



State of Connecticut
Department of Economic and Community Development
Office of Brownfield Remediation and Development

***Remedial Action and Redevelopment Municipal Grant Program
Application***

&

Targeted Brownfield Development Loan Program Application

Program Description

The Connecticut Remedial Action and Redevelopment Municipal Grant Program and Targeted Brownfield Development Loan Program will provide grant and loan funds to municipalities, economic development agencies, for-profit and non-profit developers and other brownfield purchasers or innocent owners who are eligible to receive Brownfield Grants or Loans under Connecticut General Statute Chapter 588gg. The goal is to fund approximately ten (10) projects that will perform remediation, abatement, and demolition activities prior to redevelopment of the brownfield site(s). Additional goals include leveraging the maximum amount of non-State funds possible to increase the economic impact of the State's investment, reactivating long-stalled sites and encouraging job creation.

Note

This is a State of Connecticut funded program and this application will determine the eligibility of the applicant and/or project to apply for the program. *Please be sure to refer to the Rating and Ranking and Notice of Funding Availability (NOFA), and include all relevant attachments that support any information and statements being provided in this application.* This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies. Information for this application such as the Notice of Funding Availability and Rating and Ranking sheet may be found at www.ctbrownfields.gov.

Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. Please contact DECD at brownfields@ct.gov for further information on program requirements.



SECTION I APPLICANT INFORMATION

- 1. **Applicant:** Town of Stratford
- 2. **Address:** 2725 Main Street
- 3. **Contact:** Brian Carey

Telephone: 203-385-4006 **Fax:** 203-385-4082 **Email:**
 bcarey@townofstratford.com

4. Type of Organization

- Municipality Economic Development Agency For-Profit Developer
- Non-Profit Developer Brownfield Owner Other

5. If applicable, please include copy of 501(c) 3 or corporate certificate. In addition, if applicant is a for-profit company, please include three years of financial statements.

6. Amount of Financial Assistance requested: \$ 200,000

7. Have you ever participated in any funding programs managed by DECD? Describe program, amount, contract date, and current status: Municipal Brownfield Grant (Two Roads Brewery), \$500,000, March 2012, Successfully Completed in January 2013; and 540 Longbrook Avenue, Stratford, Connecticut, 06614 (application pending).

8. Have you ever participated in any funding programs managed by other Connecticut State agencies? Describe program, amount, contract date, and current status: SEE ATTACHED. (ATTACHMENT 1)

9. Please provide the following demographic information related to the municipality in which the proposed project is located:

	Municipality	State	National
Unemployment:	7.3	7.0%	6.3%
Median Household Income:	\$67,761	\$69,243	\$52,762
Resources to Complete Table: Unemployment - Department of Labor: http://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp Median Household Income (Median Nonfamily Household): See OBRD Website			

SECTION II PROJECT INFORMATION -- Attach supporting documents as needed for all responses.

- 1. **Project Address:** 550 Main Street, Stratford, Connecticut, 06615 (Stratford Army Engine Plant)



2. Property Owner: U.S. Army

If applicant is not the property owner, how and when will ownership be obtained? N/A (Applicant intends to perform testing on the property to facilitate its redevelopment.)

3. Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.) Please refer to the Narrative Response Attachment included as part of this proposal.

4. Please provide a detailed overview of the proposed project. Include information regarding current interest for development, potential for job creation, housing creation, or improvement in health and safety. Please refer to the Narrative Response Attachment included as part of this proposal.

Please describe the proposed development timeline (include attachments as needed): Please refer to the Narrative Response Attachment included as part of this proposal.

5. What is the appraised value of the site(s) if remediated ("if clean"): Please refer to the Narrative Response Attachment included as part of this proposal.

6. If applicable, please provide all relevant project financial information (i.e., development pro forma, development sources and uses; include attachments as needed): Please refer to Section III of this application below.

Please describe how the State's financial investment is required to advance the remediation and/or redevelopment project (i.e., the "but for" rationale): The evaluation of the extent and nature of hazardous building materials present in the 1.5 million square feet of existing improvements is necessary to determine the anticipated abatement costs, which are essential to accurate budgeting. Without this evaluation, the project capital structure cannot be properly determined nor financing obtained.

7. Please describe status of discussions with municipal elected officials, relevant municipal committees (i.e., Planning and Zoning), community groups and other key stakeholders : Planning discussions are ongoing between the Town and the developer. The Town's zoning ordinance is in the process of being amended to accommodate the various uses anticipated for the redeveloped site.

Does the project have site plan approval from the host municipality?

Yes No Details: No site plan applications have been filed to date.

8. How will this redevelopment project address an unmet need within its surrounding neighborhood, municipality and/or region? This 77-acre waterfront site has been vacant since its closure by the Army in 1998, and its redevelopment is critical to the Town's economic future in terms of job creation, tax revenues, and amenities. As a U.S. government property, it is currently exempt from property taxes.



Will the redevelopment project include affordable and/or mixed-income housing? Yes, when redeveloped, the property will offer a wide spectrum of housing options, at various pricepoints.

9. Please provide a range of permanent jobs associated with the redevelopment project: Please refer to the Narrative Response Attachment included as part of this proposal.

10. Experience: Please list the project team members (municipal, developer, environmental professional, financing sources, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and whether completed on time and within budget. Please refer to the Narrative Response Attachment included as part of this proposal.

11. For each property involved in this application please provide the following information:

Please describe the current use of the property:

Vacant Abandoned Underused Operating / In Use

Current/Prior Usage Details (including relevant time periods):

Prior to 1928: Undeveloped land

1929 - 1939: Sikorsky Aircraft

1939 - 1943: Vought/Sikorsky Aircraft

1943 - 1948: Chance Vought Aircraft

1948 - 1951: Vacant

1951 - 1976: U.S. Air Force - Plant #43 (managed by Avco)

1976 - 1998 U.S. Army - Stratford Army Engine Plant

1998 - Present: Vacant - Facility owned by U.S. Army

If property is abandoned/vacant, how long has the property been abandoned/vacant? The property was closed by the U.S. Army in 1998.

Property Location: 550 Main Street, Stratford, Connecticut

If applicant is not the owner, does the applicant have site access? The U.S. Army is the current owner of the property. PSR has access to the property pursuant to its agreements with the Army.



Tax Status: The property is exempt from municipal property taxes.

Acreage: Appx. 77 acres.

Description of why site may be considered a brownfield: Previous environmental investigations of the property conducted by the U.S. Army reveal significant soil and groundwater contamination and the possible widespread presence of hazardous building materials, all resulting from over 70 years of the operation of the property for intensive industrial operations.

12. Please indicate pre-development activities to date, outlays and sources of funding: Since the closing to the property in 1998, the U.S. Army has conducted numerous and extensive site-wide environmental investigations that have characterized the three-dimensional extent of industrial contaminants present in site soil and groundwater, and that indicate the possible widespread presence of hazardous building materials. In addition, PSR has performed extensive predevelopment activities, including the development of an initial master site plan, the passage of legislation (with the Town's assistance) to authorize the creation of a special taxing district to fund infrastructure and related costs, and is working cooperatively with the Town to revise the applicable zoning ordinance to permit the anticipated mix of uses intended for the property.

13. Environmental Status (please attach information):

Are there any DEEP or EPA enforcement actions related to the site?

Yes No Details:

Does this property fall under a State or Federal cleanup program?

Yes No Details: CT DEEP Transfer Act, RCRA, CERCLA

Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)?

Yes No Details: DEEP

Who is the "Potential Responsible Party"? The U.S. Army is the Potential Responsible Party for the site, however, at closing PSR will assume responsibility for the remediation of the property.

When was the current environmental condition caused? The site was contaminated during the operation of the property between 1929 and 1998.

Please describe the public health and environmental benefits of the proposed project: The contemplated project will result in the abatement of hazardous building materials present in the 1.5 million square feet of industrial buildings on site, and the remediation of contaminated soil and groundwater, thereby eliminating any potential public health or environmental risk.



14. Please provide information on the following activities that have been completed for the site(s):

	Consultant	Date Completed	Results/Estimates
Phase I ESA	See		
Phase II ESA	Attachment 2		
Phase III ESA	entitled		
Remedial Action Plan:	"Administrative		
Asbestos Survey:	Record		
Demolition:	Document		
Remediation Activities:	List"		

15. Mills/Historic Structures: Does the project include or assist in reuse or rehabilitation of any mills or historic structures (appearing on the national Register of Historic Places, State Register, or a designated Local Historic Property)? Yes No Details:

Will the project leverage federal and/or state historic tax credits?

