

Public Informational Meeting

Former Theis Steel Complex

300 Broad Street, Bristol

6:30 PM, Wednesday, June 10, 2024

Bristol City Hall: Room 1-2

111 North Main Street

Bristol, CT 06010



www.nvcogct.gov



49 Leavenworth St. 3rd Fl
Waterbury, CT

Welcome



Mayor Jeffrey Caggiano

City of Bristol

Armen Boyajian

300 Broad Street Property LLC, Managing Member

Roy Stillman

300 Broad Street Property LLC, Managing Member



Jason Fernet, LEP

SLR International Corporation, Principal Consultant

Emily Holzman Denyer

SLR International Corporation, Associate Scientist



Ricardo Rodriguez

NVCOG, Brownfields Program Director

Desira Blanchard

NVCOG, Communications & Community Engagement Coordinator

Steven Perry

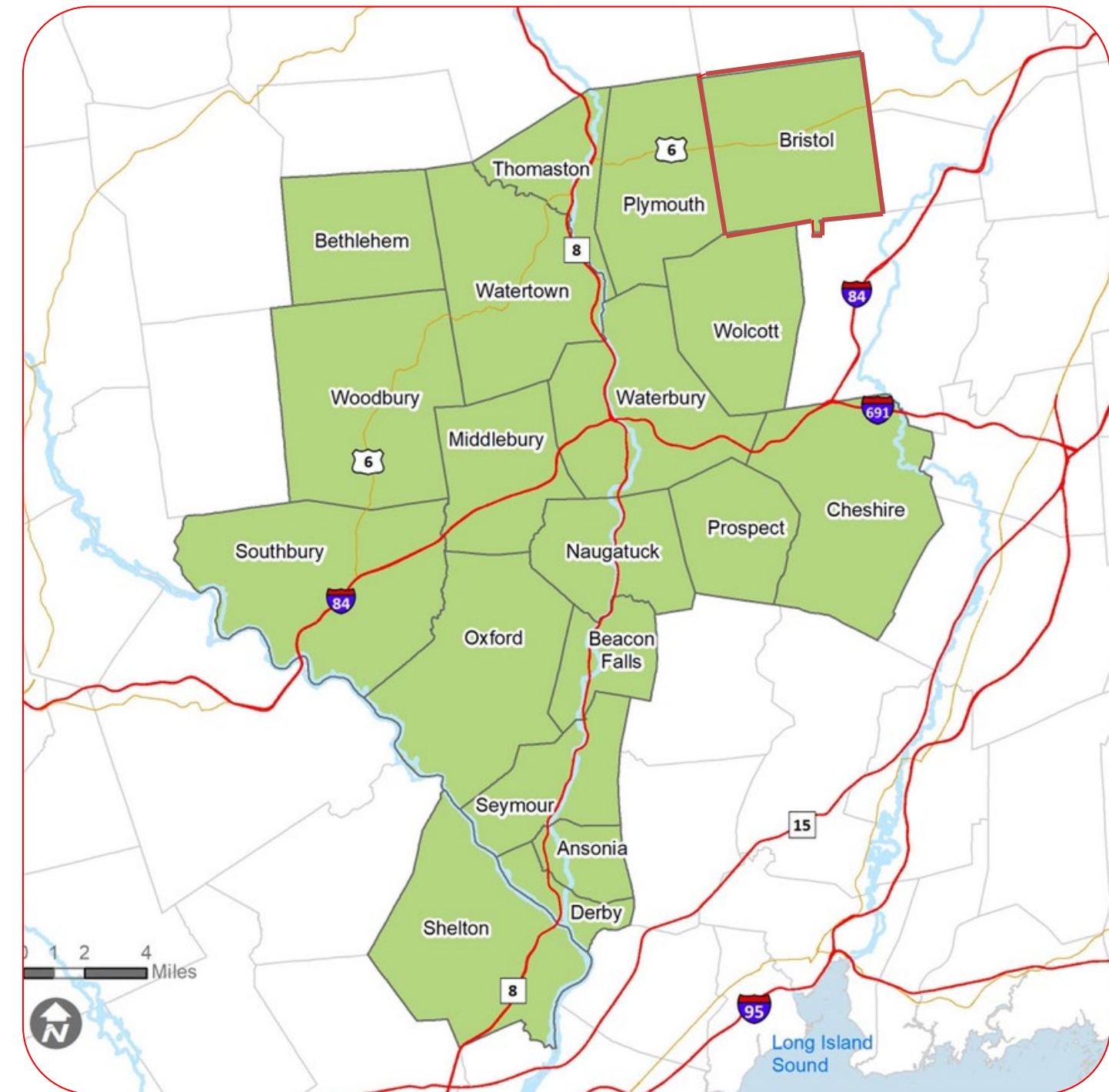
NVCOG, Brownfields Environmental Planner

THE NVCOG

A Regional Council of Governments & Metropolitan Planning Organization

Delivering projects, plans, and services to improve our communities

- ◆ 19 municipalities in West-Central CT
- ◆ State Designated Council of Governments for the Naugatuck Valley Planning Region



Tonight, we will...

