

Middletown Riverfront Redevelopment Commission

Final Report



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Introduction

The Connecticut River runs 410 miles from the Canadian border to the Long Island Sound. It is the longest river in New England and the predominant feature of our landscape in Middlesex County. The lower Connecticut River, or the Connecticut River Estuary and Tidal River Wetlands Complex, begins near its mouth at the Long Island Sound and continues upstream for 36 miles to Cromwell and Wangunk Meadows just north of Middletown.

The City of Middletown owes its existence to the Connecticut River. It is a legacy that needs to be rediscovered and reintegrated into how Middletown functions as a Community for cultural and environmental awareness and stewardship, for recreational opportunity and for economic development.

This report is an effort to guide the City of Middletown in how to invest and encourage greater use of the Middletown riverfront for public use along the river and for private development around its edges. This report and companion documents recognized the realities of riverfront development, especially the possibility of annual flooding. The City should guide future development within the riverfront park by keeping intensive park facilities located in areas that have already been developed. These areas are between the Canoe Club Restaurant and the Columbus Point, and the area of the existing Sewer Treatment facility.

Everything that is recommended is done to help protect, develop in harmony or increase awareness of the Connecticut. The Connecticut River is a vital national treasure that is recognized for its importance by the following:

The Ramsar Convention- On October 14, 1994 this complex tidal ecosystem of the lower river with its extensive, high-quality tidal freshwater and brackish marshes and remarkable clusters of rare and endangered species, was recognized by an intergovernmental treaty as an internationally important wetland. This treaty established the Convention on Wetlands of International Importance, now called the Ramsar Convention. (The convention was held at the Caspian seaside resort of Ramsar in Iran.) The Convention was adopted in 1971 it entered into force in 1975. The United States ratified the treaty in 1987. Today there are 168 convention member countries with 2,127 designated Ramsar sites representing all geographic regions of the world.

American Heritage Rivers- The governors of four New England states that encompass the Connecticut River Valley nominated the Connecticut River for inclusion in President William Clinton's American Heritage Rivers program. Designated rivers receive the priority of federal assistance. In 1998 the Connecticut River was named an American Heritage River, one of just fourteen Rivers receiving the designation nationwide.

In 1990 the US Fish and Wildlife Service opened its Conte Anadromous Fish Research Center in Turner Falls MA. Sixty thousand shad swam through the Turner Falls Fishway toward Vermont and New Hampshire. In 1995 the entire Connecticut River watershed became the newest wildlife refuge. The Silvio O Conte National Fish and Wildlife Refuge was based a new concept, cooperation. It emphasized a watershed approach to landscape preservation through conservation partnerships and limiting the use of outright land purchases to preserve habitats.

First National Blueway- In May, 2012 U. S. Interior Secretary Ken Salazar designated the 410 mile long Connecticut River as America's first National Blueway, saying restoration and preservation efforts on the river were a model for other American rivers. " Most people didn't awake to the possibilities of the restoration of rivers and what they meant to the environment and to the economy and young people and health until very recently," he told reporters at the conclusion s of the ceremony.

Nature Conservancy 100 last great places- The Connecticut River and its estuary is named as one of the last great places by the Nature Conservancy.

The Process and Study Area

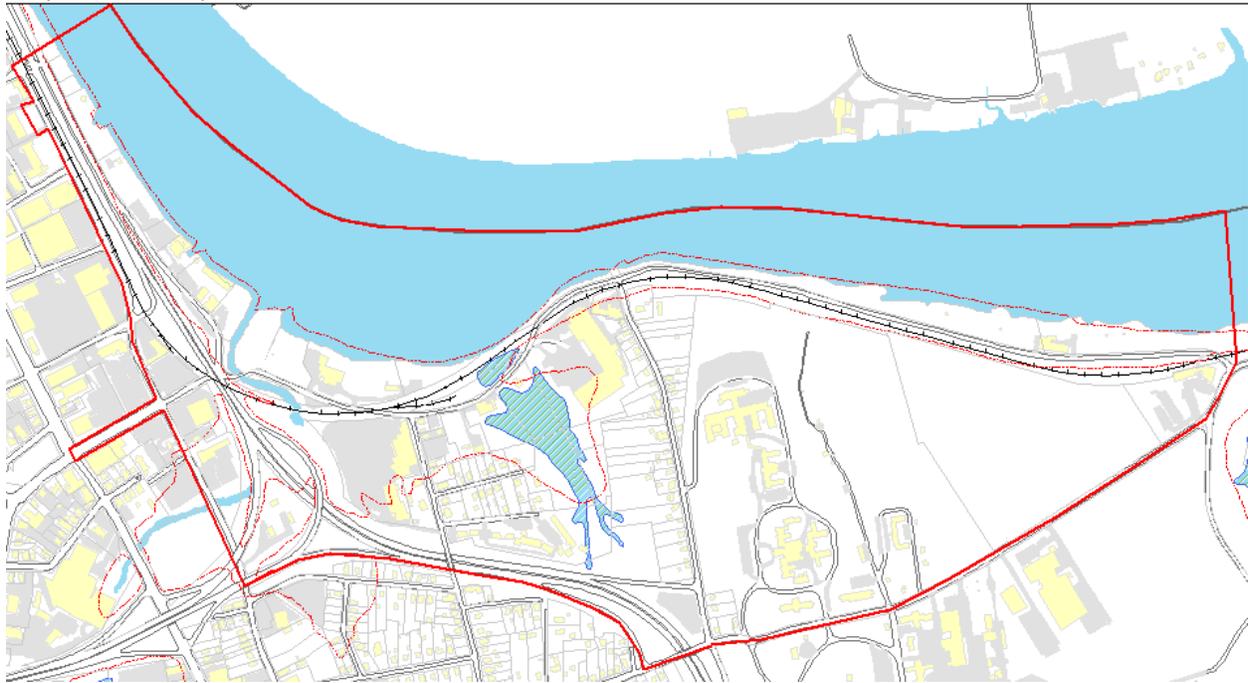
On February 4, 2013, the Common Council created a riverfront planning task force to examine, discuss and answer 10 questions that are important to the future of the riverfront and submit a implementation plan.

This taskforce was named the Middletown Riverfront Redevelopment Commission and meet for the first time on March 6, 2013. The taskforce quickly determine that a planning effort of this importance required the assistance of outside consultants. The City was fortunate to retain the services of Project for Public Spaces, an international waterfront and urban planning firm. Project for Public Spaces undertook a six-month outreach and charrette process that culminated in a detailed report, Placemaking Plan for the Middletown Riverfront, about the potential and possibilities of Middletown's riverfront. This report is available online and should be consider a part of this final report.

(http://www.middletownplanning.com/documents/PPS_Middletown_CT_Report.pdf) The participation of over 500 people contributed to the results contained within this report. Furthermore, the taskforce, through the staff of the Department of Planning, Conservation and Development, created a Facebook page to engage public participation online. As of May 2014, the Riverfront Facebook page had 382 people actively following the Commission's efforts.

The Middletown Riverfront Redevelopment Commission examined an area bounded approximately from the midpoint of the intersection of Washington Street and DeKoven Drive, running south along DeKoven drive, including the entrance to Harbor Park tunnel, to north edge of Union Street, then running west along the north edge of Union Street to the intersection of Main Street then running to the south edge of Union Street east to DeKoven drive, then running south along DeKoven Drive to the Midpoint of the Route 17/Route 9 connector, then following the path of the Route 9 east to the Silver Street exit, then following Silver Street east to the intersection of Silver Street and River Road, then running north to the midpoint of the Connecticut River and following midpoint of the Connecticut River west and then Northwest to a point in the vicinity of Washington Street, then returning to the intersection of Washington Street and DeKoven Drive.

Map of the Study Area



On June 3, 2014, the Middletown Riverfront Redevelopment Commission voted to approve the answers and recommendations contained in this final report and send them to the Common Council of Middletown for adoption and speedy implementation.

<u>The Questions</u>	<u>Page</u>
What shall be included in future riverfront development?	6
Should the City of Middletown incorporate a quasi-public, not-for-profit riverfront development corporation?	11
What types of zones/land use issues should be considered and/or implemented and how will those affect economic development goals identified by the task force?	13
What, if any, changes to existing highway patterns will be required to responsibly develop riverfront property and how can Middletown best interact with DOT to ensure efficacious planning?	14
What level of site control should the City have over parcels with potential for development? Should the City identify parcels of land for acquisition to guarantee a specific end use?	16
Which recreational features should be included to complement the overall plan of development and lead to enhanced quality of life, including but not limited to: an outdoor amphitheater, walking trails, open space, a boat ramp/docks, water features, plantings, a boardwalk, a boathouse, a banquet conference facility, hotel(s), and any others considered by the committee or offered by the public.	17
Should the City seek conveyance of State land adjacent to the South Cove area or parcels of contiguous land and what should be done with such space as it relates to the South Cove development?	18
Should the South Cove development be tied in to further development at Harbor Park and what is the most effective way to link riverfront development to Main Street?	19
What are other successful models for riverfront development throughout the United States of America and which features from those would work appropriately for Middletown?	21
Where we go and what we do from here: A 3 Year Implementation Plan	22
Appendix	24

What shall be included in future riverfront development?

This question is answered comprehensively by the January 2014 Project for Public Spaces final report, [A Placemaking Plan for the Middletown Riverfront](#). The Commission recommends that the Project for Public Spaces report be utilized and implemented as the guiding vision and basis for future Riverfront development. The following is a summary overview of key components for what should be included.



Riverfront Trail-

The 1.5 miles from the North End of Harbor Park along the riverfront to the intersection of River Road and Silver Street should be a continuous uninterrupted public bike and pedestrian path. A pedestrian and bike bridge should span Sumner Brook near where it feeds into the Connecticut River. The Trail should be wide enough to accommodate pedestrians and bikers.

Harbor Park-

The pedestrian tunnel will remain a major gateway and access point to the riverfront for the foreseeable future, particularly for pedestrians and bike riders coming from downtown. But Harbor Park will also become a gateway into downtown for people arriving by paddle boat, kayaks and boat to the floating docks proposed by the city for the area near the tunnel. Enhancing the gateway and arrival experience at the tunnel, a gazebo and new floating docks will be an important first step towards transforming Harbor Park. Proposed gateway enhancements discussed in the public process include visible directional and informational signage, lights, including light art for the pedestrian tunnel, colorful banners or flags along the boardwalk railing, and attractive colorful focal points at key locations such as landscaping, public art, etc.

