

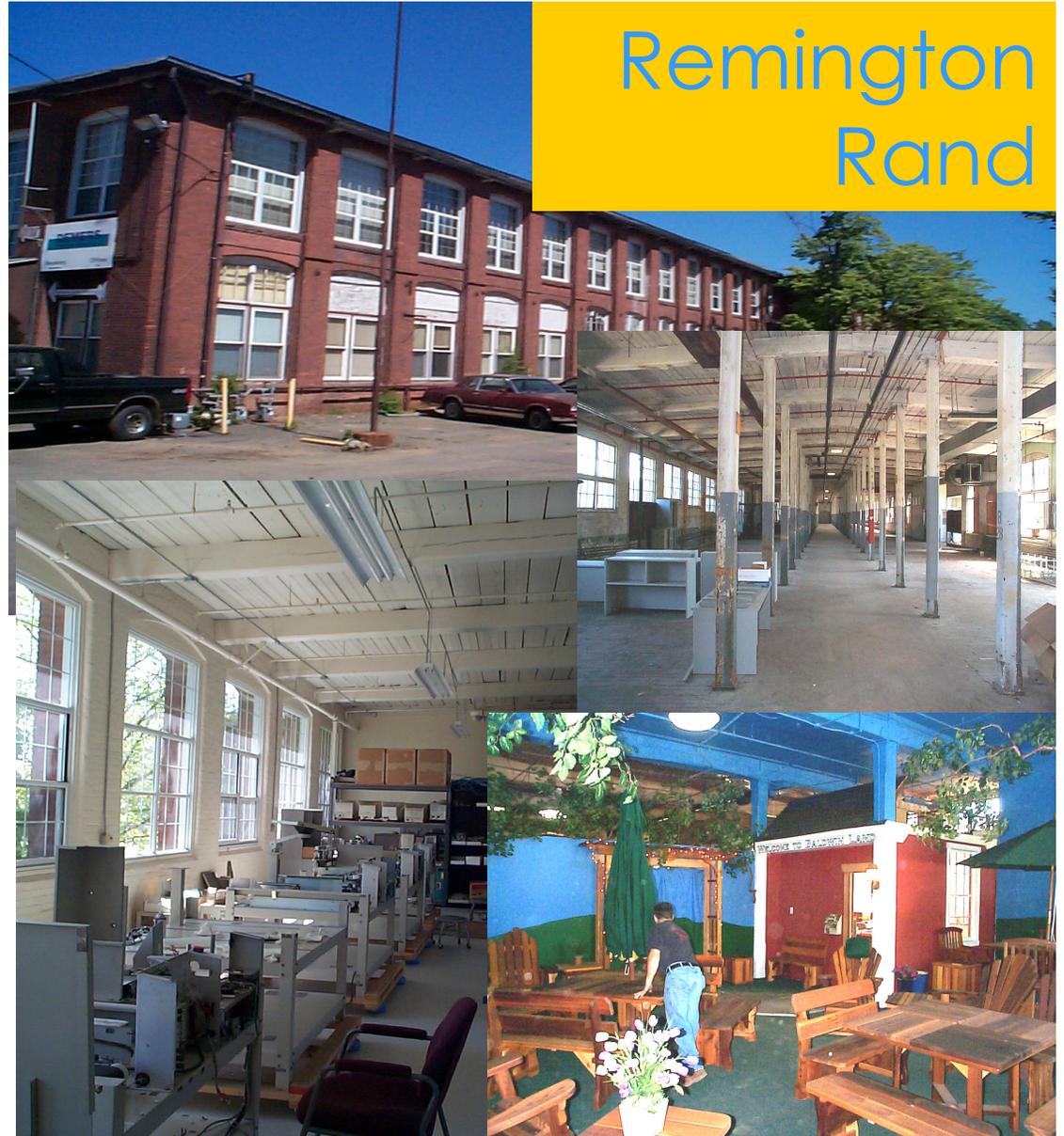
Brownfield

Disused

Successful renovation of a 185,000 Square Foot Industrial Complex

Public and Private Partners

- State of Connecticut
DECD & DEP
- VHB, Engineering
Consultants
- Midfield Corporation
Property Manager

