

Report



Property Details

Street Address	29 Bushnell Hollow Rd.
City	Sprague
County	New London
Type of space	Retail, General
Zipcode	06330
Site/Building Name	Baltic Mills Site
Min SubDivide	16
Available	16

Contact Information

Company	Southeastern CT Enterprise Region (seCTer)
Contact Name	Deborah Donovan
Address	190 Governor Winthrop Blvd
City	New London
State	CONNECTICUT
Phone	860-437-4659 x 202
Fax	860-437-4662
Email	ddonovan@secter.org
Website	www.secter.org

Transportation Access

Nearest Airport	TF Green, Providence
Distance to Nearest Airport	44
Distance to Commuter Rail	25
Distance to Interstate	4
Interstate Name	I-395
Port	No
Rail	Not available

Assets

Brownfield	1
QuickTracts (Needs CERC Paperwork)	No
Enterprise Zone	Yes

Utilities

Electric	No
Fiber Optics	No
Gas	No
Networked	Yes
Sewer	Yes
Sewer Type	Sewer
Telecom	Yes
Water	Yes
Water Type	Well

Availability

For Sale	Yes
Ground Lease	0
Price Per Acre	0

Building Details

Multi-Family	No
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Additional Information

Former Name	Baltic Mills Site
Targetted Community	Yes
Property Web Address	ctsprague.org