The gazebo and landing plaza around it should also be improved in the short-term by adding comfortable, attractive seating – picnic tables, benches, or Adirondack chairs – with views of the river.

The gazebo could become a temporary site for a visitor information booth welcoming people arriving on foot from downtown and transient boaters, once the floating docks are completed at this location. These improvements should be seasonal to begin with, and should be timed around larger or organized events when visitors are expected to arrive at Harbor Park.

In the long-term the successful elements from the short-term experiments could be made permanent.

The Community Boat House-

Significant interest was expressed in building a new rowing facility in the vicinity where the existing boat houses stand that would serve current and future rowing programs and provide room for expansion. There are also potential donors who could help the city and the schools build a new boat house.

Workshop participants and interviewees stressed the need for more event spaces in Middletown for private functions, such as weddings, parties, and performances suggesting that such a space could be accommodated in an expanded boat house, possibly over the boat storage facility.

A space that could hold 300-400 people for a performance was suggested several times. We estimate that a space of about 6,000 sf on the second floor above the boat storage could serve that function. That way it would be above the floodplain and offer great views over the river.

The plaza next to the community Boathouse would be the heart of the riverfront, providing information, food, possibly bike and small boat rentals, and serving as an event space for private and public functions, markets and small performances. It would also provide a great viewing area for boat races, fireworks and other activities on the river. It would be linked by a pedestrian bridge to the Sumner Point Great Lawn which would provide a space for larger events.

Sumner Point Great Lawn-

With its proximity to the entrance to the riverfront and to Boathouse plaza, this large open space, the former site of Peterson Oil storage facilities, will make a great flexible space for a variety of outdoor performances and programs. It offers over two acres of programmable space that will easily hold several thousand people. The two spaces – the plaza and the lawn - could be programmed simultaneously for festivals and performances (e.g. jazz festival or a river music festival). When not programmed, the lawn is a versatile space for informal activities (e.g. frisbee, kite flying, pick-up soccer games, badminton, picnics) and for more organized activities through the YMCA or parks and recreation departments.

We recommend that no formal amphitheater or permanent stage be built since that could constrain the types of performances that could be held there. Utility infrastructure for power, lighting and sound systems should be provided at several select locations on the Great Lawn. Landscaping should be minimal but shade trees and low-growing shrubs could provide protection from the sun and help to define the space without blocking views into the park or of the river.

The Water Works-

The Water Works will be a dynamic, multi-use recreational, entertainment and cultural destination proposed to replace the Middletown waste treatment plant.

The waste treatment plant features a number of structures located in the floodplain that, if fully demolished, could never be replaced. Instead of demolishing all buildings and water treatment tanks, we propose to preserve, adapt and remodel existing buildings and some of the tanks. While the primary

treatment tanks may be too polluted for retrofitting, as many as possible of the remaining tanks should be preserved and adapted for new recreational uses, such as swimming and wave pools, scuba diving, skateboarding ramps and bowls, climbing walls, high ropes courses, etc.

The place making concept envisions creating several places within the Water Works, each centered on or around a re-used building or tank. The two-story main service building, where the pumps are housed today, could easily be remodeled into a space for either a full size restaurant, or a smaller kitchen serving primarily an outdoor beer garden. An important element of the plan, the outdoor beer garden, would have great views of the river and could, for special events and festivals (like Oktoberfest) spill on both sides of the building.

Another possibility is for the building to accommodate a micro-brewery which would then serve local brew in the beer garden. The beer garden environment is meant to be simple, light, informal, and easy going.

The space between the pools and the building should become a patio with outdoor seating, deck chairs, cart offering coffee, snacks, soft drinks and ice-cream, and spilling into an attractive, fun water playground. The city should acquire all land on the river side of River Road for public purpose. Currently there is one parcel of property privately owned.

The Omo Site-

The land's central location on the riverfront and its environmental challenges make it a good location for a parking lot that could serve much of the riverfront, providing space for up to 175 cars, in addition to boat trailers.

Restore the brook through dredging, the removal of invasive vegetation, erosion control and new plantings. This community project could result in better water quality and wild-life habitat, as well as new ways for the community to enjoy the brook with nature trails and a kayak launching site.

The City should encourage restoring / renovating the historic industrial buildings at the southeast corner of the site for cultural and commercial use such as craft or flea markets, art galleries, coffee shops, or an indoor public market. The City should also encourage the building at the back of the site adjacent to Route 9 to be redeveloped as commercial offices. In particular, the possibility to develop incubator space for start-up high tech businesses should be vigorously explored.

Boat Launch-

While most of the Waste Treatment Plant site is filled to above 20 feet, there is a low area at the east end that gradually slopes to the water. It is possible that a small boat launch ramp could be built there, with most of the trailer parking located remotely, but this site must be investigated more thoroughly.

The Jackson Site-

The site that is now home to Jackson Corrugated Container Corporation, a carton manufacturer, is a prime redevelopment site on the riverfront suitable for residential and possibly other uses due to its location above the 100-year flood plain, its easy access from Eastern Drive and its lovely views of the river.

Continuous public access along a waterfront is critical, even at developments that are primarily residential. The City should ensure that there is a public access corridor between the shoreline and the railroad line..

As recommended in previous studies the city should investigate the feasibility of relocating River Road onto the land between the Jackson Corrugated property and the railroad all the way down to Meadow Meat (see map below). This would eliminate the need to use the very low railroad underpass, take the majority of the road out of the flood plain and eliminate a vehicular at grade rail road crossing. It would also open up the existing 50 foot River Road right of way (along the river) for a multi-use trail.



The Wetland-

To the west of the Jackson Site is a low-lying, wetland area that has little development potential. Residents suggested that the City purchase the property to be preserved as wetland and used for environmental education purposes. A path or boardwalk around or through the wetland area would provide access for birders and school classes, and expand the reach of the Riverwalk. This property should be acquired both to eliminate the current blight and to establish the public use described above.

River Road-

While we recommend that it be closed to vehicular traffic between Silver Street and Eastern Drive to allow for safe walking and bike riding, there was interest in having it open to one way vehicular traffic during the week but closed to traffic during the weekends to promote more biking and walking.

To encourage more use and as biking increases in Middletown, and so River Road becomes a link in a larger network of bike trails and lanes, the road could be closed to traffic permanently.

A Nature Trail-

Because of its natural beauty and remote location, the stretch of shoreline between Eastern Drive and Silver Street is an ideal place for a nature trail that skirts the edge of the slope leading down to the river and offers a different experience from River Road. If the vegetation along the river is both opened up (by the removal of invasive trees, shrubs and vines) and restored with native species, views could be enhanced while more birds and other wildlife could be attracted.

Silver Street Pier-

At one time a pier that provided a place for the launching of small boats stood near the intersection of Silver Street and River Road and it was served by a small parking lot. The pier and parking lot could be recreated at this site, if the shallow water and steep slope meet state requirements at this location. A new pier must be handicapped accessible (with an ADA compliant ramp) and the parking lot must provide ADA compliant parking spaces. Picnic tables with views of the water would enhance the pier as a destination.

Union Street: A Gateway-

Union Street should be a better gateway to the riverfront and act as part of a larger system to connect the Downtown, Wesleyan University and other important stakeholders to the riverfront. Union Street should be given a “boulevard” treatment with better, safer access for pedestrians and bike riders, more effective way-finding signage, and an attractive gateway to the riverfront. We propose wide sidewalks with attractive lighting and street trees on both sides of Union Street from Main Street to River Road separated from the roadway by a 5’ planted verge. Consideration should also be given to reducing the width of Union Street from four lanes to two between Main Street and deKoven Drive.

Designing the Riverfront with Flooding in mind-

Members of the community have voiced concern about climate change and its impact on flooding and sea level rise on the Middletown riverfront. There is no doubt that the riverfront will be affected by the increase in extreme storm events and flooding, and areas within the 100 year flood plain, whether park land or structures, will have to be built or retrofitted with the potential for flooding in mind. This should not curtail the use of the riverfront, however. Waterfronts around the world are adapting to these harsh realities while continuing to operate as vital community places.

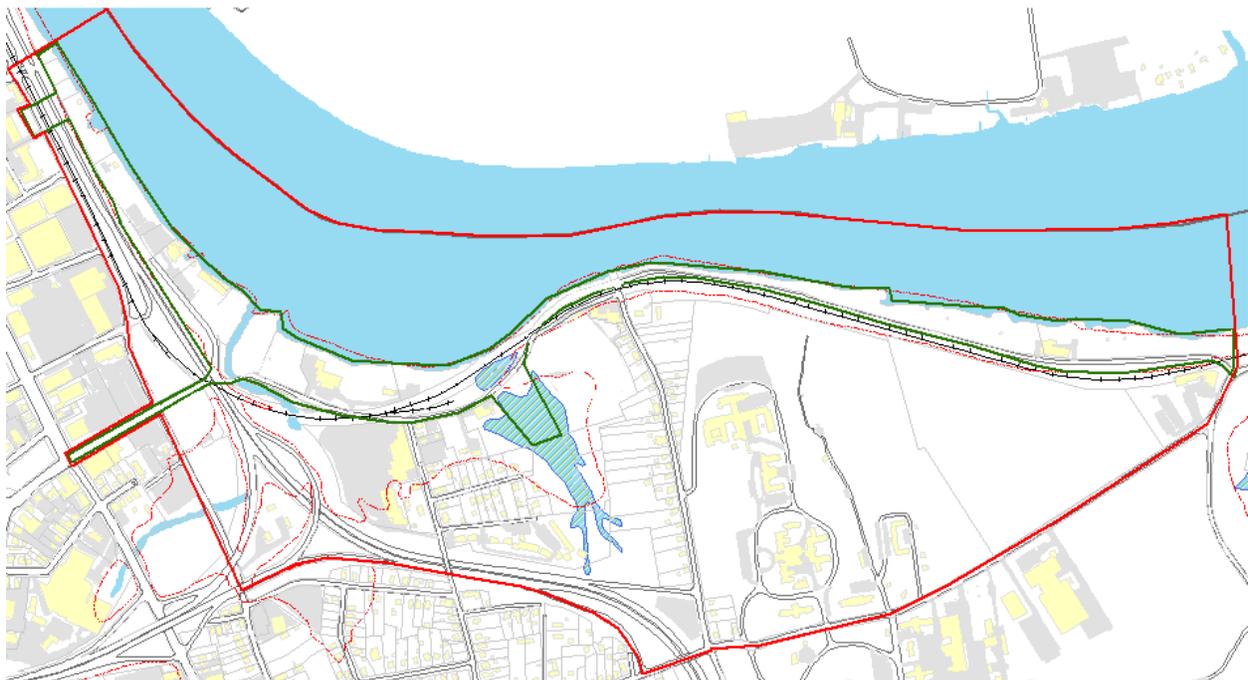
Should the City of Middletown incorporate a quasi-public, not-for-profit riverfront development corporation?