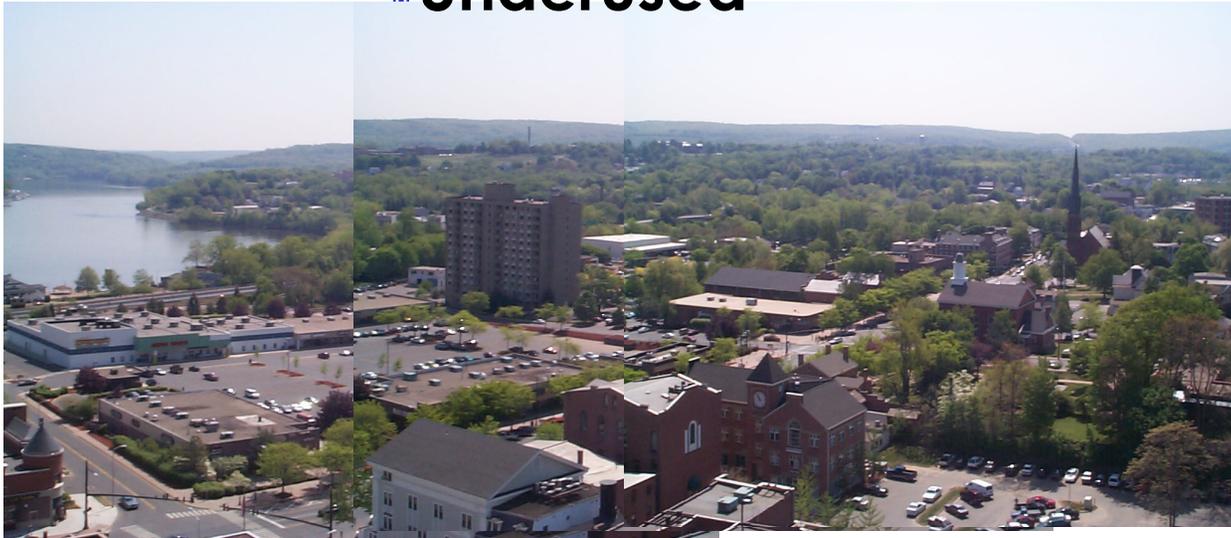


Remington Rand

Home to ID Mail, Baldwin Furniture, Demers Exposition

Brownfield

Underused



**CENTRAL
BUSINESS
DISTRICT**

- **Main Street Hotel- Opening 2002 – Historic Armory slated for full service, 100 room MeriStar Hotel**
- **First & Last Tavern - regional draw**
- **Business Improvement District**

Critics rave about “ a cool little town” and “this hamlet becoming the most diverse restaurant town in Connecticut...”

Architectural Award Winning Police Station & Main Street Market * KidCity Children’s Museum * Oddfellows Playhouse Youth Theater * Destinta 12 Screen Movie Theater

Brownfield

Misused

RIVERFRONT
Renaissance
MIDDLETOWN



- 85 Acres at RTS 9 & 17
- US EPA Brownfields Demonstration Pilot Project
- ConnDot RT 9 Study