Answer questions and address concerns residents may have on the proposed cleanup of environmental contamination present at 300 Broad Street.

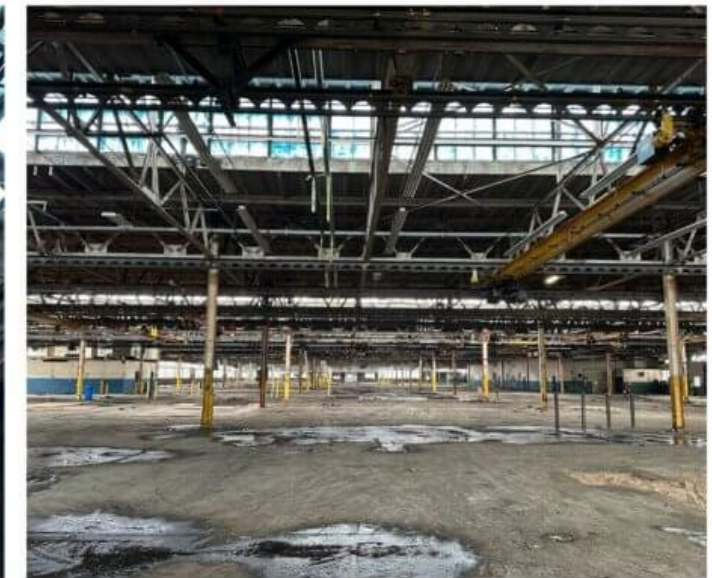
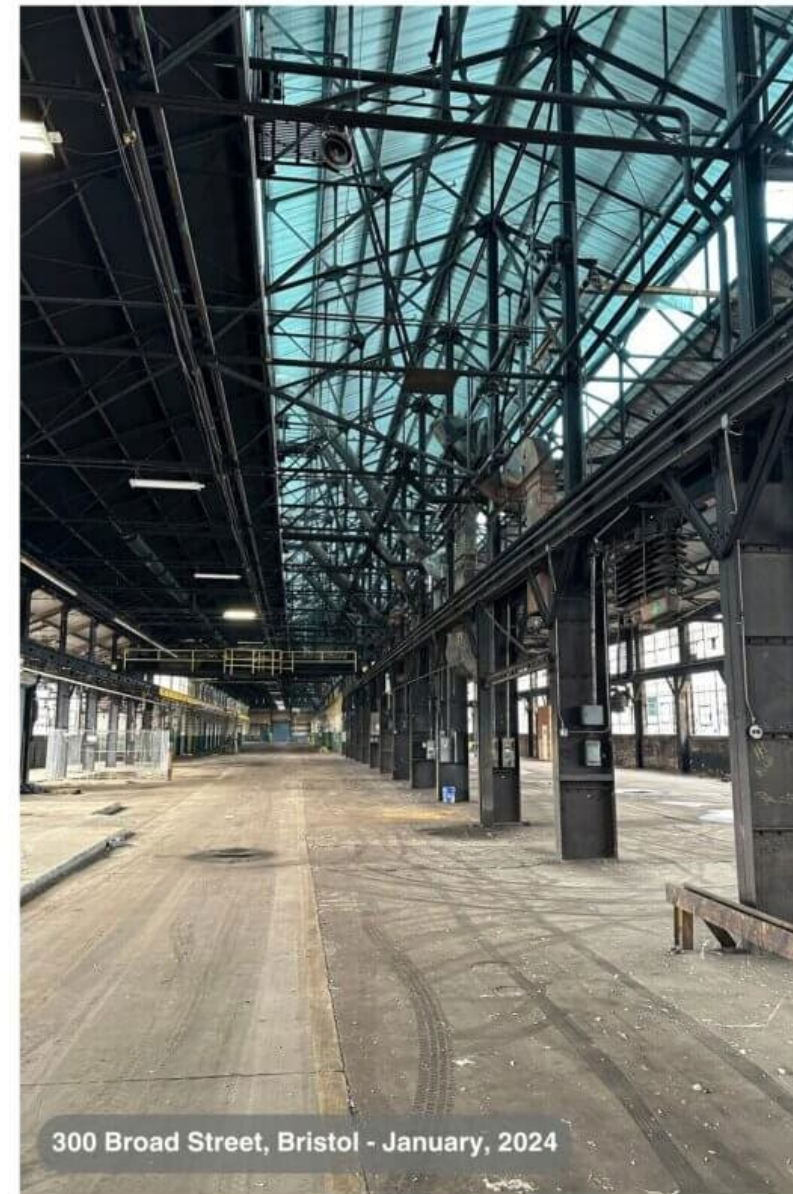
Courtesy