Yes No Details:

If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings: The structures on the property were constructed between 1928 and 1994. A determination of which buildings will be demolished and which will be retained for reuse in the new development is ongoing.

16. Does project have required floodplain, SHPO, or wetland permits, or have they been applied for? *Note: Please include copies of any permits or communication regarding the same:* No permits have been applied for at this early stage in the redevelopment of the property.

17. Public Utility Service Area: Is the project within an existing public utility service area?

Yes No

If no, would the project need new public utilities? Yes No Details:

18. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:

Is the project site within walking distance (a half mile) of an existing or planned commuter train station or a bus stop? Yes No Details: Since the time of the closure of the property local



bus service has been eliminated. PSR intends to create infrastructure to link the site with nearby train and bus facilities.

Does the property have any features nearby that would enhance walkability or bikeability? (Example: Complete Streets design features, sidewalks, street trees, bicycle lanes, bicycle storage facilities, etc.)

Yes No **Details:** The site redevelopment will include bike and walking paths that link to the existing Town greenway and other public amenities. The property has upwards of a mile of water frontage along the Housatonic River that will become accessible to the public.

19. Mixed-Use Development:

Will future development of this site include a mixed-use development (residential, commercial, retail)?

Yes No **Details:** The redevelopment plan for the site includes a mixed-used development of commercial and residential uses.

If so, is the neighborhood currently zoned for mixed-use development?

Yes No N/A **Comments:** The Town and PSR are currently in the process of amending the zoning regulations to allow for mixed-use development. We anticipate this process to be completed and approved by Fall, 2014.

If not, is the applicant pursuing the zoning changes to enable a mix of uses in the project site?

Yes No N/A **Comments:** The Town is currently working with PSR in the process of changing the zoning regulations to permit mixed uses on the property.

20. Summary of the subject property's tax contribution to the municipal tax base:

Subject Property Tax Impact	
Most Recent Year	Projected Year 1 After Development
\$0.00	\$12 Million (upon full buildout)

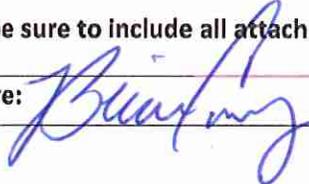
SECTION III PROJECT BUDGET INFORMATION



State of Connecticut
 Department of Economic and Community Development
 Office of Brownfield Remediation and Development
 Remedial Action and Redevelopment Municipal Grant Program &
 Targeted Brownfield Development Loan Program

also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the Department of Economic and Community Development (DECD). DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include all attachments with your submission.

Signature:		Title: <i>Conservation Administrator</i>	Date:	<i>7-10-2014</i>
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Return to DECD by 4pm June 30, 2014

Via Email: Brownfields@CT.GOV

or Via Mail to:

DECD

Office of Brownfield Remediation and Development

505 Hudson Street

4th Floor

Hartford, CT 06106

Attention: Donald Friday



Narrative Response Attachment

Question 3: Describe how this property is proposed to be developed in the future:

The property at 550 Main Street (aka "Stratford Army Engine Plant") lies directly on the banks of the Housatonic River, across Main Street from the Sikorsky Airport. The Town is encouraging the redevelopment of the site by Point Stratford Renewal LLC ("PSR"), the developer selected by the U.S. Army through a competitive process. PSR intends to pursue a mixed-use development for the property that would accommodate both commercial and residential uses. An initial site plan has been developed by PSR which is attached as **Attachment 3**. The property is currently zoned as a Light Industrial (MA) district. However, the Town is working together with PSR in the process of modifying the existing zoning regulations so that the site can accommodate a mixed-use development in the future.

Question 4: Please provide a detailed overview of the proposed project.

The redevelopment of Point Stratford will celebrate Stratford's historic relationship with the Housatonic River and Long Island Sound, and will afford public access to its magnificent waterfront for the first time in a century. It will also honor the site's historic contributions to the development of the helicopter, the seaplane and other significant military equipment.

Today, the Stratford Army Engine Plant consists of 77 acres of land with over 1.5 million square feet of unoccupied industrial buildings. The site is significantly contaminated and is a regulated Brownfield.

PSR's redevelopment plan calls for the demolition of existing improvements, the remediation of the site and the development of a transformative mixed-use development that will incorporate the following elements:

- A variety of new housing options, including mid-rise apartments, waterfront condominiums, townhomes and senior living alternatives available a lower cost than in other Fairfield County communities.
- Retail shops and restaurants, professional offices to provide services for future residents and visitors
- Flex, light industrial and warehouse/distribution facilities



- An indoor sports complex, with basketball courts, exercise equipment, soccer fields, indoor track and a swimming pool
- A hotel with up to 120 rooms and meeting facilities
- Outdoor entertainment venues, including a beer garden, amphitheater, and an historic pier
- Walkways and bike paths along the river's edge connecting to the Town's existing greenway
- A museum for the Connecticut Air and Space Center
- A multi modal transportation hub and parking, connecting Point Stratford to Amtrak, Metro North and I-95 in downtown Stratford, as well as to nearby Lordship and Short Beach neighborhoods

In short, the now vacant Stratford Army Engine Plant will be transformed into an exciting mixed-use community with 2.5MM to 3.0MM square feet of new buildings, including up to 1,500 units of housing, and up to 500,000 square feet of commercial uses.

Please describe the proposed development timeline.

- October, 2013 – Purchase Contract Signed with Army
- January, 2014 – PSR Begins Site Marketing Site to Tenants and Developers
- January, 2014 – PSR and Town Begin Drafting of Site Zoning Requirements
- April, 2014 – Army Completes Mud-Flats Environmental Borings
- May, 2014 – SAEP Infrastructure Improvement District Act passed
- June, 2014 – First LOI signed with potential large tenant
- Late 2014 – Army and DEEP to Finalize In-Water Remediation Plans
- Mid 2015 – Army conveys title to property to PSR
- Mid 2015 – Demolition and remediation commences
- Mid 2016 – First new building(s) open

Question 5: What is the appraised value of the site, if remediated?

The appraised value is provided based on the assumption that the site is clean, free of environmental contamination for the purpose of establishing a base valuation. The Town of Stratford's tax assessor's office currently has the land value of the property appraised at \$82,066,400 based on the last town-wide revaluation. Please refer to **Attachment 4**.



Question 9: Please provide a range of permanent jobs associated with the redevelopment project.

The current use of the property by the U.S. Army employs 13 people. The redevelopment of the property will provide hundreds of temporary and permanent jobs that cannot be quantified at this time because the various end-uses have not yet been identified and approved.

Question 10: Please list the project team's members and indicate the level of experience the team has with similar projects.

The Town's project team has an extensive history of managing large-scale Federal and state grant-funded projects. Resumes of the four individuals that comprise the project team have been provided to demonstrate the experience they bring to the project (**Attachment 5**). The most recent brownfields remediation success involved the former U.S. Baird factory at 1800 Stratford Avenue, which became the Two Roads Brewing Company. With generous assistance from DECD, the Two Roads redevelopment project was completed on-time and under budget in January 2013. The Stratford Brownfields Project Team is comprised of:

- Brian Carey (Conservation Administrator)
- Karen Kaiser (Economic Development Director)
- Christina Kazanas (Grant Writer/Administrator)

The Point Stratford Renewal LLC development team is comprised of the following individuals whose bios are attached as **Attachment 6**:

- Brian Cutler (Loureiro Engineering Associates, Inc.)
- Donald Gershman (Development Resources LLC)
- Ted Lane (Sedgwick Partners LLC)
- Jeffrey Loureiro (Loureiro Engineering Associates, Inc.)
- Michael Ryan (Sedgwick Partners LLC)



Schedule of Attachments

Attachment #1	Schedule of Participation in State Funding Programs
Attachment #2	Administrative Record Document List
Attachment #3	Initial Master Site Plan
Attachment #4	Tax Assessor's Card
Attachment #5	Town Project Team Resumes
Attachment #6	PSR Project Team Resumes