The City should consider establishing a Riverfront Authority, similar to the very successful Long Hill Estate Authority. The Riverfront Authority, like the Long Hill Estate Authority, would be established pursuant to C.G.S. §§ 7-130a through 7-130w, which authorizes public recreational facilities authorities. That statute allows for various types of bonding, including general revenue bonds, bonds tied to income and revenues from particular projects, bond anticipation notes (which must mature within 5 years), and bonds backed by the full faith and credit of the City. Bonds can also be backed by public or private grants and contributions and by mortgages on authority properties. Borrowing on this model, a separate, non-profit corporation, like the Friends of Long Hill Estate, Inc., might also be established for the Riverfront. There will be several projects requiring public-private partnerships and charitable contributions, and many of the ideas Project for Public Spaces proposed lend themselves to capital campaigns. Using the public authority, and a related 501(c)(3), community stakeholders and corporate partners could “Adopt-a-Riverfront.” In addition to funding projects through capital campaigns and public-private partnerships, major public improvements can be accomplished through bonding and through state and federal funds.

Management of an active, multi-use waterfront park is more demanding than a typical recreational area. Management entities are usually responsible for the following tasks:

- Maintenance and repairs
- Events and Programming
- Tenant and concession management
- Fundraising
- Marketing and Promotion

A Riverfront Authority, like the Long Hill Estate Authority, could competently manage all of these tasks within the follow proposed area, outlined in green (study area is in red).



The Commission reviewed several statutory vehicles for managing the riverfront renewal, in addition to the City's inherent Home Rule Powers under Ch. 98 of the Connecticut General Statutes: (1) Redevelopment Agencies under Chapter 130, Part I, (2) Urban Renewal Agencies under Chapter 130, Part II, (3) Municipal Development Agencies under Chapter 132, and (4) Manufacturing Act Assistance Agencies under Chapter 588/. Although each of these four statutory vehicles allow for Tax Increment Financing (TIF), it is difficult to see a TIF being implemented along the riverfront. By definition, tax increment financing relies on there being an increment, which, in turn, relies on there be an increase in taxable value between when the TIF was put in place and when the incremental assessment is collected. From the Project for Public Spaces report, the vision for the riverfront is a string of pearls, which are largely public spaces, and therefore non-taxable. Because such public spaces do not readily support the increment needed for a TIF, or at least one substantial enough to handle major improvements or infrastructure, establishing a TIF does not appear to be a major driver in the decision for which vehicle to use. If TIF is not a major driver, then the utility of the four statutory vehicles is less clear.

The establishment of a Riverfront Authority should meet two tests. One, the creation of a Riverfront Authority should not create a competitive organization at the expense of the downtown. Any Authority should be constructed either through membership or partnership with existing organizations that are working to support a vibrant and strong downtown. The City should consult with the Downtown Business District and the Central Business Bureau of the Middlesex Chamber of Commerce to explore how best to create a strong bond between the riverfront and downtown. Two, the City should have a strong fiscal plan in place to give the Riverfront Authority capacity to carry out its task or investment in City owned or privately owned improvements to assist the Riverfront Authority in its goals. Part of this fiscal plan should be a clear timetable for bonding of improvements. The following items should be considered a priority for bonding:

- 1.5 mile riverfront pedestrian and bicycle path
- Pedestrian and bicycle bridge over Sumner Creek
- New playground in Harbor Park
- Site preparation, grading, landscaping and infrastructure improvements for the Sumner Brook Great Lawn
- Relocation of River Road between the railroad crossing and Eastern Drive.
- New Boathouse and associated uses

Whatever form of management is decided, the results should be consistent and clear as to ongoing management and operation of the riverfront. The rents and income collected within the riverfront area should be used to manage, program, and improve the riverfront area. There should also be a mechanism to accept donations for the benefit of the riverfront area.

What types of zones/land use issues should be considered and/or implemented and how will those affect economic development goals identified by the task force?

The Planning and Zoning Commission has reviewed a number of options available to rezone the riverfront not only to allow for the creation of a public park, but also to encourage adjacent development to complement and benefit from an expanded and more active riverfront park.

The Planning and Zoning Commission will be discussing a proposed floating zone option put forth by staff, including the Office of General Counsel, as well as other options and suggestions from members of the public. A floating zone is the adoption of regulations that would replace the underlying zone when a developer has a specific proposal for new development.

What, if any, changes to existing highway patterns will be required to responsibly develop riverfront property and how can Middletown best interact with DOT to ensure efficacious planning?

Investing in transportation will help leverage other investments to support Middletown's goals for the Riverfront and supports the State initiatives to enhance economic competitiveness, provide better access to quality jobs and housing, preserve the State's environmental integrity, and sustain and promote the livability of Middletown for residents, commuters and visitors.

Access between the Downtown and the River is a long-term necessity. There are five tests that should be address for any proposal to be considered a successful solution.

1. Designed, maintained and operated to enable safe, comfortable and convenient travel to the greatest extent possible for users of all ages and abilities including pedestrians, bicyclists, motorists and transit riders;
2. Safe and attractive pedestrian access from the Downtown to the Riverfront;
3. Safe and efficient circulation of cars into downtown and through downtown;
4. Changes to Route 9 should maintain the ability to access Main Street in the north end, center and southern end of Downtown.
5. Pedestrian access should not be isolated, but rather integrated into any proposed redesign.

The solution that addresses all of these tests will be a challenge, but a challenge that Middletown, the Region and the State of Connecticut are capable of addressing through cooperating, ingenuity and resourcefulness.

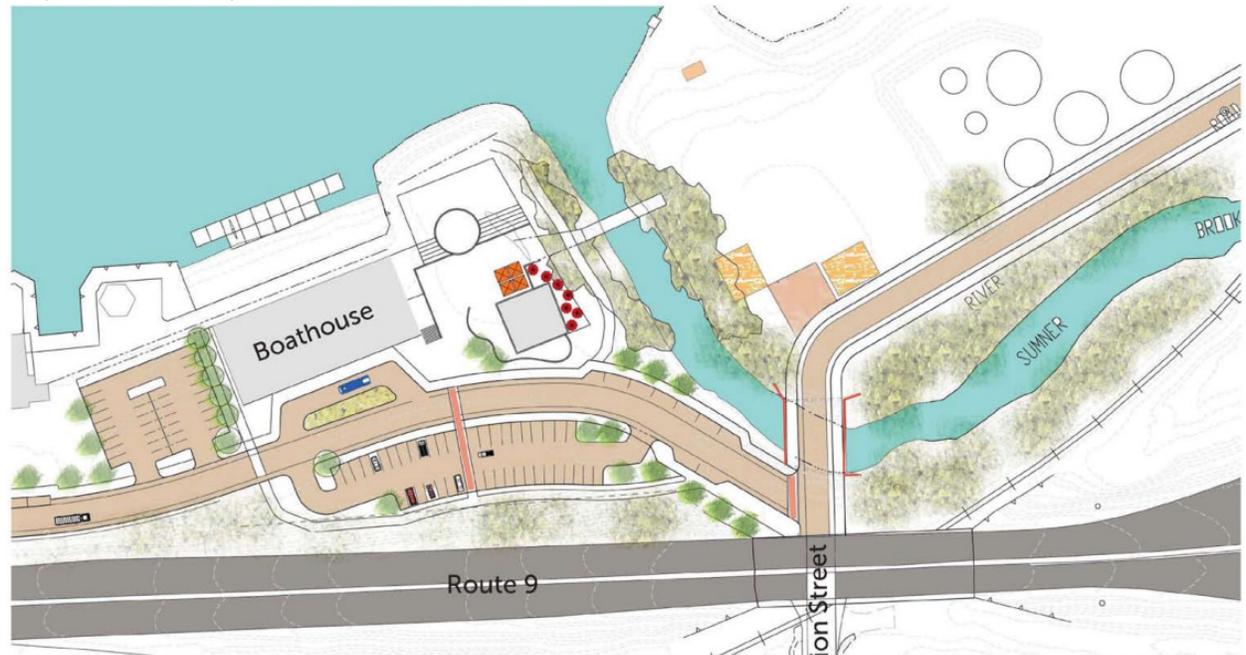
In the short-term the Middletown Riverfront Redevelopment Commission supports the Connecticut Department of Transportation (DOT) proposal Project 82-309 to address safety concerns related to the on ramp from Route 17 on to Route 9, and associated improvements going into the Riverfront area. The proposal changes the Route 17 ramp, closes the Harbor Drive on ramp and constructs a bridge at the end of Union Street over Sumner Brook with one or two bridges. The entrance roads should be resolved so that the City will know how the placement of a new Community Boathouse and parking lot will be affected. The proposed changes by the DOT include enhancing the entire gateway by enhancing the underpass and new decorative bridges will be funded by the DOT and will greatly improve the appearance of the area.

However, before proceeding with the current DOT plan, the Commission strongly recommends that the City initiate discussions with DOT's policy and planning group and/or Commissioner to move forward on a long-term solution for access between the Downtown and the riverfront. The City should encourage DOT to explore implementing a "boulevard" or "city streets" design for the downtown portion of Route 9 to achieve traffic calming and provide greater pedestrian access to the riverfront. Examples of this approach include Route 34 in New Haven, the Embarcadero Freeway in San Francisco, and the West Side Highway (now West Street) in New York. A "boulevard" could address many of the tests above and should be earnestly investigated by DOT. If DOT is receptive to a "boulevard" or "city streets" approach, the City should pursue federal and State grants to begin the process. Another consideration that should be discussed with DOT is construction of a pedestrian walkover across Route 9 to provide access between the riverfront and downtown.

