



City of Middletown

Department of Planning, Conservation & Development

245 deKoven Drive
Middletown, CT 06457
www.MiddletownPlanning.com

MEMORANDUM

TO: The Middletown Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

DATE: April 27, 2021

RE: **CGS 8-24 Referrals (GS 8-24 2021-7, -8 -9, -10)**
Lease Agreements
180 Johnson Street- (aka Remington-Rand; aka Keating)

Proposal

The City of Middletown submitted a request for a favorable reports for four lease agreements the signing of four lease agreements for businesses seeking occupancy in space located at 180 Johnson Street (Remington Rand; Keating) in the IRA zone pursuant to Connecticut General Statutes 8-24.

2020 Plan of Conservation and Development

The proposals are consistent with the 2020 Plan of Conservation and Development by encouraging the adaptive re-use of the historic building.

Existing Conditions

The property contains 10.24 ac at the terminus of Johnson Street. It property is improved with a ±184,000 SF, two-story building, parking and outdoor storage areas. The building was constructed in 1897 and has various manufacturing uses over the last century. The property was acquired by the City in 2000 to preserve the building and make it available for adaptive reuse.

Proposed Tenants

The leases will require separate actions by the Commission and are described as follows:

G.S. 8-24 2021-7

Tenant: Scatz Holy Smokez BBQ & Catering
Use: Prep Kitchen for Food Truck
Space: 1,000 SF (Building B)
Terms: New; 5-year lease

G.S. 8-24 2021-8

Tenant: Chris Coughlin, 860 Brewing, LLC dba Forest City Brewing
Use: Brewery
Space: 2,800 SF (Building B)
Terms: Extension/Expansion; 10- year lease (Tenant Since 2015)

G.S. 8-24 2021-9

Tenant: Pat Precout, Found Apparel Co. Owner
Use: Clothing Manufacturing and Screen Printing
Space: 3,000 SF (Building A)
Lease: New; 10- year lease

G.S. 8-24 2021-10

Tenant: Kiro Bespoke, LLC dba Bespoke Ciderworks
Use: Hard Cider Production
Space: 2,000 SF (Building C) & 400 SF (Building B)
Lease: Extension/Expansion; 5-year lease (Tenant Since 2016)





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