Attachment #1

Schedule of Participation in State Funding Programs



Attachment #2

Administrative Record Document List

ATTACHMENT 2

ADMINISTRATIVE RECORD DOCUMENT LIST

TITLE	AUTHOR	DATE
Draft Feasibility Study – SAEP	US Army ACSIM – NCRFO	May-05
Final Remedial Investigation Survey Report – SAEP (Vol. I to IV)	US Army ACSIM – NCRFO	Sep-04
NCRA Causeway Surface Design Phase I & II (Appendices I, II, VI to XI)	Weston Solutions	Aug-03
SAEP FOSL BRAC Determination of Availability	US Army ISMA	May-03
NCRA Causeway Surface Design Phase I & II	Weston Solutions	Apr-03
Remedial Investigation (Vol. I & II) Text & Maps	Harding ESE	Jan-03
Causeway: Basis of Design – Non-time Critical Removal Action 100% Phases I & II (Vol. I, II & III)	Harding ESE	Aug-01
Causeway & Dike – Final Decision Document Non-time Critical Removal Action	Harding ESE	Jan-01
EE/CA OU2 Source Area	Harding-Lawson Associates/ Foster Wheeler	Nov-00
Pilot-Scale Treatability Study Report for Chromium & VOC Groundwater OU2 EE/CA – Final	Harding-Lawson Associates/ Foster Wheeler	Oct-00
Causeway & Dike – Final Engineering Evaluation & Cost Analysis	Harding-Lawson Associates/ Foster Wheeler	Sep-00
Remedial Investigation (Vol. 1 to 9)	URS Grenier/Woodward-Clyde	Sep-00
Causeway: ALAEA Remedial Action Plan for SAEP Causeway & Radiation Final Status Survey	Honeywell	Jul-00
Groundwater OU2 NCRA Pre-design Investigation Report – Final (Vol. I & II)	Harding-Lawson Associates/ Foster Wheeler	May-00
Causeway & Dike – Pre-design Investigation Report NCRA Final with Addendum	Harding-Lawson Associates/ Foster Wheeler	Apr-00
Geotech Investigation Summary Causeway NCRA	Harding-Lawson Associates	Feb-00
Indoor Air Monitoring Plan Occupied Building Areas	Harding-Lawson Associates/ Foster Wheeler	Feb-00
Lead-Based Paint Guidelines for Disposal	DOD/EPA	Dec-99
Base Closure & Realignment Cleanup Plan	Harding-Lawson	Nov-99
Remedial Investigation Human Health Problem Formulation Technical Memorandum	URS Grenier/Woodward-Clyde	Nov-99
Tenants (SAEP) Misc. Correspondence	Department of the Army	Oct-99
Community Relations Plan	Harding-Lawson Associates	Sep-99
Groundwater (Cr & VOC) Operable Unit 2 EE/CA Work Plan – Non-time Critical Removal Action	Harding-Lawson Associates/ Foster Wheeler	Aug-99
Sikorsky Memorial Airport Environmental Impact Statement & Evaluation - Proposed Improvements to Runway 6-24 – Final – Vol. I	US DOT FAA/CT DOT Bureau of Aviation & Ports	May-99
Environmental Impact Statement for Disposal & Reuse of the SAEP	Corps of Engineers	Apr-99
Radiation Survey – Completion of Final Status	WE Manage, Inc.	Dec-98
Status of Radiation Surveys (Selected Areas)	WE Manage	Dec-98

TITLE	AUTHOR	DATE
Remedial Investigation Work Plan (Vol. I, II & III)	Woodward-Clyde	Oct-98
Site Safety & Health Plan – Remedial Investigation	Woodward-Clyde	Oct-98
Groundwater Assessment Monitoring Program 15 th Year First Event Report	Sound Environmental Solutions	May-98
Asbestos Survey Final Report (Vol. I & II)	Malcolm-Pernie	Apr-98
Defense Environmental Restoration Program	Department of Defense	Mar-98
FOST/FOSL Guidance	Army Material Command BRAC Office	Feb-98
Asbestos Survey Report/Appendix A Analytical Data	Malcolm Pernie	Dec-97
DOD Base Reuse Implementation Manual	Department of Defense	Dec-97
Facility Demolition & Environmental Remediation Cost Estimate	ABB Environmental Services, Inc.	Oct-97
Environmental Baseline Survey Report - Final	ABB Environmental Services, Inc.	Dec-96
Remedial Investigation Report Phase II (Vol. I & II)	Woodward-Clyde	Mar-96
Environmental Liability Cost Analysis	Woodward-Clyde	Nov-94
Remedial Investigation Report (Vol. I & II)	Woodward-Clyde	Jun-93
Surface Impoundment Closure	VFL Technology Corp.	Aug-92
National Oil & Hazardous Substances Pollution Contingency Plan	US EPA	Jan-92
Remedial Investigation Work Plan	Woodward-Clyde	Jan-92
Preliminary Assessment Screening – Final	Woodward-Clyde	Dec-91
Lagoon Closure Phase II	VFL Technology Corp.	Mar-90
Historical Properties Report – SAEP	Building Technology, Inc.	Jul-84
Historical Commission Archeological Overview	Envirosphere Company	Feb-84



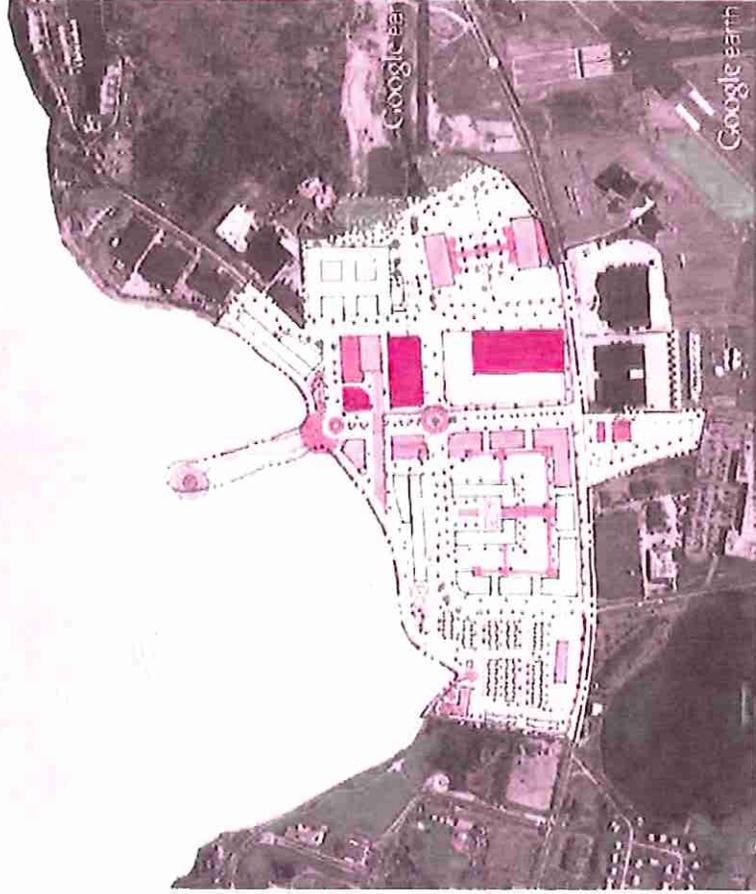
Attachment #3

Initial Master Site Plan

Point Stratford Master Plan

AERIAL LEGEND

- ENTERTAINMENT RETAIL USE
- COMMERCIAL MIXED-USE
- RESIDENTIAL USE
- CMVC USE
- PARKING STRUCTURE



Point Stratford Renewal

POINT STRATFORD
STRATFORD, CT

M E V E R D E S I G N



Attachment #4

Tax Assessor's Card

MAIN ST

Location MAIN ST **Assessment** \$1,397,550
Mblu 50/5 3/ 1/ / **Appraisal** \$1,996,500
Acct# 1016200 **PID** 10534
Owner UNITED STATES OF AMERICA **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$148,500	\$1,848,000	\$1,996,500
Assessment			
Valuation Year	Improvements	Land	Total
2011	\$103,950	\$1,293,600	\$1,397,550

Owner of Record

Owner UNITED STATES OF AMERICA **Sale Price** \$0
Co-Owner **Book & Page** 0000/0000
Address MAIN ST **Sale Date**
 STRATFORD, CT 06615-0