Location

Reasons

✓ **26% of US Population is within 500 miles of Middletown**

✓ **Access:**

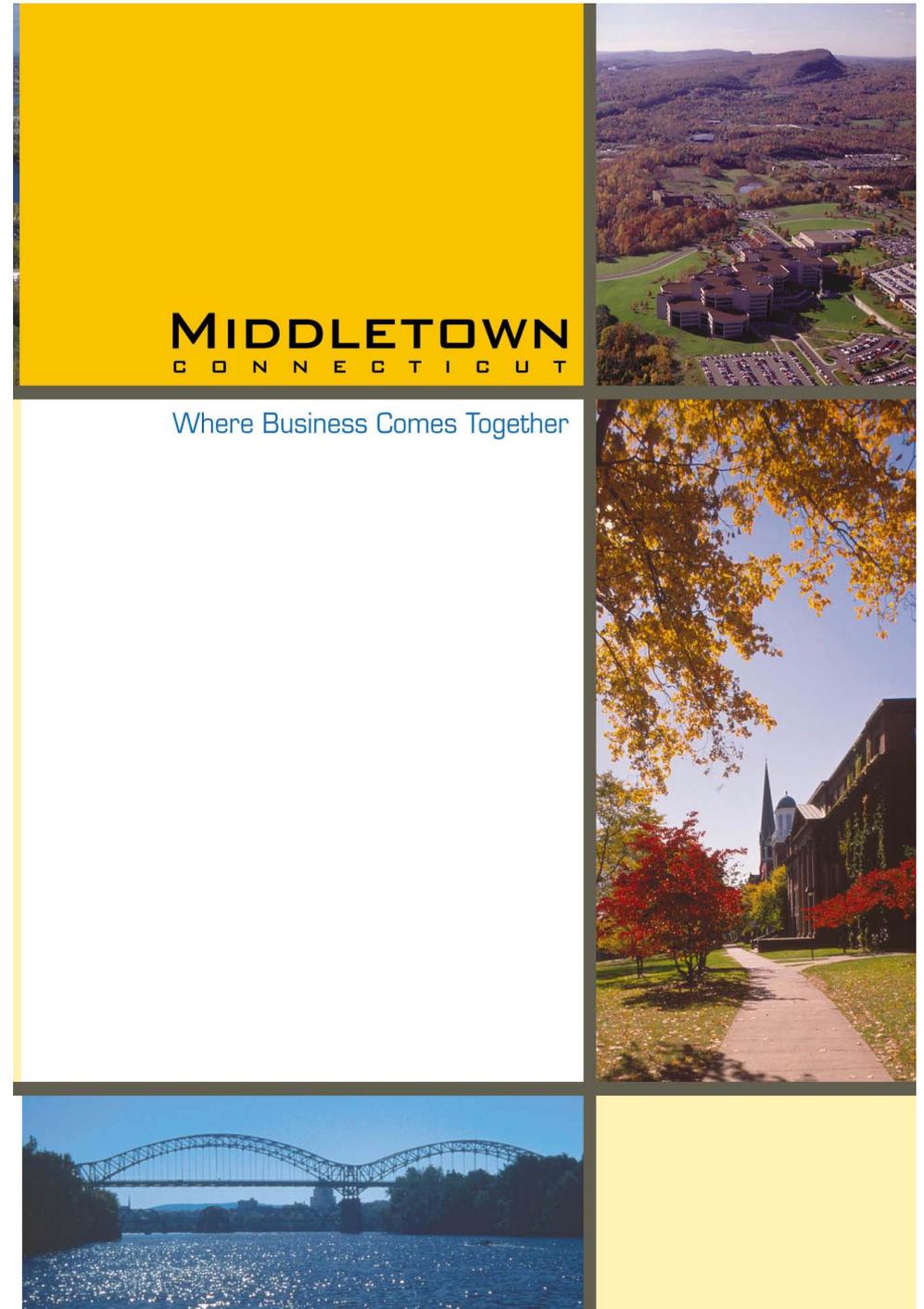
✓ **I-91 Hartford-Middletown 42nd Highest Volume Interstate Highway Segment, Middletown to New Haven 62nd,**