SLR International Corporation. (2024) *Analysis of Brownfield Cleanup Alternatives Former Theis Precision Steel Inc.* Pg. 24.



Site Description

- 22.67-acre parcel consisting of four buildings constructed in stages between 1915 and 1968 totaling 303,900 ft².
- The site hosted various steel manufactures and carbon annealing from 1915-2019.
- Vacant between 2019-2022 and is currently significantly underutilized.
- Current owner, 300 Broad Street Property LLC purchased the property in 2022.



Environmental Concerns

- \$156,701.67 from the US Environmental Protection Agency supported recent environmental site investigations that have indicated multiple concerns that pose a threat to public and environmental health, including the presence of oil-based chemical compounds and heavy metals.
- \$3,784,943 from the Connecticut Department of Economic and Community Development (DECD) will be used to remove, or cap impacted soils and abate hazardous materials throughout the Site.
- Abatement and remediation of the contamination is necessary to return the parcel to productive use.

Envisioned Reuse

- Several-hundred thousand ft² of modern commercial, warehousing, and distribution space.



Design Renderings

Comments or Questions?

Written comments will be accepted until Monday, July 15th, 2024.

Email: rrodriguez@nvcogct.gov

or mail to

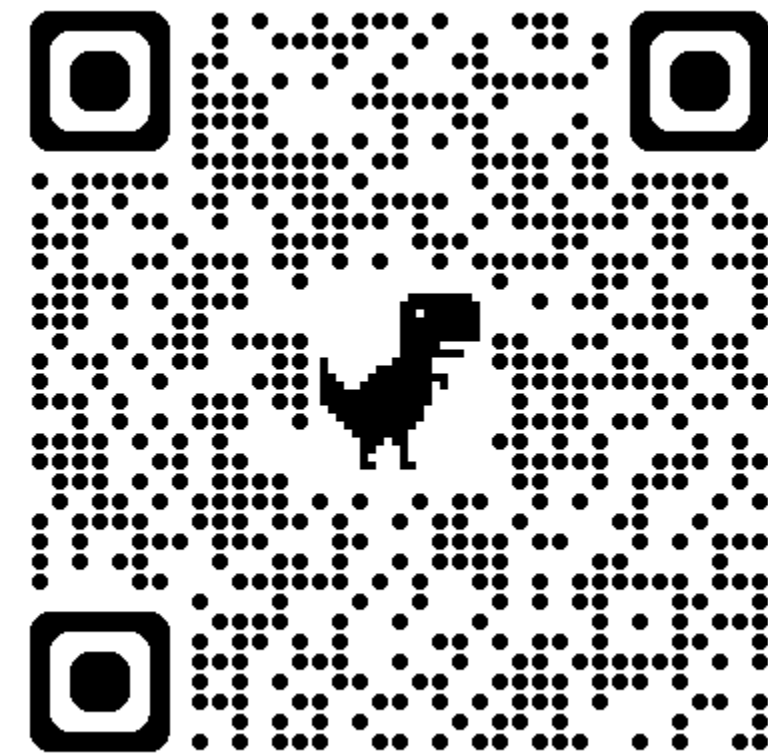
Naugatuck Valley Council of Governments
49 Leavenworth Street, 3rd Floor
Waterbury, CT 06702

Community Engagement Document

A copy of the Analysis of Brownfields Cleanup Alternatives is available for public review at the link below, or by scanning the QR code.

<https://nvcogct.gov/event/300-broad-street-bristol-public-informational-meeting/>

Mayor's Office
Bristol City Hall, 3rd Floor
111 North Main St.
Bristol, CT 06010





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 rrodriguez@nvcogct.gov

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