

## **Loom City Lofts (A.K.A. Minterburn Mill & Roosevelt Mill)**

215 East Main Street  
Rockville, CT 06066

*Loom City Lofts* is the title of a project that proposes to substantially rehabilitate and convert the abandoned *Roosevelt Mill* site, at 215 East Main Street in Rockville, Connecticut, into (68) market rate rental apartments with 10,000 SF of commercial space on the first floor.

In 1983 the *Roosevelt Mill* was listed individually on the National Register of Historic Places, qualifying it for Federal Historic Tax Credits and Connecticut State Historic Tax Credits. The mill was one of the first structures in New England to be constructed entirely with reinforced concrete technology in 1906.

In 2003, *The Architecture+Development Studio, L.L.C. (a.k.a Studio A+D)* entered into an agreement with the Town of Vernon for an option to purchase the site. Execution of the option was contingent upon each party reaching the agreed upon performance milestones.

In 2004 the Roosevelt Mills was placed into the *CT DEP Voluntary Remediation* Program. The two main areas of contaminant concern were coal ash in the parking lot and chlorinated solvents under the first floor slab, leftover from the mill's former dry cleaning machines. Secondary contaminant concerns were minor amounts of asbestos and lead paint along with two USTs. Phase I, Phase II, Phase III were performed and an approved *Remediation Action Plan* (R.A.P.) was secured on May 15<sup>th</sup>, 2005.

By June 2005, Studio A+D had secured all of the required municipal agency approvals including the approval of the Planning & Zoning Commission. On December 27<sup>th</sup>, 2005, the *National Parks Service* approved the Part II application for Federal Historic Tax Credits.

In February of 2007, the CT DEP granted the project a *Covenant Not To Sue* for the lenders and the landowner. Upon the completion of the R.A.P. the lenders and the landowner will be held harmless by the CT DEP. In July 2007, the Town of Vernon approved a *25 Year Real Estate Tax Abatement* starting at **\$7,500.00 per year** and increasing at a fixed rate of 3% per year.

During the 2007 Connecticut State Legislative Session, the Rockville State Senator, Tony Guglielmo and the State Assemblywomen, Claire Janowski introduced legislation on behalf of the Town of Vernon, to procure *Special Act and Urban Act Funds* for the “Predevelopment Site Work Related to the Removal of Hazardous Conditions at the Roosevelt Mills”. In October, 2007 the legislation passed both Houses and was signed by the Governor, appropriating **\$1.2M in grant money to the Town of Vernon**. The funds

were later approved during the January 25<sup>th</sup> 2008 Bond Commission meeting. Title to the Roosevelt Mills property was transferred to Loom City Lofts, L.L.C. on October 17<sup>th</sup>, 2007 when Studio A+D executed the purchase option.

On February 15<sup>th</sup> 2008, the Connecticut Division of Culture & Tourism approved a formal reservation of *CT State Historic Tax Credits* in the amount of **\$2.5M** for the residential portion of the project.

On September 11, 2009 construction documents and specifications prepared by Studio A+D for the implementation of the Urban Action Grant, entitled; **“Predevelopment Site Work Related to the Removal of Hazardous Conditions at the Roosevelt Mills”** and were let out for public bid by the Town of Vernon. Work started in January 2010 and is expected to be completed in July 2010. The scope of the work includes; the demolition and removal of the Boiler House and the Mark Metal’s Building, selective demolition of the Main Mill, lead, asbestos and UST removals, structural concrete repair work and a new roof.