities.

FY 2002-2003 ECONOMIC DEVELOPMENT PROJECTS

NEW COMPANIES RELOCATING TO MIDDLETOWN

Company	Address	Square Feet	Jobs
Galleria Design Center (Ferrazolli Imports)	234 Middle ST	100,000	50
DocuSource	299 Industrial Park RD	24,800	40
Cingular Wireless	362 Industrial Park RD, Unit 1	14,944	20
CUNICO	421 Wadsworth ST	8,471	40
Haven Health Care	245 Long Hill RD	35,000	100

MIDDLETOWN COMPANIES EXPANSIONS/RENOVATIONS

Company	Address	Square Feet	Jobs	Status
Mortgage Lenders Network, USA	235 Main ST	24,000	80	Leasing vacant space
Marino Crane	Newfield ST Mill ST			Expansion of yard facilities. Construction of maintenance facility.
CenterPointe Executive Park	306 Industrial Park RD	30,000		Renovation Space for lease
Middlesex Hospital Outpatient Cancer Center	Saybrook RD	45,000		New Construction-non profit

NEW DEVELOPMENT PROJECTS UNDER CONSTRUCTION

Company	Address	Square Feet	Jobs	Status
Inn at Middletown	70 Main ST	60,000	60	Inn under construction, opens 9/15/03
Medical Development Associates	Standpipe RD/Saybrook RD	80,000		Medical office buildings under construction Space for lease. Opens 11/03
Auto Zone	926 Washington ST	6,000	8	Retail Store under construction.
ARCE Construction	1885 S. Main ST	4,500		Construction company moving to Middletown is renovating the property.
Metro Square	130 Main ST	N/A		\$1.0 million renovation of retail space for lease.

NEW DEVELOPMENT PROJECTS APPROVED

Company	Address	Square Feet	Jobs	Status
Home Depot	909 Washington ST	128,941	150	Under construction. Opening 1/29/04
XSE Group	975 Middle ST	45,000	60	Approved
Action Nurses	Corner Middle ST/Boardman LN	16,000 9,900		Approved Space for Lease
Kleen Energy	River RD	80,000	50	Approved
Connecticut High School Fencing	180 Johnson ST	7,400		Approved
Premier Fencing	180 Johnson ST	2,600	TBA	Approved

FUTURE PROJECTS ANNOUNCED

- Incorez, Inc., subsidiary of Liquid Plastics, will construct a 25,000 SF manufacturing facility in 2004. Employment will be 25 positions.
- Millennium Business Park will develop over the next several years 750,000 SF of office/flex manufacturing space. The project will bring much needed, modern industrial space to the I-91 Business Corridor.

CENTRAL BUSINESS DISTRICT

The CBD continues to grow as an employment and consumer services center. The opening of the Inn at Middletown and expansion of KidCity Childrens Museum is heightening the level of activity creating increased demand for retail and service business sites.

NEW BUSINESSES OPENINGS

- Middletown Framing, La Boca, Puerto Vallarta, Bills Sporting Goods, Karlynn's Shoes, Open MRI, Stage Left Dance & Fitness

PROJECTS UNDER CONSTRUCTION

- **KidCity Childrens Museum:** The \$3 million expansion doubling the size of the museum will open September 2003.

- **Metro Square:** The \$1.0 million renovation of the shopping plaza will create additional retail space and enhance the physical structure. New management is focusing on revitalizing the center.
- **Broad Street Books:** Wesleyan University bought the Atticus Bookstore, which will reopen the university bookstore this summer.
- **Green Street Community Arts Center:** Wesleyan University is proceeding with fund raising and plans to open the center at the Saint Sebastian School in Fall 2004.

PROPERTY SALES AND MARKET DEMAND

STRONG DEMAND FOR CBD SPACE IS DRIVING UP PRICES. FIRST FLOOR VACANCIES HAVE DECLINED TO 10 STOREFRONTS.

- Former Mitch's Place sold for triple the original price to a retail company specializing in architectural antiques.
- Former Camps store sold to a retail company.

Prospective New Businesses and Underutilized Locations

PCD is actively working with property and business owners, developers, and commercial realtors to expedite the expansion of existing and new businesses to the city.

PCD is focusing on the following properties and commercial streets for development:

- Former Bradlees
- Former Shoprite
- Main Street Extension, Newfield Street, Main Street, RT 17, Middle Street/Industrial Park Road Area

LONG RANGE DEVELOPMENT PLANNING

I-3 INDUSTRIAL AREA

The State of Connecticut granted the City of Middletown \$8.8 million December 1999 to construct a wastewater line through the I-3 Industrial area. The Mattabassett District Water Pollution Control Authority agreed to as a contract provider for the city's wastewater treatment and disposal. The city's River Road Water Treatment facility will be decommissioned upon completion of the project.

INDUSTRIAL INCUBATOR-180 JOHNSON ST

The city is proceeding with the renovation and remediation of the city-owned 185,000 SF industrial building at 180 Johnson Street (the former Remington Rand facility). Infrastructure renovations are funded with a \$756,000 grant from the State of Connecticut Department of Economic and Community Development. The CT DEP is working with the parent company of the former owners to remediate the site. An Industrial Re-Use Suitability Report has identified the future direction of use and management of the facility.

With state assistance, lease fees and CDBG Entitlement funds; the city has created a success story returning a brownfield building to productive, profitable use for manufacturing and flex users. The property has generated over \$90,000 in profit and continues to attract new tenants.

RIVERFRONT PROPERTIES-SOUTH COVE DEVELOPMENT AREA

The Department of Planning, Conservation & Development engaged the renowned Arthur Cotton Moore to present conceptual renderings for the South Cove Development Area. A national search for a Master Developer has elicited interest from 6 highly qualified development companies. The request for proposals is due August 2003.

CT RT 9 & 17 RECONSTRUCTION

Connecticut Department of Transportation is working closely with the city in planning the reconstruction of CT RT 9 & 17. Reconstruction plans will enhance access to the Riverfront, CBD and create commercial sites. The potential economic impact of development of this area will be significant to the community and the region.