✓ **Rail, River Barge**

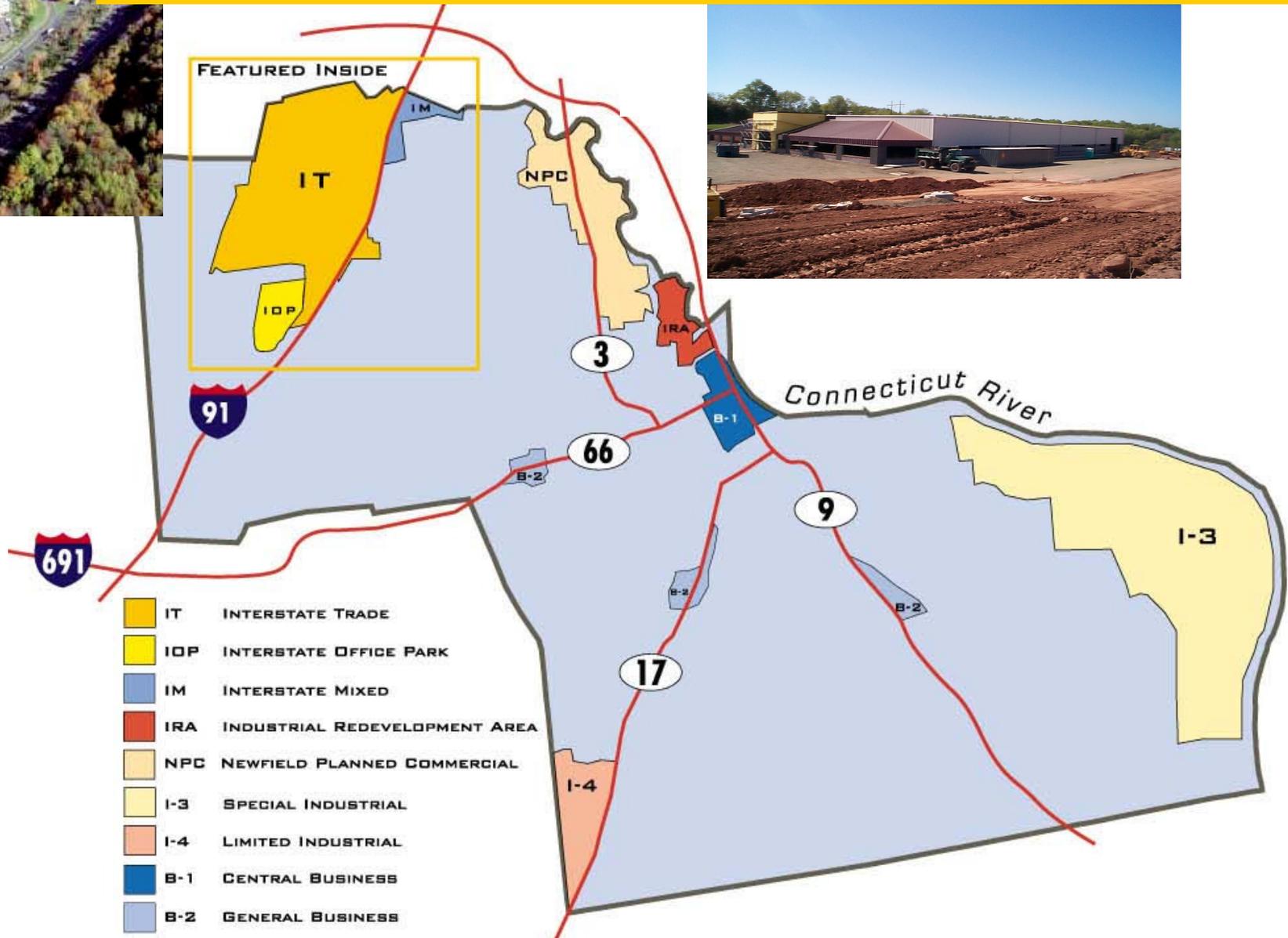
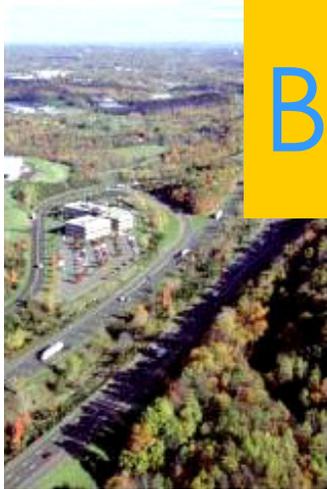
✓ **Population: 43,167**