Ownership History

Ownership History
No Data for Ownership History

Building Information

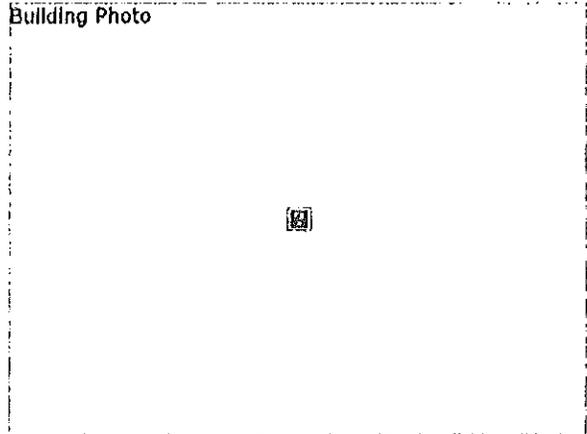
Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description

Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Total Kitchens	
Whirlpool Tub	
Fireplaces	
Rec Room Area	
Rec Room Quality	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos//default.jpg>)

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	903	Size (Acres)	6.16
Description	US Gov Lnd Com	Frontage	0
Zone		Depth	0
Neighborhood	100	Assessed Value	\$1,293,600
Alt Land Appr	No	Appraised Value	\$1,848,000
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	Paving	AS	Asphalt	150000 S.F.	\$148,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$148,500	\$1,848,000	\$1,996,500
2010	\$148,500	\$1,848,000	\$1,996,500
2008	\$123,800	\$1,183,900	\$1,307,700

Assessment			
Valuation Year	Improvements	Land	Total
2011	\$103,950	\$1,293,600	\$1,397,550
2010	\$103,950	\$1,293,600	\$1,397,550
2008	\$86,660	\$828,730	\$915,390

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550 MAIN ST

Location 550 MAIN ST **Assessment** \$49,933,730
Mblu 50/5 1/ 3/ / **Appraisal** \$71,333,900
Acct# 1021000 **PID** 10600
Owner UNITED STATES OF AMERICA **Building Count** 5

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$61,335,800	\$9,998,100	\$71,333,900
Assessment			
Valuation Year	Improvements	Land	Total
2011	\$42,935,060	\$6,998,670	\$49,933,730

Owner of Record

Owner UNITED STATES OF AMERICA **Sale Price** \$0
Co-Owner **Book & Page** 0340/0122
Address 550 MAIN ST **Sale Date** 06/13/1958
 STRATFORD, CT 06615

Ownership History

Ownership History
No Data for Ownership History

Building Information

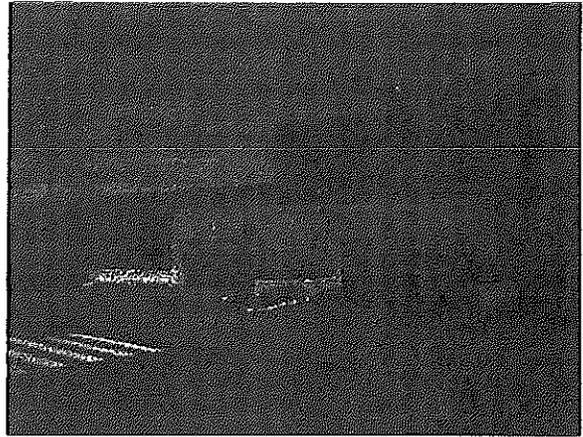
Building 1 : Section 1

Year Built: 1929
Living Area: 265059
Replacement Cost: \$26,922,043
Building Percent 36
Good:
Replacement Cost
Less Depreciation: \$9,691,900

Building Attributes	
Field	Description

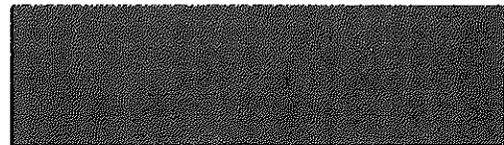
STYLE	Office Bldg
MODEL	Commercial
Grade	C
Stories:	3
Occupancy	1
Exterior Wall 1	Brick
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	US Gov Bldg
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Cell & Walls
Rooms/Prtns	Average
Wall Height	30
% Comm Wall	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos//\00\03\88/>)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	176706	176706
BAS	First Floor	88353	88353
		265059	265059

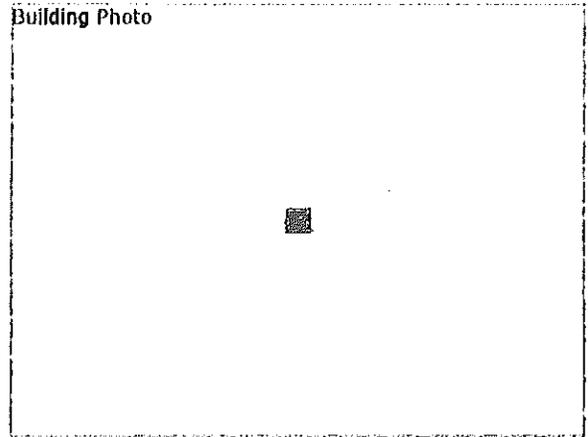
Building 2 : Section 1

Year Built: 1929
Living Area: 874334
Replacement Cost: \$80,893,382
Building Percent Good: 36
Replacement Cost Less Depreciation: \$29,121,600

Building Attributes : Bldg 2 of 5
--

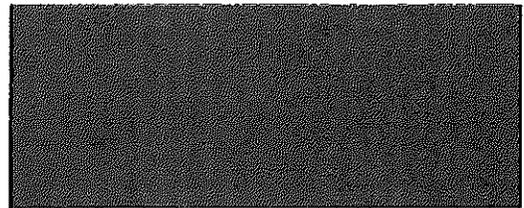
Field	Description
STYLE	Heavy Indust
MODEL	Commercial
Grade	C
Stories:	3
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Precast Panel
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	US Gov Bldg
1st Floor Use:	
Heat/AC	Heat/AC Spllt
Frame Type	Masonry
Baths/Plumbing	Light
Ceiling/Wall	None
Rooms/Prtns	Light
Wall Height	30
% Comm Wall	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos//default.jpg>)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	874334	874334
		874334	874334

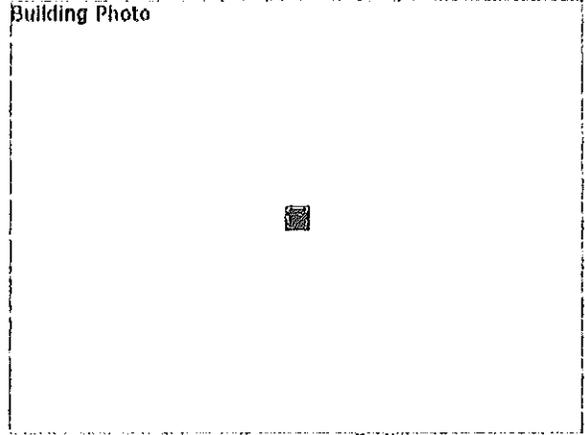
Building 3 : Section 1

Year Built: 1930
Living Area: 713403
Replacement Cost: \$48,675,487
Building Percent Good: 36
Replacement Cost Less Depreciation: \$17,523,200

Building Attributes : Bldg 3 of 5	
Field	Description
STYLE	Research/Devel

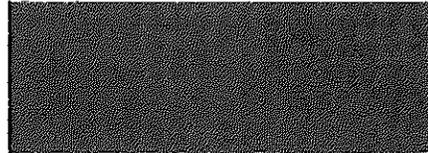
MODEL	Commercial
Grade	C
Stories:	3
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick Veneer
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	K Pine/A Wd
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	US Gov Bldg
1st Floor Use:	
Heat/AC	Heat/AC Spllt
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Min WL
Rooms/Prtns	Average
Wall Height	30
% Comm Wall	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos/default.jpg>)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	475602	475602
BAS	First Floor	237801	237801
		713403	713403

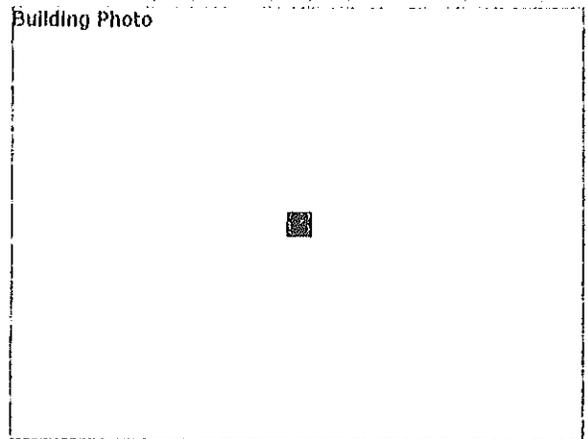
Building 4 : Section 1

Year Built: 1953
Living Area: 68928
Replacement Cost: \$7,435,263
Building Percent Good: 45
Replacement Cost Less Depreciation: \$3,345,900