Connecticut Department of Transportation Project 82-309



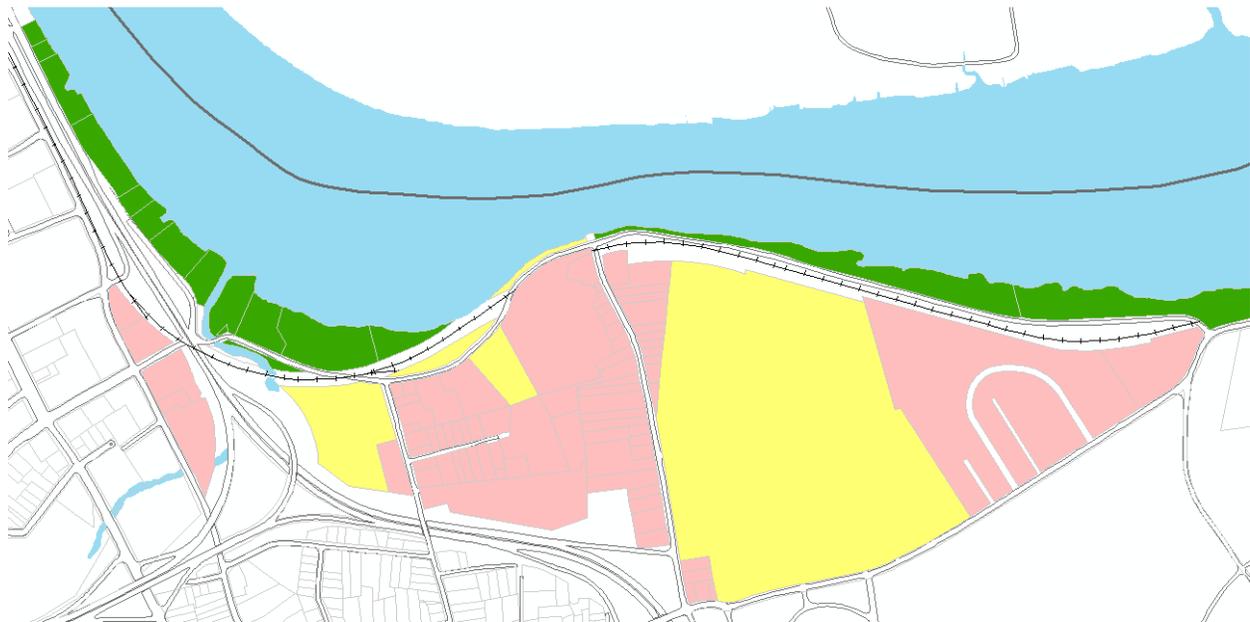
Project for Public Spaces Modification (reviewed with DOT)



What level of site control should the City have over parcels with potential for development? Should the City identify parcels of land for acquisition to guarantee a specific end use?

There is a role for private development and it should be largely controlled and encouraged through the floating zone process described above. Furthermore, the survey rating the Project for Public Spaces recommendations shows strong support for the development of amenities and facilities that are open to the public. The amenity that has the most support is the creation of a 1.5 mile river's edge multi-use path from the tunnel in Harbor Park to Silver Street. Any property or portion of a property that enables the creation of this path should be prioritized for site control by the City.

The City should also explore acquisition / land-banking of other properties that have low potential for beneficial private development but are suitable for public use, or are adjacent to property currently owned by the City that fronts on the river. One property identified by some residents is a low-lying wetland area to the west of the Jackson site. It was suggested that it be purchased and preserved as wetland to be used for environmental education purposes. Another site is the EPA cap site at the Omo property. This area should be incorporated into the park area for parking and future kayak/small boat launch into Sumner Brook. The Commission supports this idea if it can be achieved at a reasonable cost.



- Green Properties are owned by the City of Middletown.
- Yellow Properties should be owned by the City of Middletown in the future.
- Red Properties should remain in private hands and be developed according to zoning regulations.

Which recreational features should be included to complement the overall plan of development and lead to enhanced quality of life, including but not limited to: an outdoor amphitheater, walking trails, open space, a boat ramp/docks, water features, plantings, a boardwalk, a boathouse, a banquet conference facility, hotel(s), and any others considered by the committee or offered by the public.

As stated above, this question is answered comprehensively by the January 2014 Project for Public Spaces final report, A Placemaking Plan for the Middletown Riverfront. The following is a summary overview of key components for what shall be included in a future riverfront development:

- **An outdoor amphitheater-** A large scale facility such as an intensive outdoor amphitheater is discouraged. Outdoor performance space is proposed for the Sumner Point Great Lawn, but the concept is for a flexible minimal infrastructure venue.
- **Boardwalk/ walking trails-** Yes, this is perhaps the most desired amenity for the Riverfront. If the City does nothing else, a 1.5 mile riverfront path should be established from the Tunnel to Silver Street.
- **Open space and educational trail-** The committee recommends that the entire riverfront study area be either active or passive open space. Harbor Park, Sumner Point Great Lawn and the Water Works should all be active open space with infrastructure, amenities and facilities to support a wide variety of uses. The wetlands and River Road between Eastern Drive and Silver Street should be largely passive open space with improvements limited to multi-use paths and trails. Trails through open space should be utilized for education purposes as well.
- **Playgrounds-** The riverfront should have a significant playground located within Harbor Park. This playground should try to be unique and should possibly have a theme related to the River.
- **A boat ramp/docks-** The committee recommends that further investigation should be focused on siting a boat ramp east of the Water Works where the topography naturally slopes down from River Road to the River. Further investigation should be focused on siting a kayak launch into Sumner Brook from the Omo Site. Further investigation should be focused on siting a kayak pier on River Road near Silver Street. Parking for any boat launch should occur at the OMO site. Opportunities for additional floating docks should be investigated for Harbor Park and the Boat house.
- **Water features-** A wide variety of ways to get more people onto the river and or engaged in water related recreational activities are discussed in the Project for Public Spaces final report.
- **Plantings-** The City should encourage the Public Works department, in corporation with a local civic organization to opened up river views where appropriate by the removal of invasive trees, shrubs and vines and restored with native species. The City should reach out to the Middletown Garden Club and the Middletown Lions and other organizations
- **A boathouse-** The committee recommends that the City plan, design and construct a boat house that can accommodate the rowing programs of Middletown High, Wesleyan University, Choate Rosemary Hall, Xavier and Mercy, as well as a community program. This boathouse should be dual use with a banquet facility above.

Should the City seek conveyance of State land adjacent to the South Cove area or parcels of contiguous land and what should be done with such space as it relates to the South Cove development?

Absolutely. The City should initiate discussions with the State of Connecticut with regard to the great potential and future use of the land on the north side of Silver Street. The Planning and Zoning Commission should further refine zoning to control the future use of the land if it was sold to a private developer.

In the short term the City should request that the State's conveyance process be initiated for the area of the steeply sloping unused state land, without any encumbrances, that fronts along the railroad.

In the longer term, the State should be encouraged to move all state operations on the north side of Silver Street to the south side and transfer the property according to the State's conveyance process to the city or the private sector for private sector development that complements the city's efforts.

Should the South Cove development be tied in to further development at Harbor Park and what is the most effective way to link riverfront development to Main Street?

“Lighter, Quicker, Cheaper” experiments allow for lower risk and lower cost improvements to become the launching pad for a larger, long-term plan. These experiments capitalize on the creative energy of the community to generate new uses, test ideas, and build a new image for places in transition.

In order to keep momentum, assess interest and test ideas, a combination of programming and design experiments should be the focus of a concerted, well-managed effort in the next year that will spark dramatic change in how the riverfront is used and transform its image, starting with:

Improvements to Harbor Park adding both programs and amenities

- Instruct Public Works to remove unused satellite dish
- Provide owner of Canoe Club with a key to close tunnel after business hours, currently it closes at sundown.
- Replace the old wood with new on the picnic tables
- Repaint the orange metal gazebo (painted by Canoe Club)-

Create focal points in Harbor Park

- Enhance lighting at the tunnel and along boardwalk
- Purchase LED tree lights (Installed by Canoe Club)-
- Purchase Portable Playground

Complement the above with amenities

- Purchase inexpensive plastic Adirondack chairs-
- Purchase trash cans to match Main Street and replace steel oil drums.

Add signage and information

- Purchase and install a sign to direct public to Riverfront, to parking and to downtown.

Create a performance area/use existing gazebo

- Buskers Night- Allow the gazebos which have power to be available to musicians who wish to perform. Coordinated between Arts and Public Works.
- Sidewalk chalk- Artists and Children to create pieces before and during Summer Sounds Concerts.

Experiment with a significant special event at the Peterson site

- July 4th Fireworks- Make site available for public viewing
- Wesleyan University has come forward to do a Feet to the Fire event in May 2015.
- Clearing invasive species along riverbank

Develop a seasonal program of active recreation events

- Summer Sounds Concert series in Harbor Park
- After-work weekday fun run
- Outdoor movie- Partnership between City and Metro Movies
- Educational Public Tour of Sewage Treatment Facility
- Clearing invasive species along riverbank

Develop a parking strategy for the riverfront

- Parking Department

Develop a pop-up market or gallery program

- Reach out to local vendors that have permits through Police Department and or Health Department, including space for food trucks.
- Reach out to arts organizations

Develop a strategy and funding plan for new events

Identify a partner to actively manage riverfront experiments

- Danny Cronin- Mattabessett Canoe Club Owner
- Stephan Allison- Art Coordinator
- Debbie Stanley- Acting Recreation and Community Services

The Common Council should grant authority and flexibility to the Mayor and Departments to experiment and implement “Lighter, Quicker, Cheaper”.

The Common Council should approve \$15,000 from the general fund to kick-start the programming and amenities for the riverfront.

What are other successful models for riverfront development throughout the United States of America and which features from those would work appropriately for Middletown?