✓ **Area: 42 Square Miles**

✓ **2nd Wealthiest County in CT**



Business Zones



THE I-91 BUSINESS CORRIDOR



- Under Construction

- Pegasus/Triumph Mfg
- Liquid Plastics, Inc.
- A&A Office Supply
- Flo-Tech

60,000 SF

50,000

15,000

38,000

- Open

- AI Engineering
- McCarthy Convention
- Somerset Plastics
- Northern State Tire

12,000

12,000

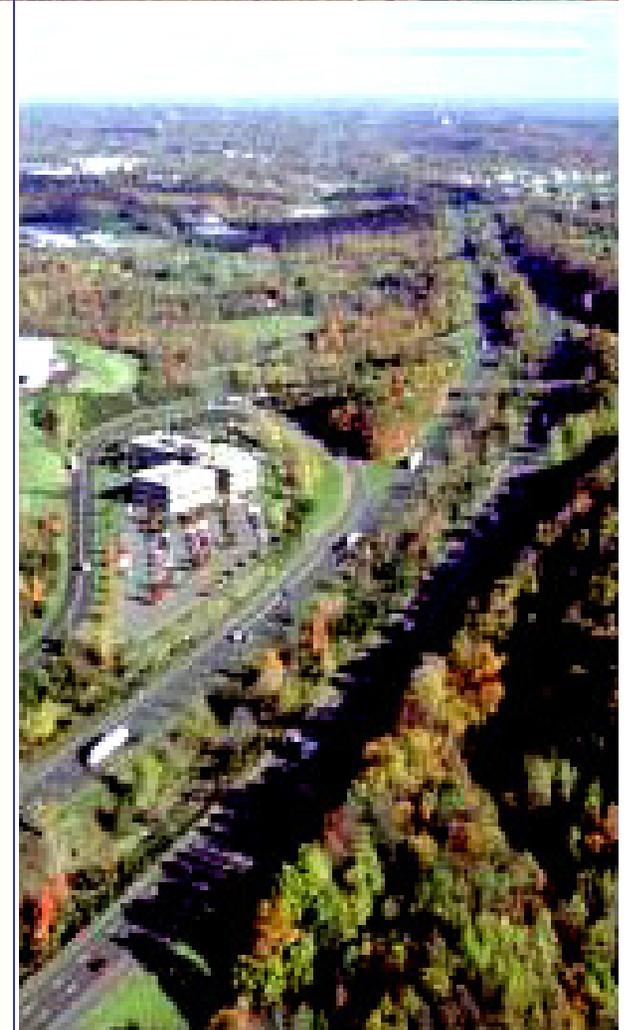
12,000

24,000

- Proposed

- Millennium Business Park

750,000



Middletown is Pro-Business!



Development Services

One Stop Shopping

- Mayor's Office
- Middlesex County Chamber of Commerce
- Department of Planning, Conservation & Development
 - Available Space Database- Submit Your Listings
 - Business Loan Programs
 - Tax Incentive Ordinance
- State of Connecticut-DECD
 - Enterprise Zone/Urban Jobs
- Middlesex County Revitalization Commission
 - Revolving Loan Program

See you in Middletown

Where Business Comes Together





Commercial Projects

- Professional Pensions 28,000 SF
 - Division of Principle Financial Group
- Middlesex Hospital Expansion
 - Cardiac Center 45,000
 - Cancer Center 45,000
- Main Street Hotel
 - 100 Room Full Service Hotel
 - Managed by MeriStar
- Wesleyan Arts Center
 - Main Street Arts Teaching