Building Attributes : Bldg 4 of 5	
Field	Description

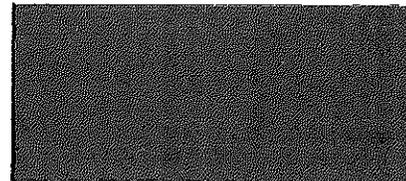
STYLE	Heavy Indust
MODEL	Commercial
Grade	C
Stories:	1
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	US Gov Bldg
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Masonry
Baths/Plumbing	Light
Ceiling/Wall	None
Rooms/Prtns	Light
Wall Height	30
% Comm Wall	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos//default.jpg>)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	68928	68928
		68928	68928

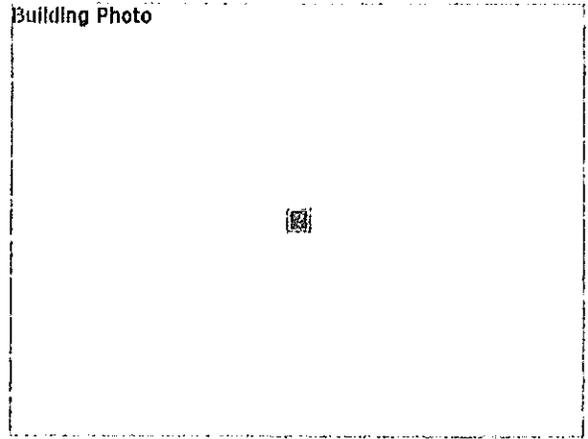
Building 5 : Section 1

Year Built: 1991
Living Area: 43157
Replacement Cost: \$1,882,508
Building Percent Good: 67
Replacement Cost Less Depreciation: \$1,261,300

Building Attributes : Bldg 5 of 5	
Field	Description

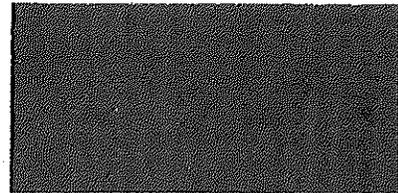
STYLE	Warehouse
MODEL	Commercial
Grade	C
Stories:	1
Occupancy	1
Exterior Wall 1	Precast Panel
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	US Gov Bldg
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Fireproof Stee
Baths/Plumbing	Average
Celling/Wall	None
Rooms/Prtns	Light
Wall Height	20
% Comm Wall	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos//default.jpg>)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	43157	43157
		43157	43157

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 900

Land Line Valuation

Size (Acres) 47.61

Description	US Gov Bldg	Frontage	0
Zone		Depth	0
Neighborhood	100	Assessed Value	\$6,998,670
Alt Land Appr Category	No	Appraised Value	\$9,998,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	Paving	AS	Asphalt	475000 S.F.	\$391,900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$61,335,800	\$9,998,100	\$71,333,900
2010	\$61,335,800	\$9,998,100	\$71,333,900
2008	\$62,201,500	\$7,798,500	\$70,000,000

Assessment			
Valuation Year	Improvements	Land	Total
2011	\$42,935,060	\$6,998,670	\$49,933,730
2010	\$42,935,060	\$6,998,670	\$49,933,730
2008	\$43,541,050	\$5,458,950	\$49,000,000

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MAIN ST

Location MAIN ST **Assessment** \$4,262,580
Mblu 50/5 2/ 4/ / **Appraisal** \$6,089,400
Acct# 1018400 **PID** 10552
Owner UNITED STATES OF AMERICA **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$3,597,600	\$2,491,800	\$6,089,400
Assessment			
Valuation Year	Improvements	Land	Total
2011	\$2,518,320	\$1,744,260	\$4,262,580

Owner of Record

Owner UNITED STATES OF AMERICA **Sale Price** \$0
Co-Owner **Book & Page** 0329/0456
Address MAIN ST **Sale Date** 05/29/1957
 STRATFORD, CT 06615-0

Ownership History

Ownership History
No Data for Ownership History

Building Information

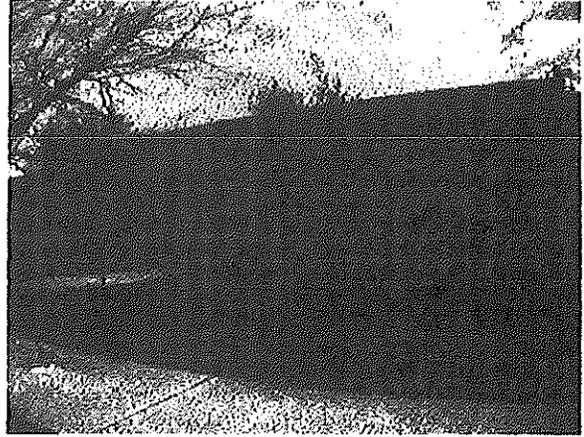
Building 1 : Section 1

Year Built: 1929
Living Area: 72649
Replacement Cost: \$7,475,364
Building Percent Good: 33
Replacement Cost Less Depreciation: \$2,466,900

Building Attributes	
Field	Description

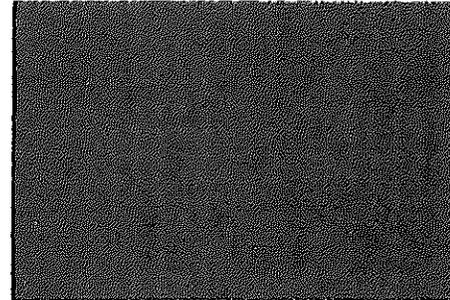
STYLE	Heavy Indust
MODEL	Commercial
Grade	C-
Stories:	1
Occupancy	1
Exterior Wall 1	Brick
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	US Gov Bldg
1st Floor Use:	903
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Celling/Wall	None
Rooms/Prtns	Average
Wall Height	16
% Comm Wall	

Building Photo



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Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	72649	72649
		72649	72649

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV1	Elevator, Pass	1 Units	\$23,000	1
SPR1	Sprinklers - Wet	72649 S.F.	\$49,100	1
MEZ1	Mezzanine - Unfin	34847 S.F.	\$161,000	1

Land

Land Use

Use Code 900
Description US Gov Bldg
Zone
Neighborhood 100
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 21.53
Frontage 0
Depth 0
Assessed Value \$1,744,260
Appraised Value \$2,491,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	Paving	AS	Asphalt	475000 S.F.	\$391,900	1
FGR1	Garage	MT	Metal	6000 S.F.	\$110,800	1
FGR1	Garage	MT	Metal	11250 S.F.	\$207,700	1
FGR1	Garage	MS	Masonry	2400 S.F.	\$42,800	1
FGR1	Garage	MS	Masonry	2100 S.F.	\$37,400	1
FGR1	Garage	MS	Masonry	3000 S.F.	\$53,500	1
FGR1	Garage	MS	Masonry	3000 S.F.	\$53,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$3,597,600	\$2,491,800	\$6,089,400
2010	\$3,597,600	\$2,491,800	\$6,089,400
2008	\$660,000	\$3,636,900	\$4,296,900

Assessment			
Valuation Year	Improvements	Land	Total
2011	\$2,518,320	\$1,744,260	\$4,262,580
2010	\$2,518,320	\$1,744,260	\$4,262,580
2008	\$462,000	\$2,545,830	\$3,007,830

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MAIN ST

Location MAIN ST **Assessment** \$1,852,200
Mblu 50/5 1/ 1/ / **Appraisal** \$2,646,000
Acct# 1018410 **PID** 102531
Owner UNITED STATES OF AMERICA **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$792,000	\$1,854,000	\$2,646,000
Assessment			
Valuation Year	Improvements	Land	Total
2011	\$554,400	\$1,297,800	\$1,852,200

Owner of Record

Owner UNITED STATES OF AMERICA **Sale Price** \$0
Co-Owner **Book & Page** 340/ 122
Address MAIN ST **Sale Date** 06/13/1958
 STRATFORD, CT 06615

