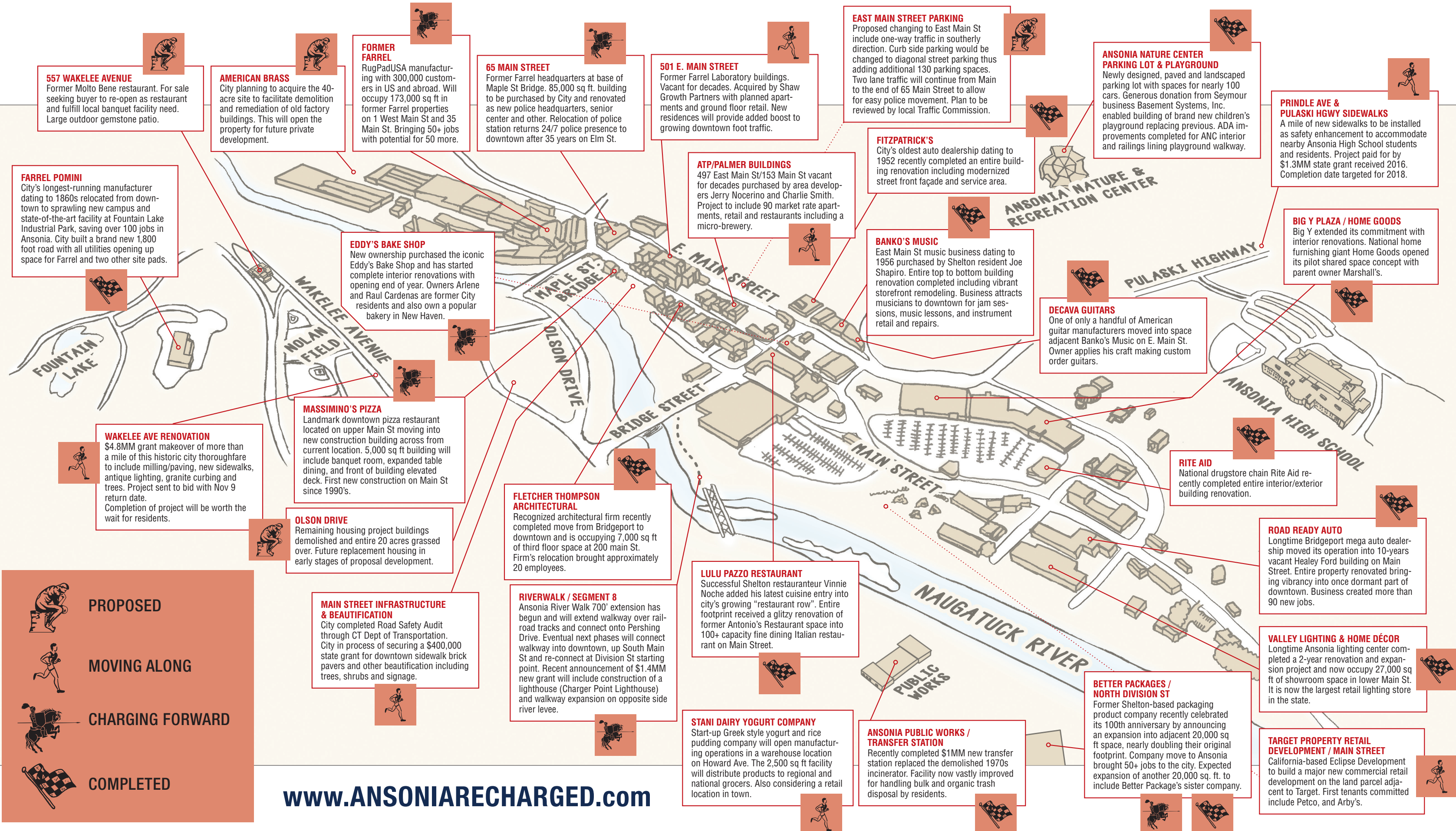


# PROGRESS REPORT ON ANSONIA ECONOMIC DEVELOPMENT PROJECTS



**557 WAKELEE AVENUE**  
Former Molto Bene restaurant. For sale seeking buyer to re-open as restaurant and fulfill local banquet facility need. Large outdoor gemstone patio.

**AMERICAN BRASS**  
City planning to acquire the 40-acre site to facilitate demolition and remediation of old factory buildings. This will open the property for future private development.

**FORMER FARREL**  
RugPadUSA manufacturing with 300,000 customers in US and abroad. Will occupy 173,000 sq ft in former Farrel properties on 1 West Main St and 35 Main St. Bringing 50+ jobs with potential for 50 more.

**65 MAIN STREET**  
Former Farrel headquarters at base of Maple St Bridge. 85,000 sq ft. building to be purchased by City and renovated as new police headquarters, senior center and other. Relocation of police station returns 24/7 police presence to downtown after 35 years on Elm St.

**501 E. MAIN STREET**  
Former Farrel Laboratory buildings. Vacant for decades. Acquired by Shaw Growth Partners with planned apartments and ground floor retail. New residences will provide added boost to growing downtown foot traffic.

**EAST MAIN STREET PARKING**  
Proposed changing to East Main St include one-way traffic in southerly direction. Curb side parking would be changed to diagonal street parking thus adding additional 130 parking spaces. Two lane traffic will continue from Main to the end of 65 Main Street to allow for easy police movement. Plan to be reviewed by local Traffic Commission.

**ANSONIA NATURE CENTER PARKING LOT & PLAYGROUND**  
Newly designed, paved and landscaped parking lot with spaces for nearly 100 cars. Generous donation from Seymour business Basement Systems, Inc. enabled building of brand new children's playground replacing previous. ADA improvements completed for ANC interior and railings lining playground walkway.