The Riverfront Facebook Page and the Project for Public Spaces received numerous examples to investigate and learn from. The following are the ones that were suggested:

- Norwich
- Glastonbury
- Guilford art center and art fair
- Providence Riverfront
- Paris Plage
- Portland, Oregon- interactive fountains
- Portsmouth, New Hampshire
- Brownstone park in Portland, Connecticut: adventure and water park
- Zip lines: Monkey trunks in New Hampshire and Hillsdale
- New York- tree tops
- Charleston, South Carolina Riverfront – has a great splash fountain for kids
- New Haven Lighthouse Point
- Tai Chi lessons from friends of the Hammanasset Park
- Bangor, Maine festival
- Essex Connecticut River eco-museum
- Frying pan, bar and café on a boat in the Hudson River in New York City
- Parks along the Rhine River in Germany
- Stanley Park in Vancouver, British Colombia, Canada
- Riverfront Recapture & Boathouse- Hartford, Connecticut
- Pedestrian Bridge across river in Omaha, Nebraska

Where we go and what we do from here: A 3 Year Implementation Plan

Year 1

- Develop a communication strategy to increase community awareness, including residents, state and local government and the private sector, of the Riverfront Plan and its implementation.
- Mayor and Chairman Daley host a Council workshop including all city directors to explain the importance of the riverfront and need to focus efforts on enhancing the riverfront and attracting people to the riverfront with events and amenities.
- Implement “Lighter Quicker, Cheaper ideas as discussed.
- Design and construct a continuous multi-use pedestrian and bike trail with a pedestrian and bike bridge crossing Sumner Brook.
- Planning and Zoning Commission should investigate rezoning the entire area to open it up for future private development proposals but retain control over use and design.
- Work with the Canoe Club to implement a number of improvements, such as new signage / advertising for the restaurant and community events, construct an elevator and other ADA improvements within the city owned building, research potential energy upgrades to help finance new air conditioning within the city owned building.
- Work with the Canoe Club to identify ways to infuse much needed capital into the operation. Make Harbor Park and Canoe Club a destination in central Connecticut with innovative and entrepreneurial ideas.
- Establish a Riverfront Improvement Authority as recommended in this report.
- Establish a “Friends of the River” group as recommended in this report.

Year 2

- Hire landscape architect to design upgrades to harbor park – boardwalk, new railing, lighting, seating and other amenities to create public space that will succeed – tour Glastonbury as the newest riverfront park design in CT.
- Encourage the new authority to tour Hartford’s Riverfront Recapture and a New York City Riverfront Park, to gain insights into managing, maintaining and programming riverfront parks.
- Plan, design and construct a boat house that can accommodate the rowing programs of Middletown High, Wesleyan University, Choate Rosemary Hall, Xavier and Mercy, as well as a community program. This boathouse should be dual use with a banquet facility above.
- Continue discussions with potential partners to develop second level of new boathouse based on a market feasibility study..
- The City should ensure that Connecticut Department of Transportation’s Project 82-309 to address safety concerns related to the on ramp from Route 17 on to Route 9, and associated improvements going into the Riverfront area is designed, budgeted and constructed.
- The City should submit a request for State Land Conveyance to the State and General Assembly for unused steep slope State property, between the railroad and existing Connecticut Valley Hospital buildings and facilities.
- The City should begin working with the Connecticut Department of Transportation to improve access between Downtown and the Riverfront and find a solution that meets the following tests:
 - Designed, maintained and operated to enable safe, comfortable and convenient travel to the greatest extent possible for users of all ages and abilities including pedestrians, bicyclists, motorists and transit riders;
 - Safe and attractive pedestrian access from the Downtown to the Riverfront;

- Safe and efficient circulation of cars into downtown and through downtown;
- Changes to Route 9 should maintain the ability to access Main Street in the north end, center and southern end of Downtown.
- Pedestrian access should not be isolated, but rather integrated into any proposed redesign.
- Acquire and land bank all privately owned property on the riverside of River Road and the blighted “wetland property” discussed within the report.
- Seek public funding to build priority improvements
 - 1.5 mile riverfront pedestrian and bicycle path
 - Pedestrian and bicycle bridge over Sumner Creek
 - New playground in Harbor Park
 - Site preparation, grading, landscaping and infrastructure improvements for the Sumner Brook Great Lawn
 - Relocation of River Road between the railroad crossing and Eastern Drive.
 - New Boathouse and associated uses

Year 3

- When sewer plant construction starts work with Valley Railroad to implement high rail tours along river to build enthusiasm for future riverfront area.
- Explore idea of high rail to high rail trolley that drives through downtown picking up passengers for riverfront excursion.
- OMO site post EPA - City should resist any further DEEP remediation requests that do not result in a direct benefit in implementing the Riverfront Plan.
- City should negotiate for ownership of EPA cap area, at the Omo site.
- After significant improvements are made program monthly events to the entire region.

Appendix

The following reports considered to support, elaborate and document the recommendations included in this final report.

- Middletown Riverfront Redevelopment Commission Enabling Resolution
- Project for Public Spaces- Placemaking Plan for the Middletown Riverfront, January 2014
- City of Middletown- Survey Results on Final Conceptual Riverfront Plan- January 2014
- Connecticut General Statute 7-130a-7-130w- Public recreational facilities authorities
- Interceptor Sewer Plan
- Cost Estimates Pedestrian and Bicycle Trail from Harbor Park Tunnel to Silver Street
- Annual Maintenance Estimates for Expanded Riverfront Park

Resolution No. 22-13
Resolution No.05-13

RESOLUTION

WHEREAS, the City of Middletown now has an unprecedented opportunity to develop a riverfront that will affect quality of life and commerce for generations to come; and

WHEREAS, the City of Middletown recognizes the need for broad input in the development potential of the South Cove area of our riverfront; and

WHEREAS, the City of Middletown recognizes that any potential riverfront development must complement rather than compete with our historic Main Street and downtown business corridor; and

WHEREAS, the Common Council of the City of Middletown has authorized the creation of a building committee to oversee the construction of a force main and pump station and then the demolition of the existing sewage treatment plant on River Road; and

WHEREAS, the City of Middletown is committed to establishing and maintaining a planned course of development which sets forth priorities for entertainment, economic development and establishes guidelines for zoning and land use; and

WHEREAS, this plan of development must take into account the perspectives of residents, businesses, and other stakeholders, previous planning efforts, local ordinances, real estate market conditions, and interaction with the State of Connecticut Department of Transportation.

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: That

1. A riverfront planning task force shall be established consisting of the following members: (1) Councilman and Economic Development Committee Chairman Gerald E. Daley as Chairman; (2) Councilman and Economic Development Committee member Joseph Bibisi as Vice Chairman; (3) the President of the Middlesex County Chamber of Commerce Larry McHugh; (4) Chairman of the Downtown Business District Mike DiPiro; (5) Planning and Zoning Commission Chairman Richard Pelletier; (6) Planning and Zoning Commission member Daniel Russo; (7) Inland Wetlands and Watercourses Agency Chairman Joe Carta; (8) Middletown Garden Club Elaine Bank; (9) Middletown Harbor Improvement Agency Wendy Sheil; (10) Jamie Mills, resident; (11) Shelia Stoane, Conservation Commission and staffed by Director of Planning and Conservation Development William Warner.
2. The task force shall be known as the *Middletown Riverfront Redevelopment Commission (MRRRC)*.
3. The task force shall report on the following questions with a proposed plan for implementation:
 - a. What shall be included in future riverfront development?
 - b. Should the City of Middletown incorporate a quasi-public, not-for-profit riverfront development corporation?
 - c. What types of zones/land use issues should be considered and/or implemented and how will those affect economic development goals identified by the task force?
 - d. What, if any, changes to existing highway patterns will be required to responsibly develop riverfront property and how can Middletown best interact with DOT to ensure efficacious planning?

- e. What level of site control should the City have over parcels with potential for development? Should the City identify parcels of land for acquisition to guarantee a specific end use?
 - f. Which recreational features should be included to complement the overall plan of development and lead to enhanced quality of life, including but not limited to: an outdoor amphitheater, walking trails, open space, a boat ramp/docks, water features, plantings, a boardwalk, a boathouse, a banquet conference facility, hotel(s), and any others considered by the committee or offered by the public.
 - g. Should the City seek conveyance of State land adjacent to the South Cove area or parcels of contiguous land and what should be done with such space as it relates to the South Cove development?
 - h. Should the South Cove development be tied in to further development at Harbor Park and what is the most effective way to link riverfront development to Main Street?
 - i. What are other successful models for riverfront development throughout the United States of America and which features from those would work appropriately for Middletown?
 - j. Any other questions identified as appropriate by the Task Force.
4. If deemed necessary by the commission, a consultant would be hired to assist the Commission in facilitating community outreach, advise on economic potential of the riverfront and prepare a plan that incorporates the results of the answers to the questions from 3A to 3J and that the commission is authorized to hire a consultant.

Submitted BY: Mayor Daniel T. Drew

**Status: REFERRED TO ECONOMIC DEVELOPMENT COMMISSION
by Common Council, City of Middletown
at its meeting held on: JANUARY 7, 2013**

**Status: AMENDED AND APPROVED
by Common Council, City of Middletown
at its meeting held on: FEBRUARY 4, 2013**

Sec. 7-130a. Public recreational facilities authorities. Definitions. As used in sections 7-130a to 7-130w, inclusive, the following words and terms shall have the following meanings unless the context indicates another meaning or intent:

- (a) "Authority" means an authority created under the provisions of sections 7-130a to 7-130w, inclusive, or, if any such authority is abolished, the board, body or commission succeeding to the principal functions thereof or to whom the powers given by said sections to such authority shall be given by law.
- (b) "Municipality" means any town, city or borough, whether consolidated or unconsolidated.
- (c) "Federal agency" means and includes the United States of America or any department, bureau, agency or instrumentality thereof.
- (d) "Project" or "projects" or "public facility" or "public facilities" means any one or more of the following: Public golf courses, bathing beaches, swimming pools, marinas or small craft harbors, tennis courts, facilities for camping, fishing and hunting, playgrounds, gymnasiums, playing fields, indoor recreation centers, auditoriums, exhibition halls, museums, aquariums, shipbuilding and other maritime arts and trades demonstration facilities, stadiums, hockey rinks and ski tows and other skiing facilities, as such terms are generally used, and parking facilities and other facilities for the public convenience in connection with any of the foregoing, including all buildings, structures and other facilities for the public convenience, including but not limited to restaurants and other concessions, and appurtenances thereto which the authority may deem necessary and desirable, together with all property, real or personal, rights, easements and interests which may be acquired by the authority or any person contracting with the authority, for the construction, improvement and operation of any of the foregoing.
- (e) "Cost" as applied to any project shall include the cost of acquisition or construction, the cost of any subsequent additions thereto or expansion thereof, the cost of the acquisition of all land, rights-of-way, property rights, easements and interests acquired by the authority for such construction, additions or expansion, the cost of demolishing or removing any building or structure on land so acquired, including the cost of acquiring any lands to which such building or structures may be moved, the cost of dredging and filling underwater areas, the cost of all equipment, financing charges, insurance, interest prior to and during such construction, and during the construction of any addition or expansion, and, if deemed advisable by the authority, for a period not exceeding one year after completion of such construction, addition or expansion, the cost of surveys, engineering and architectural expenses, borings, plans and specifications and other engineering and architectural services, legal expenses, administrative expenses and such other expenses as may be necessary or incident to the construction of the project, and of such subsequent additions thereto or expansion thereof, and the cost of financing such construction, additions or expansion and placing the project and such additions or expansion in operation.
- (f) "Bonds" means any bonds, notes, interim certificates, debentures or other obligations issued by an authority pursuant to sections 7-130a to 7-130w, inclusive.