Ownership History

Ownership History
No Data for Ownership History

Building Information

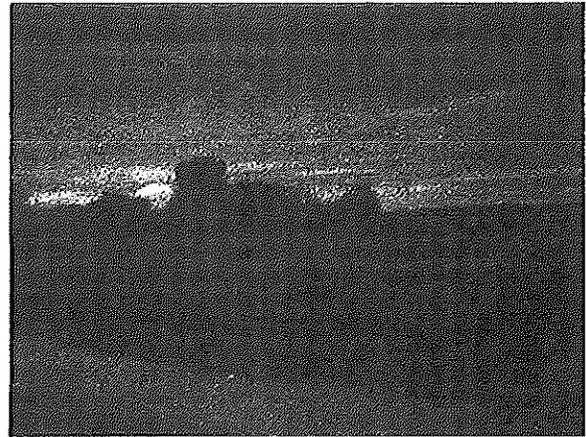
Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description

Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Total Kitchens	
Whirlpool Tub	
Fireplaces	
Rec Room Area	
Rec Room Quality	

Building Photo



(<http://54.225.254.118/photos/StratfordCTPhotos/\00\04\65/>)

Building Layout

	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	903	Size (Acres)	6.18
Description	US Gov Lnd Com	Frontage	0
Zone		Depth	0
Neighborhood	100	Assessed Value	\$1,297,800
Alt Land Appr	No	Appraised Value	\$1,854,000
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	Paving	AS	Asphalt	800000 S.F.	\$792,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$792,000	\$1,854,000	\$2,646,000
2010	\$792,000	\$1,854,000	\$2,646,000
2008	\$660,000	\$1,187,100	\$1,847,100

Assessment			
Valuation Year	Improvements	Land	Total
2011	\$554,400	\$1,297,800	\$1,852,200
2010	\$554,400	\$1,297,800	\$1,852,200
2008	\$462,000	\$830,970	\$1,292,970

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Attachment #5

Town Project Team Resumes

Brian V. Carey

76 Country Road
Phone: (203) 727-2459

Fairfield, Connecticut 06824
Email: bcarey@vt.edu

EXPERIENCE:

Conservation Administrator/Acting Parks Superintendent, December 2008 to Present
Town of Stratford, Stratford, Connecticut

- Certified Inland Wetland Agent for the Town of Stratford, Connecticut overseeing all aspects of the Inland Wetland and Watercourses Agency's functions including permitting, inspections, enforcement, site plan review and consulting.
- Management of Capital Improvement Projects within the Town of Stratford as directed by the Public Works Director including Longbeach West Demolition and Restoration Project, Longbrook Park Dredging and Improvement Project, Pirhala Farm Community Garden Project, Hunter Haven Greenway and Linear Coastal Park Development Project and the Installation of Alternative Fuel (E-85) Dispensing System for the Stratford Police Department.
- Advisory position as Town Staff on the Longbrook Park Commission, Stratford Conservation Commission, Inland Wetland Commission, Roosevelt Forest Commission and Shellfish Commission.
- Acting Parks Superintendent managing the daily operation and budgeting of twenty-three (23) full time employees regarding the ground maintenance for all parks and town facilities.
- Manages and oversees any potential disturbances to Raymark Superfund Site properties and consults with regulatory agencies including EPA and CTDEEP regarding a comprehensive solution for a NPL final remedy.
- Oversees and directs the Conservation Department's seasonal mosquito management program and awareness training, annual household hazard waste collection program, and Project Greensweep.
- Manages the current EPA Brownfield Hazardous Waste and Petroleum Community Wide Assessment Grant.
- Develops Technical Specifications and Grant Proposals for Parks and Conservation related Projects associated with capital improvement project and daily operations within the Stratford Public Works Department.
- Health and Safety Director for the Department of Public Works including the management of accident reports and oversight of workmen's compensation claims. Manages Health and Safety Training and OSHA Reporting Requirements for the Department of Public Works. Manages all workmen compensation claims and accident investigations for the Department of Public Works.
- Additional Tasks and responsibilities as determined by the Director of Public Works and Town Administration.

Senior Staff Scientist, September 2004 to October 2008
LFR Inc., Sandy Hook, Connecticut

- *Beacon Heights and Laurel Park Superfund Projects, Beacon Falls and Naugatuck Connecticut*
Managed all aspects of the project in regards to the two (2) largest landfill superfund sites located on the East Coast. Primary responsibilities include the preparation of annual reports and technical documents submitted to the EPA, oversight of the long-term groundwater-monitoring program (LTMP), management of the operation and grounds maintenance of the sites, and management of Connecticut Department of Environmental Protection (DEP) permit requirements.
- *Buckeye Pipeline, Buckeye Pipeline Release Site, Waterfront Street, New Haven, CT*
The Site involved the release of 90,000 gallons of gasoline and jet fuel from the Buckeye Pipeline directly to the groundwater. Responsibilities included the design and installation of a dual phase liquid extraction treatment system, the operation of a two tier Soil Vapor Extraction System, and DEP General Permit Sampling and

preparation. Supervised the continued operation and maintenance of the treatment system and the investigation and delineation of the gasoline contaminated groundwater plume at the Site and surrounding vicinity.

- *Phase I, Phase II, and Phase III Site Assessments, Various Clients and Sites, Connecticut and New York.* Performed various Environmental Site Assessments at industrial and commercial facilities in CT and NY. Assessment activities include client development and interaction, subcontractor procurement and oversight, installation of soil borings and groundwater monitoring wells, well point surveying, soil and groundwater sample collection, data logging, and technical report preparation.

**Environmental Analyst, January 2003 to August 2004,
GO Environmental LLC, Orange, Connecticut**

- Researched and prepared Phase I, Phase II, and Phase III Environmental Site Assessments for commercial and industrial properties.
- Prepared technical documents including groundwater monitoring reports, indoor air quality monitoring reports, and Underground Storage Tank (UST) closure documents.
- Developed and implemented Best Management Practice Plans for industries including gasoline stations, dry cleaners, and auto-body repair facilities.
- Prepared CTDEP environmental permits for emergency wastewater discharges, significant environmental hazard reports, CT Property Transfer Act Documents (ECAAF, Forms I-IV), and BPHM-6 Underground Storage Tank Registration Forms.
- Prepared and reviewed bids and proposals for Phase II Environmental Site Assessments and commercial remediation projects.

**Staff Environmental Professional, March 2001 to January 2003
Connecticut Tank Removal, Inc. Bridgeport, Connecticut**

- Conducted all aspects of field sampling and laboratory sample preparation related to remediation projects and hazardous chemical spills.
- Prepared remedial action reports and UST closure documents for residential and commercial remediation projects.
- Directed project managers in all aspects of residential and commercial remediation projects.
- Oversaw the preparation of documents relating to the DEP Leaking Underground Storage Tank Trust Fund.

EDUCATION:

- Virginia Polytechnic and State Universities, Blacksburg, Virginia
Bachelor of Science in Fisheries Management

REGISTRATION/LICENSE:

- Occupational Safety and Health Administration (OSHA) Hazardous Waste Operator Certification
- Hazardous Waste Materials Transportation and Testing Certification
- CT DEEP Certified Wetland Agent
- CT DEEP Certified Master Wildlife Conservationist
- State of Connecticut Supervisory Pesticide Applicator License #GS-5627

Karen Guckert Kaiser
120 Catamount Road Fairfield, CT 06824
Phone: 203-952-4131
Email: kwkize@optonline.net

Accomplished strategic planner with extensive experience working with boards of directors, boards of trustees, academic faculty and senior executive management. Proven performance record in research and analysis of all facets of marketing, finance, and fund raising. Adept at utilizing innovative evidence-based strategic tools to enhance organizations.

Director of Economic Development- Town of Stratford, CT February 2012 – Present

- Appointed by the Mayor to build and develop a new Economic Development Department to increase the town's tax base in an extremely competitive environment. The short term advancement shows an increased tax base of almost \$35 million in the last two years.
- Manage the town's year round events and solicitation for fundraising efforts for a town of over 50,000 residents.
- Successfully cultivated a tiered level of corporate and individual donors.
- Focus on the town's revitalization through recruitment, retention and redevelopment of underutilized properties.
- Work with the Mayor and senior staff to develop and accomplish short and long term goals.
- Work closely with state and federal agencies to identify and prioritize programs to secure grant monies for redevelopment of the town owned properties and brownfield properties.
- Identify and cultivate relationships with leading national developers in order to raise significant funds to develop a private - public downtown development project.
- Act as liaison for the Economic Development Commission and the Redevelopment Agency to the Mayor's office.
- Identify and support opportunities for existing and new businesses.
- Collaborated with an outside consultant, department heads and community leaders to develop the town's strategic 10 year Plan of Conversation and Development.
- Facilitate team building and communication between departments with respect to development.
- Increase visibility and raise awareness of the town regionally and nationally to attract potential companies.
- Educate and facilitate partnerships with local companies and the Department of Economic Community Development resulting in over \$2 million dollars of grants and loans within the past year.

