

**TOWN OF LEDYARD
CONNECTICUT
OFFICE OF THE MAYOR**

John A. Rodolico
Mayor

Mark J. Bancroft
Mayoral Assistant

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-3221
FAX (860) 464-8455

September 27, 2012

Mr. Benjamin Barnes, Secretary
CT OPM
450 Capitol Avenue
Hartford, CT 06106-1379

**Re: Main Street Investment Fund
Route 12/Gales Ferry Improvements, Ledyard, CT**

Dear Mr. Barnes:

The Town of Ledyard is pleased to submit, for your review, two copies of our 2012 Main Street Investment Fund Application. For us, the program represents a unique opportunity to achieve longstanding community goals and to provide physical form to planning activities which go back many years.

Route 12 and the Gales Ferry area of our community are underutilized resources. This proposal, along with recent and planned future private investment, can establish the momentum to enhance the area and promote quality growth.

Should you have any question or require additional information please contact me.

Sincerely,

John A. Rodolico, Mayor
Town of Ledyard

c. Edith Prague, State Senator
Tom Reynolds, State Representative

Application

Main Street Investment Fund

1. APPLICANT INFORMATION

Municipality: Town of Ledyard

Mailing Address: 741 Colonel Ledyard Highway, Ledyard, CT 06339

Name of Authorized Official: John A. Rodolico Title: Mayor

Telephone #: 860.464.3221

Fax #: 860.464.1126

Email: mayor@ledyardct.org

Municipality FEIN number: 06-6002023

Municipal population as per the latest federal decennial census: 14,741

STEAP Municipality Yes No

Grantee's Fiscal Year: From 7/1 To 6/30

Total Project Cost: \$512,000

Amount of Funding Requested: \$500,000

Name of Project Contact: Charles Karno Title: Town Planner

Telephone #: 860.464.3215

Fax #: 860.464.1126

Email: planner@ledyardct.org

2. LOCAL APPROVALS

- a. Submit a certified resolution adopted in the last 60 days by the municipality's legislative body:
- Authorizing submission of this grant application;
 - Identifying the individual who can sign the grant application and administer the grant.

The certified resolution should be signed by the City or Town Clerk and embossed with the corporate seal. See **Appendix A** for sample resolution.

- b. Submit a certified statement from the town manager or town engineer that the work performed or to be performed has received proper building permits and that the work has been or will be inspected by the town.

3. PRIVATE OWNER INFORMATION (APPLICABLE ONLY if the applicant is seeking funds to reimburse owner of commercial/private property)

Owner Name: _____

Project Address: _____

Owner Business Name and Address: _____

Contact Name: _____ Title: _____ Telephone #: _____

Fax #: _____ Email: _____

Total Project Cost: \$ _____

Amount of Funding Requested: \$ _____

4. PROJECT INFORMATION

Is there a "plan" that is previously approved by the governing body of the municipality to develop or improve town commercial centers to attract small businesses, promote commercial viability, and improve aesthetics and pedestrian access? Yes No

If no, your municipality is not eligible for funding under this program. If yes, please submit a copy of the plan including the approval of the governing body.

In 1000 words or less, summarize how the project will attract small businesses, promote commercial viability, and improve aesthetics and pedestrian access: _____

Municipal Project

Project Title: Gales Ferry/Route 12 Improvements

Is property owned by the municipality?: Yes No

If no, who is the property owner and does the applicant have proper authorization/access agreement from the owner to enter the property or work on the property? State of Connecticut Right of Way

Is project ready to be implemented Yes No.

What is the total project cost? \$512,000. Provide a copy of the estimates.

Source of these estimates: Architect/Engineer Contractor Municipality

Are there other sources of funds for this project: Yes No Amount: \$12,000

Is the project consistent with the State Conservation and Development Policies Plan? Yes No Explain Revitalization of existing commercial areas is a Plan object.

Eligible activities to be funded by this grant: Streetscape, sidewalk, landscaping, pedestrian & ...

Owner/s of the commercial private property (APPLICABLE ONLY if the applicant is seeking funds to reimburse owner of "commercial" private property)

Project Title: _____

Is the project complete? Yes No

Has the town reviewed the invoices for the costs to be reimbursed?: Yes No

Provided/attached invoices for reimbursement?: Yes No

Has the town conducted final inspection of the project?: Yes No

Who performed the work? Explain.

Is the project consistent with the State Conservation and Development Policies Plan?

Yes No Explain _____.

Provide reasons for town recommendations for eligible activities to be reimbursed by this grant:

Are there other sources of funds for this project: Yes No Amount: \$_____

5. PROJECT PLAN

Submit a detailed project plan which describes (1) the proposed use of the grant funds; (2) the way in which the use of the funds will develop or improve town commercial centers to attract small businesses, promote commercial viability, and improve aesthetics and pedestrian access; (3) a schedule for (a) the use of the funds; and (b) completion of the project; AND (4) project drawings/plans.

6. PROJECT BUDGET (see Appendix B for a sample budget)

ELIGIBLE PROJECT EXPENDITURES	TOWN SHARE	STATE SHARE	OTHER SOURCE* _____
1. A/E Fees	\$12,000.00	\$45,000.00	\$_____
2. Project Imp.	\$_____	\$455,000.00	\$_____
3.	\$_____	\$_____	\$_____
4.	\$_____	\$_____	\$_____
5.	\$_____	\$_____	\$_____
6.	\$_____	\$_____	\$_____
7.	\$_____	\$_____	\$_____
8.	\$_____	\$_____	\$_____
9.	\$_____	\$_____	\$_____
10.	\$_____	\$_____	\$_____
Total Project Expenditures	\$12,000.00	\$500,000.00	\$_____

* Identify other source – such as Private owner or Federal, etc. Use this column to show the reimbursement to commercial private owner.