Sec. 7-130b. Creation of authority. Joining and withdrawal. (a) The legislative body of any municipality may, by ordinance, create an authority under an appropriate name and title containing the word "authority", which may also be constituted a departmental unit of such municipality, or may designate any existing departmental unit of such municipality as such authority. Two or more municipalities may, by concurrent ordinances of their legislative bodies, create such an authority. Such ordinances shall contain a brief statement of the purpose of the authority and shall set forth the articles of incorporation of the authority as follows: (1) The name of the authority and address of its principal office and, where applicable, a statement that the authority is constituted as a departmental unit of such municipality or that an existing municipal department is designated as such authority; (2) a statement that the authority is created under sections 7-130a to 7-130w, inclusive; (3) the name of each participating political subdivision; (4) the names, addresses and terms of office of the first members of the authority, except in the case where the authority is constituted a departmental unit or an existing municipal department is

designated as such authority, in which case the name of such department and its office address shall be given; and (5) the purpose or purposes for which the authority is to be created.

(b) Passage of such ordinance or ordinances by the legislative body or bodies shall constitute the authority a public body politic and corporate of the state, except where such authority is or becomes a departmental unit of such municipality as herein provided.

(c) Any municipality may become a member of an existing authority upon such terms and conditions as the authority may determine. Any municipality which is a member of an existing authority may by vote of its legislative body elect to withdraw from such authority. Such withdrawal shall be effective only upon such terms and conditions as the authority may require and after compliance with the terms and conditions contained in any contracts between such municipality or the authority and the holders of any bonds of the authority. No such withdrawal shall relieve such municipality of any liability incurred by it as a member of the authority or as a user of any of its projects.

Sec. 7-130c. Commission to exercise powers of authority. Transfer of authority to municipal department and vice versa. (a) Except as provided in subsection (b) of this section, the powers of the authority shall be exercised by a commission which shall consist of not less than five nor more than nine members who shall be appointed by the legislative bodies of the participating municipalities and who shall be selected in the manner and for the terms provided by the ordinance creating the authority. The members of the commission shall elect one of their number chairman and shall elect a secretary and treasurer who need not be members of the commission. The offices of secretary and treasurer may be combined. A majority of the members of the commission shall constitute a quorum and the vote of a majority of such members shall be necessary for any action taken by the authority. No vacancy in the membership of the commission shall impair the right of a quorum to exercise all the rights and perform all the duties of the authority. The members of the commission shall be reimbursed for the amount of actual expenses incurred by them in the performance of their duties. The legislative bodies of the participating municipalities may provide for compensation of the members of the commission.

(b) All the foregoing provisions of subsection (a) of this section shall not, however, apply in the event such authority is or becomes a municipal departmental unit as provided in section 7-130b, in which case the powers of the authority shall be exercised by said department in the usual and normal manner in which it functions as such a departmental unit of the municipality under the rules and regulations of said department and the ordinances and the charter of said municipality.

(c) If an authority constituted as a municipal departmental unit in any municipality as provided in section 7-130b, is replaced by an authority operating through a commission, the ordinance establishing such succeeding authority may provide that the employees of such succeeding authority shall be deemed to be employees of such municipality for all purposes, and such municipality shall be deemed to be the employer for purposes of section 7-467; provided that such ordinance may provide that some or all of such employees of such succeeding authority shall not be subject to the classified civil service requirements of such municipality.

Sec. 7-130d. Powers of authority. Each authority shall be deemed to be an instrumentality exercising public and essential government functions to provide for the public health and welfare, and, except as provided in subsection (l) hereof, each such authority is authorized and empowered: (a) To have existence for such term of years as is specified by the participating municipalities; (b) to contract and be contracted with; to sue and be sued; to make and, from time to time, amend and repeal bylaws, rules and regulations not inconsistent with general law to carry out its purposes; and to adopt a corporate seal and alter the same at its pleasure; (c) to acquire, purchase, lease as lessee, construct, reconstruct, improve, extend, operate and maintain projects within or without any of the participating municipalities; and to acquire by gift or purchase lands or rights-in-land in connection therewith and to sell, lease as lessor, transfer or dispose of any property or interest therein acquired by it, at any time; (d)

to lease all or any part of any project upon any such terms or conditions and for such term of years as it may deem advisable where, in the opinion of the authority, such leasing is for commercial uses related to the public uses of the project or unrelated to the public uses of the project but necessary and feasible for the financing or operation of the project; (e) to regulate the uses of all lands and facilities under control of the authority, subject to land use regulations of the municipality in which such lands or facilities are located; (f) to fix and revise from time to time and to charge and collect fees, rents and other charges for the use of any project or facilities thereof, and to establish and revise from time to time regulations in respect of the use, operation and occupancy of any such project or facilities thereof; (g) to enter into contracts with any participating municipality, the state or any political subdivision, agency or instrumentality thereof, any federal agency or any private corporation, copartnership, association or individual, providing for or relating to any project; (h) to accept grants and gifts from any participating municipality, the state or any political subdivision, agency or instrumentality thereof, any federal agency and from any private corporation, copartnership, association or individual; (i) to issue bonds and refunding bonds of the authority, such bonds to be payable solely from funds of the authority; (j) to make and enter into all contracts and agreements necessary or incidental to the performance and execution of its duties and the execution of its powers under sections 7-130a to 7-130w, inclusive, including a trust agreement or trust agreements securing any bonds or refunding bonds issued hereunder; (k) to do all acts and things necessary or convenient to carry out the powers granted by said sections; and (l) in the case of an authority being or becoming a municipal departmental unit as herein provided, the exercise of any of its powers shall be subject to the approval of the local legislative body.

Sec. 7-130e. Municipalities may grant property and money to authority. Each participating municipality may (a) transfer jurisdiction over, lease, lend, grant or convey to the authority at its request, with or without consideration, such real or personal property as may be necessary or desirable to carry out the purposes of the authority, upon such terms and conditions as the legislative body of such municipality determines to be for its best interests; and (b) make appropriations and provide funds for any purpose of the authority, including the acquisition, construction, improvement and operation of any project or facilities thereof and payment of principal and interest on its indebtedness.

Sec. 7-130f. Operation of projects. The authority may acquire or construct and maintain and operate any one or more projects under sections 7-130a to 7-130w, inclusive, in such manner as the authority may determine, and the authority may operate each project separately or it may operate one or more projects together. The authority shall have exclusive control over the revenues derived from its operations and may use revenues from one project in connection with any other project. No person, firm, association or corporation shall receive any profit or dividend from the revenues, earnings or other funds or assets of the authority other than for debts contracted, for services rendered, for materials and supplies furnished and for other value actually received by the authority. All of the foregoing provisions of this section are subject to the approval of the legislative body in those cases where the authority is or becomes a municipal departmental unit.

Sec. 7-130g. Bond issues. (a) The authority may issue bonds from time to time in its discretion, subject to the approval of the legislative body when required by the provisions of sections 7-130a to 7-130w, inclusive, for the purpose of paying all or any part of the cost of acquiring, purchasing, constructing, reconstructing, improving or extending any project and acquiring necessary land and equipment therefor. The authority may issue such types of bonds as it may determine, including, without limiting the generality of the foregoing, bonds payable as to principal and interest: (1) From its revenues generally; (2) exclusively from the income and revenues of a particular project; or (3) exclusively from the income and revenues of certain designated projects, whether or not they are financed in whole or in

part from the proceeds of such bonds. Any such bonds may be additionally secured by a pledge of any grant or contribution from a participating municipality, the state or any political subdivision, agency or instrumentality thereof, any federal agency or any private corporation, copartnership, association or individual, or a pledge of any income or revenues of the authority, or a mortgage on any project or other property of the authority. Whenever and for as long as any authority has issued and has outstanding bonds pursuant to sections 7-130a to 7-130w, inclusive, the authority shall fix, charge and collect rates, rents, fees and other charges in accordance with the second sentence of section 7-130i. Neither the commissioners of the authority nor any person executing the bonds shall be liable personally on the bonds by reason of the issuance thereof. The bonds and other obligations of the authority, and such bonds and obligations shall so state on their face, shall not be a debt of the state or any political subdivision thereof, except when the authority or a participating municipality which in accordance with section 7-130s has guaranteed payment of principal and of interest on the same, and no person other than the authority or such a public body shall be liable thereon, nor shall such bonds or obligations be payable out of any funds or properties other than those of the authority or such a participating municipality. Except to the extent and for the purpose therein expressly provided by other laws, such bonds shall not constitute an indebtedness within the meaning of any statutory limitation on the indebtedness of any participating municipality. Bonds of the authority are declared to be issued for an essential public and governmental purpose. In anticipation of the sale of such revenue bonds the authority may issue negotiable bond anticipation notes and may renew the same from time to time, but the maximum maturity of any such note, including renewals thereof, shall not exceed five years from the date of issue of the original note. Such notes shall be paid from any revenues of the authority available therefor and not otherwise pledged, or from the proceeds of sale of the revenue bonds of the authority in anticipation of which they were issued. The notes shall be issued in the same manner as the revenue bonds. Such notes and the resolution or resolutions authorizing the same may contain any provisions, conditions or limitations which a bond resolution of the authority may contain.

(b) Bonds of the authority may be issued as serial bonds or as term bonds, or the authority, in its discretion, may issue bonds of both types. Bonds shall be authorized by resolution of the members of the authority and shall bear such date or dates, mature at such time or times, not exceeding fifty years from their respective dates, bear interest at such rate or rates, or have provisions for the manner of determining such rate or rates, payable at such time or times, be in such denominations, be in such form, either coupon or registered, carry such registration privileges, be executed in such manner, be payable in lawful money of the United States of America at such place or places, and be subject to such terms of redemption, as such resolution or resolutions may provide. The revenue bonds or notes may be sold at public or private sale for such price or prices as the authority shall determine. Pending preparation of the definitive bonds, the authority may issue interim receipts or certificates which shall be exchanged for such definitive bonds.