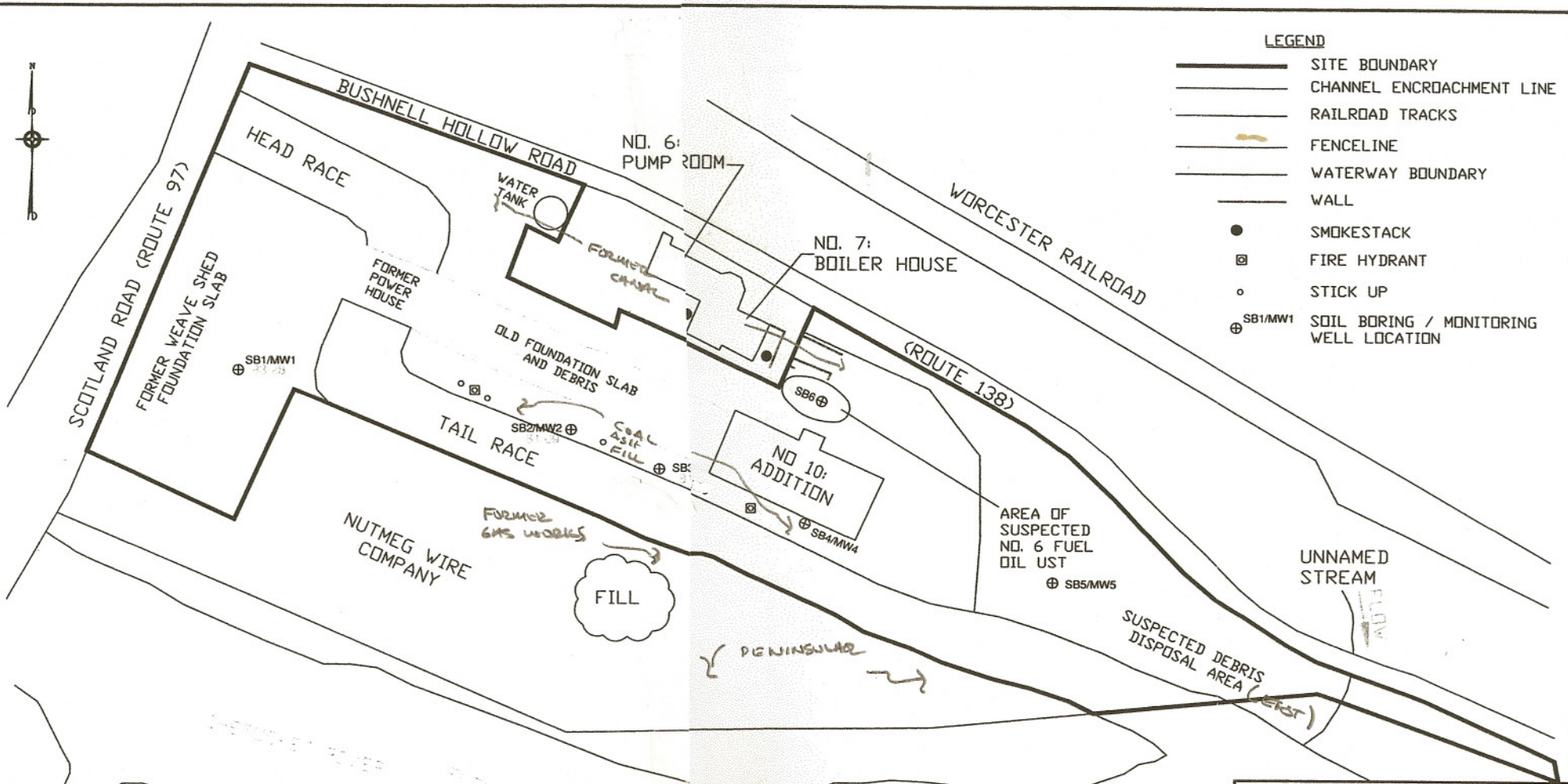
Notes

The Baltic Mills Complex, covering 16.58 acres, was at one time the largest textile mill in the United States. Initiated in 1890 and owned by the former Governor of Rhode Island, it consisted of several buildings, the last of which was constructed in the 1920s. The buildings were destroyed by fire in 1999, with the exception of Building #10, which covers 54,000sf on 4 floors and is constructed of granite block. Utilities are not on site at this time, but are on adjacent properties and readily connected. The entire site and surrounding Village/mill housing is listed on the National Register of Historic Places. It lies in the heart of downtown, and has several hundred feet of frontage on the Shetucket River, which is classified as a Class B trophy salmon fishing river. Post-fire asbestos removal was conducted by USEPA in 1999; after turnover to DEP and then Sprague, no liens remained. The Town acquired the property through tax foreclosure in May 2007. It is the Town's desire to turn the property over to an investor who will develop a mixed-use design for the site that is in keeping with the appearance of a downtown turn-of-the-century mill village and contributes to the economic and social growth of the surrounding community and businesses. A complete informational repository on the site is available at the town's website: www.ctsprague.org.

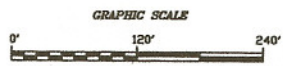


LEGEND

- SITE BOUNDARY
- CHANNEL ENCROACHMENT LINE
- RAILROAD TRACKS
- FENCELINE
- WATERWAY BOUNDARY
- WALL
- SMOKESTACK
- FIRE HYDRANT
- STICK UP
- SB1/MW1 SOIL BORING / MONITORING WELL LOCATION



- NOTES:**
1. ALL LOCATIONS ARE TO BE CONSIDERED APPROXIMATE.
 2. PLAN NOT TO BE USED FOR DESIGN.
 3. FIGURE ADAPTED FROM SITE PLAN, BALTIC MILLS SITE, GIE CONSULTANTS, FEBRUARY 2005.



TETRA TECH NUS, INC.	
SOIL BORING & MONITORING WELL LOCATIONS BALTIC MILLS SITE SPRAGUE, CONNECTICUT	
FILE \5266\0870\SB&MW_LOCATIONS.DWG	SCALE AS NOTED
FIGURE NUMBER 2-1	REV 0
DATE 08/15/06	



TOWN OF SPRAGUE, CONNECTICUT Baltic Mills Development Opportunity

Location: 29 Bushnell Hollow Rd. (Rte. 138), Baltic, CT 06330

Map ID: 26/6/1, 26/5/4

Property Size: 15.58 acres

Buildings: Mill #10, 58,464 s.f. on four floors

Zone: Village District #1 (Mixed Use Commercial/Residential)

Boundary Survey Completed: December 2002 by CME/CPK Design group, Norwich, CT

Phase I Environmental Analysis Completed February 2005 by GEI Consultants, Glastonbury, CT

Phase II Sampling Analysis Completed January 2006 by Tetra Tech NUS, Inc of Wilmington, MA

EPA Brownfields Cleanup Award: \$200,000 to eliminate asbestos from Mill #10 and render that section of the site clean. Estimated completion date: March 2009

Targeted Brownfields Assessment testing conducted on peninsula and additional site-wide testing by AES Environmental, 2007-ongoing.

Current Ownership: Town of Sprague, taken in foreclosure in May 2007, with \$277,024.24 owed in back taxes

Brief Description of the Property:

The Baltic Mills Complex was at one time the largest textile mill in the United States. Initiated in 1890 and owned by the former Governor of Rhode Island, it consisted of several buildings, the last of which was constructed in the 1920's. All buildings were destroyed by fire in 1999, except for Building #10, referenced above. The entire site and surrounding Village/mill housing is listed on the National Register of Historic Places. The US EPA conducted Extensive asbestos removal in 1999 and the property was turned over to the Connecticut DEP for follow-up in 2002. That file has since been closed; no liens remain.

The Mill Complex is the center of the downtown area and is the focus of the Town's 2005 Master Plan for Baltic Village. The Town hopes to attract mixed-use development to Baltic Village, which lies strategically between the growing casino/entertainment industry 15 miles to the south and the New York – Boston Corridor directly to the east.

The Connecticut Economic Resource Center (CERC) is finalizing an economic feasibility analysis of the Mill's potential through a Rural Business Development Opportunity grant from the USDA.



Aerial view of the Baltic Mills site on the Shetucket River prior to the 1999 fire. Building #10 on far right still standing.

Many redevelopment experts have notes that the absence of the majority of the mill represents an opportunity for an investor with vision to create from the ground up a complex that responds visually to the Town's desire to maintain its historic and industrial heritage, while eliminating the costly need for renovations that existing structures would demand. The one remaining granite structure would be preserved as a testament to the town's industrial heritage.

An On-Line Repository of information including photos, all environmental analyses and testing/remediation reports can be found on the town's web page (www.ctsprague.org) under the Baltic Mill sidebar.

For further information contact: Catherine Osten, First Selectman, Town of Sprague, (860) 822-3000, ext. 202, or grants@ctsprague.org