Strategic Initiatives, LLC - Partner & Co-Founder

2008 - Present

❖ **Fordham University, N.Y.**

2010 - 2012

- Research project for the Board of Trustees and the Chairman's Advisory Council for a five-year university Strategic Initiatives Review that was complete with recommendations and adopted into the Board's five-year Strategic Plan for action.
- Consulted by the Dean of the Graduate School of Arts & Sciences and the Provost's Office to create and develop a profitable five-year Strategic Business Plan and Budget for a new university Mental Health Clinic in the Bronx, N.Y.

❖ **Diocese of Bridgeport, CT**

2010 - 2011

- Consultant hired by the Superintendent of Schools and the Arch Bishop for a project that was two-fold. The first was to create a five-year financially viable business plan for all of the schools in the diocese which was inclusive of fund raising and grant revenues. The second was to produce a document that solidified the Bishop and Superintendent's successful strategic plan for the 38 schools in the Diocese for the previous seven years.

❖ **Union Community Health Center
St. Barnabas Hospital affiliate**

2008 - 2011

- Hired as a consultant to help restructure a non-profitable health center in order to become a profitable venture within 24-month timeframe which was successful at completion.
- Director of Strategic Initiatives & Chairman of the Strategic Advisory Committee.
- Responsible for research and analysis for business planning, including marketing and budgeting strategies.
- Vice chairman, Chairman's Advisory Council.
- Tracked gifts and contacts in multiple databases.
- Developed and produced a Board of Directors handbook in accordance with federal government compliance regulations.
- Developed and created printed promotional and fundraising materials.
- Event planner for the 100th Anniversary fundraiser at the Bronx Zoo.
- Researched and wrote state, federal and foundation grants working in conjunction with the health center grant writer.

NY Presbyterian Columbia Children's Hospital, NY

2005 - Present

- **Capital Campaign**- supported fundraising efforts for the \$90 million new Children's Hospital - MSCHONY
- **Family Advisory Council** - Partner with faculty and staff to strategically position the hospital, help improve patient satisfaction, national rankings, and improve quality assurance. Participate annually in leadership retreat.
- **Bio - Ethics Committee** - Assist in establishing and maintaining an ethical environment by promoting the highest standards for family-centered care through ethical guidelines.
- **Faculty Training** - Partner with faculty to teach residents during their three year rotation.
- **Emergency Department Committee** - Assisted in the planning of new \$70M Stephen Cohen Pediatric Emergency Room, completed in 2011.

- **Family Centered Rounding Committee** - Wrote a patient-focused care grant and produced a training video for faculty and staff. John's Hopkins hopes to use the video as a training tool for doctors in Croatia.

Badal Associates, Stamford, CT

1988 - 1999

- Executive recruiter with a 100-percent commission structured compensation.

IBM, Norwalk, CT

1987 - 1988

- Sales & Marketing Intern

Board Member Affiliations:

- Fairfield Christmas Tree Festival, 2007 - Present
Board Member & Secretary- Fairfield, CT
 - I. Co-Chair Decorating Committee
 - II. Underwriting Committee
 - III. Inventory & Pricing Committee
 - IV. Recipient Selection Committee
- Al's Angels, Board Member- Westport, CT, 2008 - Present
- The Alexander Tognino Foundation, Trustee - Westchester, NY, 2010 - Present
- Center for Women & Families, Board Member- Bridgeport, CT, 1999-2001

Fairfield University - B.S. Marketing 1988

References:

- I. John Tognino - Fordham University Board Chairman 2004 - 2012**
- II. Dean Nancy Busch, Phd. - Fordham University, GSAS**
- III. Dr. Margaret Dames - Superintendent Diocese Bridgeport 2010 - 2012**
- IV. Dr. Douglas York, Phd. - CEO Union Community Health Center**
- V. Mayor John A. Harkins - Town of Stratford**

Further References upon Request

Christina Kazanas
323 Fairfield Avenue, #316
Bridgeport, CT 06604
Cell: 203-394-1991
Email christina@hkconsultinggroup.com

Professional with over 15 years of non-profit management, fundraising and advocacy experience
dedicated to improving the lives of people and communities in need.

Professional History

HK Consulting Group, LLC
Managing Member

December 2010-Present

Consulting group established in 2010 to provide quality expertise that strengthens organizations and institutions in the Greater Bridgeport region and beyond. With an emphasis on grant writing and fundraising, assist clients in navigating the complex public and private funding landscape, match organizational needs with grant opportunities and private donor interests, and prepare competitive grant applications that improve the quality of life for the people and communities that clients serve. Provide training to clients on successful grant seeking, grant writing, funder and donor relationship building, and other fundraising strategies in order to build their internal capacity and expertise.

Town of Stratford, CT
Office of the Chief Administrator
Grant Writer

December 2008-December 2010

Coordinated the Town's grant seeking, writing and management activities. Worked with Town leadership and community institutions to build on Stratford's existing base of grant awards. Secured more than \$8 million in state, federal and private grants, including American Recovery and Reinvestment Act funding. Grants funding addresses needs across all aspects of Town operations, including public safety, public works, planning and zoning, environmental conservation, education, public health, parks, recreation and community services.

City of Bridgeport, CT
Central Grants Office

February 2008-November 2008

Grant Writer

Responsible for researching funding opportunities and preparing proposals in support of the City's various functions and programs, with primary responsibility for the areas of economic and community development, environmental/conservation initiatives, historic preservation and public facilities. Work with departmental leadership and staff to identify funding priorities; coordinate the proposal development process for private and public funding applications; work with community groups to development collaborative proposals and programs.

Center for Women and Families of Eastern Fairfield County, Inc.
Chief Operating Officer

February 2007-June 2007

Responsible for management and oversight of specific agency functions including operations, facilities, program services and human resources. Served as agency compliance and quality assurance officer, ensuring all organizational policies and procedures were abided by and provided routine monitoring of procedures. *Position eliminated due to loss of funding.*

New York AIDS Coalition, Inc.
Director of State and Local Affairs

December 2000 - January 2006

January 2004 - January 2006

Responsible for the successful execution of the agency's New York City and New York State public policy and advocacy agenda. Developed and sustained collaborative advocacy efforts with community based organizations, advocates, people living with HIV/AIDS and policy makers. Developed policy responses in cooperation with the agency's Board of Directors and Executive Director. Provided training and advocacy opportunities to community constituents. Managed the work of the agency's lobbyists.

Director of Operations

October 2002 - December 2003

Responsible for the programmatic and fiscal oversight of all government, foundation and corporate grants. Directed successful completion of program deliverables and agency's strategic plan objectives. Acted as primary liaison between funding sources and the agency. Responded to agency infrastructure needs as they pertained to MIS, human resources, and

Christina Kazanas

323 Fairfield Avenue, #316
Bridgeport, CT 06604
Cell: 203-394-1991
Email christina@hkconsultinggroup.com

facilities management. Played key role in agency's fundraising and grant writing activities. Managed contractual relationships with consultants. Supervised administrative and program staff.

Project Director - The Collaboration Project

December 2000 - September 2002

Responsible for administering and overseeing the agency's capacity building and technical assistance program. Duties included fiscal and programmatic oversight, development and implementation of request for proposal process for technical assistance grants, program evaluation, direct technical assistance provision and consultations, and staff supervision.

The Educational Alliance, New York, NY

February 2000 - November 2000

Coordinator of Government Grants and Contracts

Responsible for managing all government service grants for a settlement house with a \$23 million operating budget. Prepared program and fiscal reports and resubmissions for continued funding. Worked with program staff and departmental directors in developing new proposals to enhance existing services and create new programs through both public and private funding sources. Wrote proposal narratives and prepared budgets.

Harlem Directors Group, New York, NY

January 1998 - May 1999

Project Associate

Responsible for working with community based organizations in Upper Manhattan to respond to HIV and AIDS policy concerns. Developed position papers, reports, press releases, and other correspondence. Conducted community, client, and staff educational forums addressing key policy issues. Served as contract manager for the Harlem Directors Group/Community Service Program. Provided technical assistance to collaborating agencies; prepared monthly and annual reports.