(c) Any resolution or resolutions authorizing any revenue bonds or any issue of revenue bonds may contain provisions, which shall be a part of the contract with the holders of the revenue bonds to be authorized, as to: (1) Pledging all or any part of the revenues of a project or any revenue-producing contract or contracts made by the authority with any individual, partnership, corporation or association or other body, public or private, to secure the payment of the revenue bonds or of any particular issue of revenue bonds, subject to such agreements with bondholders as may then exist; (2) the rentals, fees and other charges to be charged, and the amounts to be raised in each year thereby, and the use and disposition of the revenues; (3) the setting aside of reserves or sinking funds or other funds or accounts as the authority may establish and the regulation and disposition thereof, including requirements that any such funds and accounts be held separate from or not be commingled with other funds of the authority; (4) limitations on the right of the authority or its agent to restrict and regulate the use of the project; (5) limitations on the purpose to which the proceeds of sale of any issue of revenue bonds then or thereafter to be issued may be applied and pledging such proceeds to secure the payment of the

revenue bonds or any issue of the revenue bonds; (6) limitations on the issuance of additional bonds; the terms upon which additional bonds may be issued and secured; the refunding of outstanding bonds; (7) the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which must consent thereto, and the manner in which such consent may be given; (8) limitations on the amount of moneys derived from the project to be expended for operating, administrative or other expenses of the authority; (9) defining the acts or omissions to act which shall constitute a default in the duties of the authority to holders of its obligations and providing the rights and remedies of such holders in the event of a default; (10) the mortgaging of a project and the site thereof for the purpose of securing the bondholders; and (11) provisions for the execution of reimbursement agreements or similar agreements in connection with credit facilities including but not limited to, letters of credit or policies of bond insurance, remarketing agreements and agreements for the purpose of moderating interest rate fluctuations.

(d) If any officer whose signature or a facsimile of whose signature appears on any bonds or coupons ceases to be such officer before delivery of such bonds, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until such delivery. Notwithstanding any of the other provisions of sections 7-130a to 7-130w, inclusive, or any recitals in any bonds issued under the provisions of said sections, all such bonds shall be deemed to be negotiable instruments under the provisions of the general statutes.

(e) Unless otherwise provided by the ordinance creating the authority, bonds may be issued under the provisions of sections 7-130a to 7-130w, inclusive, without obtaining the consent of any commission, board, bureau or agency of the state or of any political subdivision, and without any other proceedings or the happening of other conditions or things than those proceedings, conditions or things which are specifically required by said sections.

(f) The authority shall have power out of any funds available therefor to purchase its bonds or notes. The authority may hold, pledge, cancel or resell such bonds, subject to and in accordance with agreements with bondholders.

(g) An authority shall cause a copy of any bond resolution adopted by it to be filed for public inspection in its office and in the office of the clerk of each participating municipality and may thereupon cause to be published at least once in a newspaper published or circulating in each participating municipality a notice stating the fact and date of such adoption and the places where such bond resolution has been so filed for public inspection and also the date of the first publication of such notice and also stating that any action or proceeding of any kind or nature in any court questioning the validity or proper authorization of bonds provided for by the bond resolution, or the validity of any covenants, agreements or contracts provided for by the bond resolution, shall be commenced within twenty days after the first publication of such notice. If any such notice is published and if no action or proceeding questioning the validity or proper authorization of bonds provided for by the bond resolution referred to in such notice, or the validity of any covenants, agreements or contracts provided for by the bond resolution is commenced or instituted within twenty days after the first publication of said notice, then all residents and taxpayers and owners of property in each participating municipality and all other persons shall be forever barred and foreclosed from instituting or commencing any action or proceeding in any court, or from pleading any defense to any action or proceeding, questioning the validity or proper authorization of such bonds, or the validity of such covenants, agreements or contracts, and said bonds, covenants, agreements and contracts shall be conclusively deemed to be valid and binding obligations in accordance with their terms and tenor.

Sec. 7-130h. Securing of bonds. In the discretion of the authority any bonds issued under the provisions of sections 7-130a to 7-130w, inclusive, may be secured by a trust indenture by way of conveyance, deed of trust or mortgage of any project or any other property of the authority, whether or not financed in whole or in part from the proceeds of such bonds, or by a trust agreement by and between the

authority and a corporate trustee, which may be any trust company or bank having the powers of a trust company within or without the state or by both such conveyance, deed of trust or mortgage and indenture or trust agreement. Such trust indenture or agreement may pledge or assign any or all fees, rents and other charges to be received or proceeds of any contract or contracts pledged, and may convey or mortgage any property of the authority. Such trust indenture or agreement may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as may be reasonable and proper and not in violation of law, including particularly such provisions as have hereinabove been specifically authorized to be included in any resolution or resolutions of the authority authorizing the issue of bonds. Any bank or trust company incorporated under the laws of the state may act as depository of the proceeds of such bonds or of revenues or other moneys and may furnish such indemnifying bonds or pledge such securities as may be required by the authority. Such trust indenture may set forth the rights and remedies of the bondholders and of the trustee, and may restrict the individual right of action by bondholders. In addition to the foregoing, such trust indenture or agreement may contain such other provisions as the authority may deem reasonable and proper for the security of the bondholders. All expenses incurred in carrying out the provisions of such trust indenture or agreement may be treated as a part of the cost of a project.

Sec. 7-130i. Rates, rents, fees and charges. The authority is authorized to fix, revise, charge and collect rates, rents, fees and charges for the use of and for the services furnished or to be furnished by each project and to contract with any person, partnership, association or corporation, or other body, public or private, in respect thereof. Such rates, rents, fees and charges shall be fixed and adjusted in respect of the aggregate of rates, rents, fees and charges from such project so as to provide funds sufficient with other revenues, if any, (1) to pay the cost of maintaining, repairing and operating the project and each and every portion thereof, to the extent that the payment of such cost has not otherwise been adequately provided for, (2) to pay the principal of and the interest on outstanding revenue bonds of the authority issued in respect of such project as the same shall become due and payable, and (3) to create and maintain reserves required or provided for in any resolution authorizing, or trust agreement securing, such revenue bonds of the authority. Such rates, rents, fees and charges shall not be subject to supervision or regulation by any department, commission, board, body, bureau or agency of this state other than the authority. A sufficient amount of the revenues derived in respect of a project, except such part of such revenues as may be necessary to pay the cost of maintenance, repair and operation and to provide reserves and for renewals, replacements, extensions, enlargements and improvements as may be provided for in the resolution authorizing the issuance of any revenue bonds of the authority or in the trust agreement securing the same, shall be set aside at such regular intervals as may be provided in such resolution or trust agreement in a sinking or other similar fund which is hereby pledged to, and charged with, the payment of the principal of and the interest on such revenue bonds as the same shall become due, and the redemption price or the purchase price of bonds retired by call or purchase as therein provided. Such pledge shall be valid and binding from the time when the pledge is made; the rates, rents, fees and charges and other revenues or other moneys so pledged and thereafter received by the authority shall immediately be subject to the lien of such pledge without any physical delivery thereof or further act, and the lien of any such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the authority, irrespective of whether such parties have notice thereof. Neither the resolution nor any trust indenture or agreement by which a pledge is created need be filed or recorded except in the records of the authority. The use and disposition of moneys to the credit of such sinking or other similar fund shall be subject to the provisions of the resolution authorizing the issuance of such bonds or of such trust agreement. Except as may otherwise be provided in such resolution or such trust indenture or agreement, such sinking or other similar fund shall be a fund for all such revenue bonds issued to finance projects of such authority without distinction or priority of one over another.

Sec. 7-130j. Use of receipts. All moneys received pursuant to the authority of sections 7-130a to 7-130w, inclusive, whether as proceeds from the sale of bonds or as revenues, shall be deemed to be trust funds to be held and applied solely as provided in said sections.

Sec. 7-130k. Enforcement of rights of bondholders and trustees. Any holder of bonds, notes, certificates or other evidences of borrowing issued under the provisions of sections 7-130a to 7-130w, inclusive, or of any of the coupons appertaining thereto, and the trustee under any trust indenture or agreement, except to the extent the rights herein given may be restricted by such trust indenture or agreement, may, either at law or in equity, by suit, action, injunction, mandamus or other proceedings, protect and enforce any and all rights under the provisions of the general statutes or granted by said sections or under such trust indenture or agreement or the resolution authorizing the issuance of such bonds, notes or certificates, and may enforce and compel the performance of all duties required by said sections or by such trust indenture or agreement or resolution to be performed by the authority or by any officer or agent thereof, including the fixing, charging and collection of fees, rents and other charges.

Sec. 7-130l. Tax exemption. The exercise of the powers granted by sections 7-130a to 7-130w, inclusive, shall be in all respects for the benefit of the inhabitants of the state, for the increase of their commerce and for the promotion of their safety, health, welfare, convenience and prosperity, and as the operation and maintenance of any project which the authority is authorized to undertake constitute the performance of an essential governmental function, no authority shall be required to pay any taxes or assessments upon any project acquired and constructed by it under the provisions of said sections; and the bonds, notes, certificates or other evidences of debt issued under the provisions of said sections, their transfer and the income therefrom, including any profit made on the sale thereof, shall at all times be free and exempt from taxation by the state and by any political subdivision thereof.

Sec. 7-130m. Bonds to be legal investments. Bonds issued by the authority under the provisions of sections 7-130a to 7-130w, inclusive, shall be securities in which all public officers and public bodies of the state and its political subdivisions, all insurance companies, trust companies, banking associations, investment companies and executors, administrators, trustees and other fiduciaries may properly and legally invest funds, including capital in their control or belonging to them. Such bonds shall be securities which may properly and legally be deposited with and received by any state or municipal officer or any agency or political subdivision of the state for any purpose for which the deposit of bonds or obligations is now or may hereafter be authorized by law.

Sec. 7-130n. Liberal construction. Consent of other bodies not required. Section 7-130n is repealed.

Sec. 7-130o. Municipal powers to aid authority. For the purpose of aiding an authority and cooperating in the planning, undertaking, acquisition, construction or operation of any public facility, any municipality may (a) acquire real property in its name for such public facility or for the widening of existing roads, streets, parkways, avenues or highways or for new roads, streets, parkways, avenues or highways to any such public facility, or partly for such purposes and partly for other municipal purposes, by purchase or condemnation in the manner provided by law for the acquisition of real property by such municipality, (b) furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan parks, streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake, and (c) do any and all things necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of any such public facility, and cause services to be furnished to the authority of any character which such municipality is otherwise empowered to furnish, and to incur the entire expense thereof.