My signature below, for and on behalf of Town of Ledyard, indicates
Name of Grantee

acceptance of the following and further certifies that:

1. I have the authority to submit this grant application;
2. I will comply with the General Grant Conditions and Special Conditions, if any;
3. 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;
4. I understand that should this grant application be approved, such state funds shall be expended within the time frame specified in the Notice of Grant Award (NOGA);
5. I understand that requests to extend the grant end date shall be submitted in writing to the Office of Policy and Management no later than thirty (30) days before the grant end date as specified in the NOGA;
6. I understand that unexpended funds shall be returned to the State of Connecticut within sixty (60) days of the grant end date;
7. I understand that if this organization meets the requirements of the State Single Audit Act, Sections 4-230 through 4-236, as amended, of the Connecticut General Statutes, the organization is required to submit a State Single Audit, at its own expense, no later than six (6) months after the end of the audit period. If this organization is not required to submit a State Single Audit, the organization is required to submit a final accounting of the grant expenditures within sixty (60) days of the grant end date; and
8. I hereby certify that the statements contained in the responses to this application and accompanying documents are true to the best of my knowledge and belief and that I know of no reason why the applicant cannot complete the project in accordance with the representations contained herein.



Authorized Official

John A. Rodolico
Print Name

Mayor

Title

9/27/2012

*Date:

* The application must be signed subsequent to the adoption of the resolution by the local legislative body.

4. Project Information

Overview

The portion of Route 12 located in Ledyard parallels the Thames River estuary in the southeastern part of the state and is bordered by Preston and Groton. The northern half of the U.S. Submarine Base is located in Ledyard on the west side of Route 12. Although major employers located within and near the community include Dow Chemical and Foxwoods, a majority of Ledyard's working population commutes to businesses located in Norwich, New London and Groton. Route 12 is a major artery for this commute. Route 12 is characterized by single-family housing, separated by forested areas, rocky slopes, and businesses. Businesses along Route 12 include major concerns like Dow Chemical, offices and small concerns.

For most of its five and one-half miles through Ledyard, Route 12 consists of two 12-foot travel lanes, each having an 8-foot paved shoulder. Occasionally, particularly at major intersections, the shoulder areas may serve as through lanes or right-turn lanes. However, the highway right-of way varies between 100 and 120 feet wide for most of its length in Ledyard and is considerably wider than that in several locations.

For many years, the condition and viability of the Route 12 Corridor has been a topic and concern of the community. That concern is principally embodied in the 2001 Tri-Committee Report on the Development of Route 12. This project would use MSIF funding to implement the findings of the Report in the Gales Ferry section of the Route 12 corridor. Combined with the recent development of a CVS in the area and a commitment by Riverside Mall, Inc. to invest over \$500,000 in the next three years in their property at 1666 Route 12 provides a really opportunity to make progress in achieving the objectives of the 2001 Tri-Committee Report.

The Project

THE PROJECT: The village of Gales Ferry has seen little economic growth or development in the last 25 years. The infrastructure, both public and private, is antiquated and very unsightly. The funds from this grant would be used to rehabilitate the streetscape for the core of the village, and transform it into a vibrant, pedestrian friendly economic center.

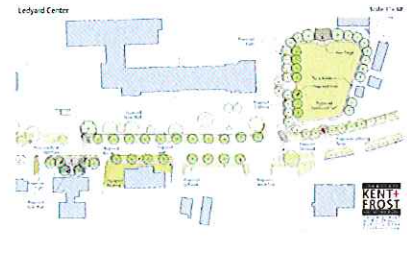
Much of the development of Gales Ferry happened in the car centric 1970's. It consists of long strip mall style buildings set far off the road with excessive amounts of paved parking and no trees, sidewalks or pedestrian amenities. This project removes unnecessary pavement and replaces it with sidewalks, community plazas, trees, lighting, lawn and lush landscaping. The visual and experiential transformation will be dramatic.



Existing Conditions



Vision



Plan

The village has ample existing building space that is vacant due to businesses relocating to more modern centers outside of town. The existing building stock is ideal for small “mom & pop” style business, as the buildings are broken up into small individual units. Additionally CT Route 12 also runs through the center of the village providing abundant visibility to all users traveling to or from I95. This transformation will lead small businesses back to the village center, and revive it into a vibrant village center.

The plan also includes many details to create & strengthen the sense of place of Gales Ferry. Details and history unique to the village of Gales Ferry have been brought to the forefront to celebrate the village, educate users and turn it into a destination instead of a thoroughfare.

The residential district of the village is less than 1000 feet from the commercial center, yet due to the fact that there are no sidewalks, trees or lighting, people do not walk to/or around town to get their needs. A large component of this plan is to transform the village into a walkable center that connects the post office, community center, churches, banks and commercial businesses with the quaint historic residential neighborhoods that surrounds it.

The effectiveness of this grant will be amplified by a partnership with the largest landowner/business in the village. This business has agreed to invest \$500,000 of private money to upgrade the appearance of their building and site. When combined cohesively with this grant, the village will undergo a significant dollar transformation.

Checklist of required Documents

Identify documents submitted with the Application:

- Attachment 1: Legislative Body Resolution
- Attachment 2: Certified Statement
- Attachment 3: Project Location Map and a map of the Town Commercial Center
- Attachment 4: A copy of approved Plan with a copy of the resolution adopted by the
Governing body approving the Plan
- Attachment 5: Cost estimates
- NA Attachment 6: Contracts with architect/engineers and contractors, if applicable
- Attachment 7: Project drawings/plans, if applicable
- NA Attachment 8: Invoices from the commercial private owner for reimbursement, when
available