Consulting, Internships and Other Employment Experience

duBay Horton Consulting- Meeting facilitation and report writing (June-July 2007)

Public Strategies/Bolton-St. John, Inc.-New York City Budget Advocacy/Client relations (March-July 2006)

Harlem Congregations for Community Improvement -Grant writing, Project Management, Client Training (May 1999-January 2000)

Harlem United Community AIDS Center-Grant writing (June 1999)

Associations & Awards

Graduate, Leadership Greater Bridgeport, Class XXI

Board Secretary and Loan Committee Member, Community Capital Fund of Greater Bridgeport

2012 Honoree- Fairfield County Business Journal "40 Under 40" Award

Education

Columbia University, New York, NY

1997

M.S., Social Work, Social Welfare Policy Concentration

Indiana University, Bloomington, IN

1995

B.A., Sociology; Minors in Women's Studies and History



Attachment #6

PSR Project Team Resumes

Point Stratford Renewal LLC

Development Team

Point Stratford Renewal LLC is a joint venture of Development Resources LLC, Loureiro Properties LLC, and Sedgwick Partners LLC, all Connecticut based businesses. Information about our development team follows:

Development Resources LLC

Development Resources LLC is a private real estate development company that targets undeveloped sites, Brownfield sites, and value-added properties in the Northeastern United States. The company was founded in 2006 and is based in West Hartford, CT. See www.developmentre.com

Development Resources' Principal:

Donald S. Gershman, Founder/Principal. Mr. Gershman is a real estate developer and an attorney who founded Development Resources to pursue the opportunistic development and redevelopment of office, commercial and mixed-use value-added and Brownfield sites. He has personal involvement in the site selection, design, underwriting, and entitlements for all of the Company's projects, as well as in negotiations with its partners, investors and lenders. In addition, Mr. Gershman is an Adjunct Professor of Law who teaches *Real Estate Transactions* at the University of Connecticut School of Law. Mr. Gershman served for 20 years as a senior executive of Konover Properties Corporation (now The Simon Konover Company) and its affiliates, an East Coast real estate development, construction and property management company then with over 100 properties in 20 states. Mr. Gershman began his career as a real estate, finance and corporate attorney serving as General Counsel to the Konover organization, and earlier as an attorney at Schatz & Schatz, Ribicoff & Kotkin in Hartford, Connecticut. He is a member of the Real Estate Finance Association, the International Conference of Shopping Centers, and the Environmental Law and Real Property Law sections of the Connecticut Bar Association. He has been a speaker at numerous REFA and CBA industry programs and at annual ICSC law conferences.

Loureiro Properties LLC

Loureiro Properties, LLC is a developer specializing in the revitalization of underutilized properties in the State of Connecticut. It is the land development arm of the Loureiro group of companies which are headquartered in Plainville, CT and have been providing full service engineering, construction and waste management services to both the public and private sectors throughout the Northeast since 1975. Loureiro has a reputation for integrating remediation and redevelopment and has had the opportunity to work on one of the largest Brownfield redevelopment projects in Connecticut, including Fairfield Metro Center and the redevelopment of South Stamford. See www.loureiroengineering.com.

Loureiro's Principals:

Jeffery J. Loureiro, P.E., L.E.P., Chief Executive Officer. Mr. Loureiro has over 24 years of experience in the management, planning, design, permitting, construction, and operation, monitoring and maintenance of a wide variety of projects in the fields of Civil and Environmental engineering. He has worked on projects throughout the United States as well as internationally for some of the world's largest corporations, a variety of Federal, State and local government entities, and hundreds of clients in the commercial, industrial, residential and retail markets. In his capacity as CEO of Loureiro, he is responsible for developing and overseeing the implementation of the firm's strategic plan which is designed to ensure the continued growth, development and profitability of the organization. He also continued to consult on a variety of projects being undertaken by the company.

Brian A. Cutler, P.E., L.E.P, President. Mr. Cutler joined Loureiro Engineering Associates in 1991 and has extensive expertise in the development, planning, engineering, evaluation, design and construction administration of various projects in the fields of Civil and Environmental engineering. He is recognized as a leader in the integration of remediation and redevelopment and has worked on some of the largest Brownfield redevelopment projects in Connecticut. His work also includes projects throughout Connecticut, the northeast and Midwest for Fortune 500 corporations, local, State and Federal government entities, and a myriad of private entities. In his capacity as President of Loureiro, Cutler directs operations, administration and client relations and is responsible for establishing and achieving the vision, market strategy and performance objectives of the firm.

Sedgwick Partners LLC

Sedgwick Partners is a Greenwich, Connecticut based real estate investment and advisory firm focused on property investment, asset management and real estate services throughout the United States and globally. The firm invests and advises across the entire capital structure of real estate in multiple asset classes: industrial, office and retail, core and NNN-leased properties, value-add and opportunistic/distressed. The Principals and other members of the firm have sophisticated knowledge of capital markets, brokerage and the net lease investment arena and will use their proven relationships and their industry skills to source, underwrite and close targeted transactions for our investors that generate attractive risk adjusted returns. See www.sedgwick-partners.com.

Sedgwick Partners' Principals:

Michael S. Ryan, Managing Director. Prior to forming Sedgwick Partners with Ted Lane in 2009, Mr. Ryan enjoyed a thirty year career at Pitney Bowes, one of the most significant corporate participants in the U.S. lease finance and net lease marketplace, and was instrumental in the establishment and growth of the company's substantial net lease activities. Mr. Ryan served as President of Pitney Bowes Real Estate Finance Corporation ("PREFCO") and also served as President of PB Funding Corporation, Pitney Bowes' NASD broker/dealer subsidiary for asset syndications. Under his leadership, PREFCO's net lease assets grew to exceed US\$2.5 billion. Major corporate tenants in PREFCO-owned properties included many major multi-national firms such as Shell, UBS, Nestle, Ciba-Gigly (Novartis), Alcatel-Lucent, Bell Atlantic (Verizon), BellSouth (AT&T), Bank of America, Honeywell, US West (Qwest), Ameritrust (KeyBank), Travelers (CitiGroup), First Union (Wells Fargo),

BlueCross/BlueShield (PA), and Accor (Sofitel). During his career at Pitney Bowes, Mr. Ryan led the creation and growth of Pitney Bowes' real estate investment and syndication activities through PREFCO, and also oversaw the growth of the company's significant cross-border international leverage leasing efforts for a variety of structures and assets in addition to real property, including postal sorting systems, facilities, rail, and aircraft. Following the sale of PBCS, Mr. Ryan founded Sedgwick Partners, LLC, a Connecticut-based investment firm active in lease finance as well as other areas of the capital markets. Mr. Ryan has attained SEC NASD Series 63, 24 and 7 licenses. Mr. Ryan graduated with a B.S. degree in Finance from Lehigh University.

P. Edward Lane, Jr., Managing Director. Ted Lane is a Managing Director of Sedgwick Partners LLC and serves on the Management and Investment Committees. He was a former Senior Vice President of the Trammell Crow Company's brokerage operations in Connecticut and in Westchester County, New York, and brings nearly thirty years of experience in corporate real estate, including tenant representation services, acquisition, site selection, dispositions, and investment sales. Mr. Lane was a member of the group that exclusively represented American Express in the lease of over 190,000 square feet of office space in the central business district of Stamford, Connecticut, and also represented a subsidiary of Zeneca Holdings, Inc. in the sale of a five building, 385,000 square foot trophy office complex, Nyala Farms, in Westport, Connecticut, at a price in excess of US\$91,000,000. His extensive work with Exxon Corporation and Exxon USA in the acquisition and disposition of leasehold interests totals in excess of 300,000 square feet of office premises in Fairfield County Connecticut. Mr. Lane has also represented many well-known corporate entities and national law firms. He has also acted as the exclusive agent for over 4,000,000 square feet of corporate office and industrial space in the New York metropolitan area. Most recently, Mr. Lane developed and produced the Antares & Lubert-Adler partnership which acquired and financed over 80 acres of Brownfield property in Stamford. Additionally, he represented a partnership of Goldman Sachs and Lubert-Adler in its purchase of over 1,500,000 square feet of Class A office properties on over 20 acres fronting on Stamford Harbor. He also successfully completed an assignment in 2010, as the exclusive representative for one of the largest tenant headquarters' relocations in the New York metropolitan area. Mr. Lane graduated with an A.B. degree in Politics from Princeton University.