Sec. 7-130p. Provision of property to authority. Any municipality, by ordinance, and any other governmental unit is empowered, without any referendum or public or competitive bidding, and any person is empowered, to sell, lease, lend, grant or convey to an authority, or to permit an authority to use, maintain or operate as part of any public facility, any real or personal property which may be necessary or useful and convenient for the purposes of the authority and accepted by the authority. Any such sale, lease, loan, grant, conveyance or permit may be made or given with or without consideration and for a specified or an unlimited period of time and under any agreement and on any terms and conditions which may be approved by such municipality, governmental unit or person and which may be agreed to by the authority in conformity with its contracts with the holders of any bonds. Subject to any such contracts with the holders of bonds, the authority may enter into and perform any and all agreements with respect to property so purchased, leased, borrowed, received or accepted by it, including agreements for the assumption of principal or interest or both of indebtedness of such municipality, governmental unit or person or of any mortgage or lien existing with respect to such property or for the operation and maintenance of such property as part of any public facility.

Sec. 7-130q. Lease of facilities. Any municipality, governmental unit or person is empowered to enter into and perform any lease or other agreement with an authority for the lease to or use by such municipality, governmental unit or person of all or any part of any public facility or facilities. Any such lease or other agreement may provide for the payment to the authority by such municipality, governmental unit or person, annually or otherwise, of such sum or sums of money, computed at fixed amounts or by any formula or in any other manner, as may be so fixed or computed. Any such lease or other agreement may be made and entered into for a term beginning currently or at some future or contingent date and with or without consideration and for a specified or unlimited time and on any terms and conditions which may be approved by such municipality, governmental unit or person and which may be agreed to by the authority in conformity with its contracts with the holders of any bonds, and shall be valid and binding on such municipality, governmental unit or person whether or not an appropriation is made thereby prior to authorization or execution of such lease or other agreement. Every such municipality, governmental unit or person shall do all acts and things necessary, convenient or desirable to carry out and perform any such lease or other agreement entered into by it and to provide for the payment or discharge of any obligation thereunder in the same manner as other obligations of such municipality, governmental unit or person.

Sec. 7-130r. Financial aid by municipality. For the purpose of aiding an authority and cooperating in the planning, undertaking, acquisition, construction or operation of any public facility, any municipality, by ordinance or by resolution of its legislative body, shall have power from time to time and for such period and upon such terms, with or without consideration, as may be provided by such resolution or ordinance and accepted by the authority, (a) to appropriate moneys for the purposes of the authority, and to loan or donate such money to the authority in such installments and upon such terms as may be agreed upon with the authority, (b) to covenant and agree with the authority to pay to or on the order of the authority annually or at shorter intervals as a subsidy for the promotion of its purposes not more than such sums of money as may be stated in such resolution or ordinance or computed in accordance therewith, (c) upon authorization by it in accordance with law of the performance of any act or thing which it is empowered by law to authorize and perform and after appropriation of the moneys, if any, necessary for such performance, to covenant and agree with the authority to do and perform such act or thing and as to the time, manner and other details of its doing and performance, and (d) to appropriate money for all or any part of the cost of acquisition or construction of such public facility, and, in accordance with the limitations and any exceptions thereto and in accordance with procedure prescribed by law, to incur indebtedness, borrow money and issue its negotiable bonds for the purpose

of financing such public facility and appropriation, and to pay the proceeds of such bonds to the authority.

Sec. 7-130s. Municipal guarantee of authority bonds. For the purpose of aiding an authority in the planning, undertaking, acquisition, construction or operation of any public facility, any participating municipality may, pursuant to resolution adopted by its legislative body in the manner provided for adoption of a resolution authorizing bonds of such municipality and with or without consideration and upon such terms and conditions as may be agreed to by and between the municipality and the authority, unconditionally guarantee the punctual payment of the principal of and interest on any bonds of the authority and pledge the full faith and credit of the municipality to the payment thereof. Any guaranty of bonds of an authority made pursuant to this section shall be evidenced by endorsement thereof on such bonds, executed in the name of the municipality and on its behalf by such officer thereof as may be designated in the resolution authorizing such guaranty, and such municipality shall thereupon and thereafter be obligated to pay the principal of and interest on said bonds in the same manner and to the same extent as in the case of bonds issued by it. As part of the guarantee of the municipality for payment of principal and interest on the bonds, the municipality may pledge to and agree with the owners of bonds issued under this chapter and with those persons who may enter into contracts with the municipality or the authority or any successor agency pursuant to the provisions of this chapter that it will not limit or alter the rights thereby vested in the bondowners, the authority or any contracting party until such bonds, together with the interest thereon, are fully met and discharged and such contracts are fully performed on the part of the municipality or the authority, provided nothing in this subsection shall preclude such limitation or alteration if and when adequate provision shall be made by law for the protection of the owners of such bonds of the municipality or the authority or those entering into such contracts with the municipality or the authority. The authority is authorized to include this pledge and undertaking for the municipality in such bonds or contracts. To the extent provided in such agreement or agreements, the obligations of the municipality thereunder shall be obligatory upon the municipality and the inhabitants and property thereof, and thereafter the municipality shall appropriate in each year during the term of such agreement, and there shall be available on or before the date when the same are payable, an amount of money which, together with other revenue available for such purpose, shall be sufficient to pay such principal and interest guaranteed by it and payable thereunder in that year, and there shall be included in the tax levy for each such year an amount which, together with other revenues available for such purpose, shall be sufficient to meet such appropriation. Any such agreement shall be valid, binding and enforceable against the municipality if approved by action of the legislative body of such municipality. Any such guaranty of bonds of an authority may be made, and any resolution authorizing such guaranty may be adopted, notwithstanding any statutory debt or other limitations, but the principal amount of bonds so guaranteed shall, after their issuance, be included in the gross debt of such municipality for the purpose of determining the indebtedness of such municipality under subsection (b) of section 7-374. The principal amount of bonds so guaranteed and included in gross debt shall be deducted and is declared to be and to constitute a deduction from such gross debt under and for all the purposes of said subsection (b) of section 7-374, (a) from and after the time of issuance of said bonds until the end of the fiscal year beginning next after the completion of acquisition and construction of the public facility to be financed from the proceeds of such bonds and (b) during any subsequent fiscal year if the revenues of the authority in the preceding fiscal year are sufficient to pay its expenses of operation and maintenance in such year and all amounts payable in such year on account of the principal and interest on all such guaranteed bonds, all bonds of the municipality issued as provided in section 7-130r, and all bonds of the authority issued under section 7-130g.

Sec. 7-130t. Pledge or assignment of lease to secure bonds. Any lease or other agreement, and any instruments making or evidencing the same, may be pledged or assigned by the authority to secure its bonds and thereafter may not be modified except as provided by the terms of such instrument or by the terms of such pledge or assignment.

Sec. 7-130u. Exemption of property from levy and sale by virtue of execution. All property of an authority shall be exempt from levy and sale by virtue of an execution and no execution or other judicial process shall issue against the same nor shall any judgment against an authority be a charge or lien upon its property; provided nothing herein contained shall apply to or limit the rights of the holder of any bonds to pursue any remedy for the enforcement of any pledge or lien given by an authority on its facility revenues or other moneys.

Sec. 7-130v. Payment by authority of sums in lieu of taxes. Every authority and every municipality in which any property of the authority is located may enter into agreements with respect to the payment by the authority to such municipality of annual sums of money in lieu of taxes on such property in such amounts as may be agreed upon between the authority and the municipality, and each such authority may make, and each such municipality is empowered to accept, such payments and to apply them in the manner in which taxes may be applied in such municipality; provided no such annual payment with respect to any parcel of such property shall exceed the amount of taxes paid thereon for the taxable year immediately prior to the time of its acquisition by the authority.

Sec. 7-130w. Construction of statutes. Consent of other agencies not required. Sections 7-130a to 7-130w, inclusive, shall constitute full and complete authority, without regard to the provisions of any other law, for the doing of the acts and things therein authorized and shall be liberally construed to effect the purposes hereof, provided the ordinance creating the authority may include limitations on the powers and procedures of the authority. Unless otherwise provided in such ordinance, neither the consent nor approval of any planning commission, regional planning agency, historic district commission, municipal or regional economic development commission or any other board, body or commission established or created before or after July 1, 1965, shall be required for the exercise of the powers conferred by said sections; provided no project shall be constructed in any municipality if it is inconsistent with the plan of conservation and development for the municipality adopted pursuant to section 8-23, except with the approval of the planning commission of such municipality.

Cost Estimates Pedestrian and Bicycle Trail from Harbor Park Tunnel to Silver Street

CONSTRUCTION ESTIMATE - 20124						
Proj: Trail from Harbor Park to Silver Street		Date:		6/2/2014		
No.	ITEM	UNIT	QTY.	Bid # / Exp. Date	UNIT PRICE	COST
Engineering						
	Survey & Design	LS	1		\$175,000.00	\$175,000.00
	Construction Contract Admin	LS	1		\$10,000.00	\$10,000.00
	Construction Inspection	LS	1		\$125,000.00	\$125,000.00
Subtotal						\$310,000.00
Construction						
	10' wide paved trail	LF	8,700		\$160.00	\$1,392,000.00
	Ped Bridge	LS	1		\$150,000.00	\$150,000.00
	Relocate Roadway	LF	700		\$250.00	\$175,000.00
Subtotal						\$1,717,000.00
Contingency		10%				\$202,700.00
Total						\$2,229,700.00

Annual Maintenance Estimates for Expanded Riverfront Park

Approximate Annual Number of Man-hours	Hours	Per Year	Total Hours	Low \$17.25 per hour	High \$25.52 per hour
Mowing grass- 10 hours a week (about six months)	10	26	260	\$4,485.00	\$6,635.20
Spring clean-up - 20 hours	20	1	20	\$345.00	\$510.40
Fall clean-up - 20 hours	20	1	20	\$345.00	\$510.40
Snow removal - 2 hours each storm	2	14	28	\$483.00	\$714.56
Clean-up after flood - 120 + hours each flood	120	2	240	\$4,140.00	\$6,124.80
Trash removal - 5 hours a week	5	52	260	\$4,485.00	\$6,635.20
			Harbor Park (7.25 Acres)	\$14,283.00	\$21,130.56
			Per Acre	\$1,970.07	\$2,914.56
			Entire Riverfront (35.17 Acres)	\$69,287.33	\$102,505.08