



## City of Middletown Department of Land Use

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### MEMORANDUM

TO: The Middletown Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, Director

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

DATE: July 27, 2021

RE: **CGS 8-24 Referral (GS 8-24 2021-20)**  
**Lease Agreement**  
**80 Harbor Drive**

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#### Proposal

The City of Middletown submitted a request for a favorable report for the signing of a lease to a new restaurant seeking to occupy the existing building at 80 Harbor Drive in the RF zone pursuant to Connecticut General Statutes 8-24.

#### 2020 Plan of Conservation and Development

The proposals are consistent with the 2020 Plan of Conservation and Development by encouraging an accessible and dynamic riverfront.

#### Proposed Tenants

The city sent a request for proposals (RFP) for restaurateurs looking to occupy the 15,000 SF building. The City received six responses and selected the desired tenant. The following are excerpts from the awarded RFP response:

We plan to establish a clean, casual modern family dining experience with a strong focus on the Middletown community and waterfront. We will create a centralized experience to draw Middletown residents and visitors to Harbor Park. Our indoor and patio dining model places food quality and customer service at its foundation. An approachable menu with a seafood concentration will incorporate the waterfront into the restaurant. The clean, plant filled indoor environment will contribute, not subtract, from the surrounding outdoor scene, carrying natural light through the large windows from the waterfront into the dining area. These large windows will lend themselves to indoor diners' ability to appreciate the outside backdrop; whether it be the sun off the water or a winter snow storm.

A take-out only window will provide a lower price point menu to engage sales of boardwalk and boat-up patrons. "The Dragon Shack" will be run in partnership with Middletown High School. It will provide students with the opportunity to

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work, earn community service hours, and gain workplace experience while also contributing to fundraising efforts. A 20% portion of the take-out window's proceeds will be donated to the Senior Class of Middletown High School to help increase equitable opportunities for all of the students to enjoy the many expensive Senior activities such as prom, class trips and Senior picnic.

In collaboration with two other female-owned Middletown based small businesses, we propose an additional take-out area, "Good Neighbors Coffee & Creamery", which serves Nora Cupcake Company created ice cream and Perkatory Coffee Roasters coffee drinks (See Appendix I). Customers can take advantage of this service while enjoying the boardwalk, without having to enter the restaurant.

To curate a relationship with our preexisting restaurant, Eli Cannon's Brewing Collective will exist out of a glass enclosed, visible working brew system established within the first floor of the restaurant. This collective will allow our already on staff head brewer to work with existing, successful brewers around the state to create Middletown-born brews. With collaboration talks already underway, the relationships established will bring attention to a newly reinvigorated restaurant. This space will help draw the current Eli Cannon's Tap Room clientele to enjoy a new environment, while allowing them to appreciate high quality local craft beer.

Open seven days a week for lunch, dinner and brunch on the weekends, we will place focus on customer service, food quality and ambiance to curate a successful year-round establishment. With the different pieces to our experience, this will be a premier travel destination to attract people to Harbor Park and Middletown.

A draft lease is not available at this time.