**PRINDLE AVE & PULASKI HWY SIDEWALKS**  
A mile of new sidewalks to be installed as safety enhancement to accommodate nearby Ansonia High School students and residents. Project paid for by \$1.3MM state grant received 2016. Completion date targeted for 2018.

**FARREL POMINI**  
City's longest-running manufacturer dating to 1860s relocated from downtown to sprawling new campus and state-of-the-art facility at Fountain Lake Industrial Park, saving over 100 jobs in Ansonia. City built a brand new 1,800 foot road with all utilities opening up space for Farrel and two other site pads.

**EDDY'S BAKE SHOP**  
New ownership purchased the iconic Eddy's Bake Shop and has started complete interior renovations with opening end of year. Owners Arlene and Raul Cardenas are former City residents and also own a popular bakery in New Haven.

**ATP/PALMER BUILDINGS**  
497 East Main St/153 Main St vacant for decades purchased by area developers Jerry Nocerino and Charlie Smith. Project to include 90 market rate apartments, retail and restaurants including a micro-brewery.

**FITZPATRICK'S**  
City's oldest auto dealership dating to 1952 recently completed an entire building renovation including modernized street front façade and service area.

**BIG Y PLAZA / HOME GOODS**  
Big Y extended its commitment with interior renovations. National home furnishing giant Home Goods opened its pilot shared space concept with parent owner Marshall's.

**BANKO'S MUSIC**  
East Main St music business dating to 1956 purchased by Shelton resident Joe Shapiro. Entire top to bottom building renovation completed including vibrant storefront remodeling. Business attracts musicians to downtown for jam sessions, music lessons, and instrument retail and repairs.

**DECAVA GUITARS**  
One of only a handful of American guitar manufacturers moved into space adjacent Banko's Music on E. Main St. Owner applies his craft making custom order guitars.

**WAKELEE AVE RENOVATION**  
\$4.8MM grant makeover of more than a mile of this historic city thoroughfare to include milling/paving, new sidewalks, antique lighting, granite curbing and trees. Project sent to bid with Nov 9 return date. Completion of project will be worth the wait for residents.

**MASSIMINO'S PIZZA**  
Landmark downtown pizza restaurant located on upper Main St moving into new construction building across from current location. 5,000 sq ft building will include banquet room, expanded table dining, and front of building elevated deck. First new construction on Main St since 1990's.

**FLETCHER THOMPSON ARCHITECTURAL**  
Recognized architectural firm recently completed move from Bridgeport to downtown and is occupying 7,000 sq ft of third floor space at 200 main St. Firm's relocation brought approximately 20 employees.

**RITE AID**  
National drugstore chain Rite Aid recently completed entire interior/exterior building renovation.

**OLSON DRIVE**  
Remaining housing project buildings demolished and entire 20 acres grassed over. Future replacement housing in early stages of proposal development.

**ROAD READY AUTO**  
Longtime Bridgeport mega auto dealership moved its operation into 10-years vacant Healey Ford building on Main Street. Entire property renovated bringing vibrancy into once dormant part of downtown. Business created more than 90 new jobs.

**MAIN STREET INFRASTRUCTURE & BEAUTIFICATION**  
City completed Road Safety Audit through CT Dept of Transportation. City in process of securing a \$400,000 state grant for downtown sidewalk brick pavers and other beautification including trees, shrubs and signage.

**RIVERWALK / SEGMENT 8**  
Ansonia River Walk 700' extension has begun and will extend walkway over railroad tracks and connect onto Pershing Drive. Eventual next phases will connect walkway into downtown, up South Main St and re-connect at Division St starting point. Recent announcement of \$1.4MM new grant will include construction of a lighthouse (Charger Point Lighthouse) and walkway expansion on opposite side river levee.

**LULU PAZZO RESTAURANT**  
Successful Shelton restaurateur Vinnie Noche added his latest cuisine entry into city's growing "restaurant row". Entire footprint received a glitzy renovation of former Antonio's Restaurant space into 100+ capacity fine dining Italian restaurant on Main Street.

**VALLEY LIGHTING & HOME DÉCOR**  
Longtime Ansonia lighting center completed a 2-year renovation and expansion project and now occupy 27,000 sq ft of showroom space in lower Main St. It is now the largest retail lighting store in the state.

**STANI DAIRY YOGURT COMPANY**  
Start-up Greek style yogurt and rice pudding company will open manufacturing operations in a warehouse location on Howard Ave. The 2,500 sq ft facility will distribute products to regional and national grocers. Also considering a retail location in town.

**ANSONIA PUBLIC WORKS / TRANSFER STATION**  
Recently completed \$1MM new transfer station replaced the demolished 1970s incinerator. Facility now vastly improved for handling bulk and organic trash disposal by residents.

**BETTER PACKAGES / NORTH DIVISION ST**  
Former Shelton-based packaging product company recently celebrated its 100th anniversary by announcing an expansion into adjacent 20,000 sq ft space, nearly doubling their original footprint. Company move to Ansonia brought 50+ jobs to the city. Expected expansion of another 20,000 sq. ft. to include Better Package's sister company.

**TARGET PROPERTY RETAIL DEVELOPMENT / MAIN STREET**  
California-based Eclipse Development to build a major new commercial retail development on the land parcel adjacent to Target. First tenants committed include Petco, and Arby's.

**PROPOSED**  
**MOVING ALONG**  
**CHARGING FORWARD**  
**COMPLETED**