



PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: September 23, 2013
Subject: Reid & Hughes Building Request For Proposals (RFP)
Norwich, Connecticut

Norwich Community Development Corporation has been tasked with the effort to find a new development team for the Reid & Hughes building, a historic structure in historic Downtown Norwich.

PROJECT DETAILS

- 24,390 square foot building
- Historic structure (circa 1880) with a cast iron façade
- Located on Main Street near Franklin Square in historic Downtown Norwich
- Property is valued at \$250,000 and is available for \$1
- City incentives could reach \$1.2 million
- Project website: askncdc.com/ReidandHughes
- Mixed-use development / adaptive reuse opportunity
- Water views of the Shetucket River and historic Laurel Hill
- Located on the Shetucket River Greenway, a state-designated corridor
- Project Website: <http://www.askncdc.com/ReidandHughes>
- #ReidandHughes

About the Reid & Hughes Building

The Reid & Hughes Building, circa 1880, consists of four floors and a basement with approximately 24,390 square feet of space. This building is located in the heart of Franklin Square in the Chelsea Central Zone District, which allows a number of different land use development options. The building is also located in the Downtown Norwich Historic District, which was added to the National Register of Historic Places on April 4, 1985.

Over the years, the City has acquired various reports from City Officials and Professional Engineers regarding the condition of the building. These reports have identified a number of hazards present within the building, have led to the building being condemned by the Building Official, and engaged the City in making roof repairs.

► askncdc.com

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The Building



View of Reid & Hughes Main Street Façade; Image source: bing.com

The Building is actually two separate structures that have been combined to function as one building. The main structure, a four-story building, has approximately 3,800 square feet per floor. The addition is a three-story building with about 2,300 square feet on the first floor and about 500 square feet on each of the second and third floors.

Norwich Mayor Peter Nystrom added the following statement regarding the Reid & Hughes RFP “The city has finally come to grips with this asset and now has a better understanding that we need a quality partner to convert this property, and others in downtown, into opportunities. We are willing to play a significant role in making this a success.”

What is different about this RFP?

- Builds upon good work done by other teams that have led the effort to redevelop this asset
- City leadership has learned valuable lessons about past efforts, including market constraints, city commitment and project scope
- The RFP ranking criteria are aligned to the city’s vision for the property and is communicated to the development community
- NCDC has developed an extensive marketing strategy to promote this project, including linkages with key partners
- City leadership has been made aware of the need to invest in a potential project, and that the Reid & Hughes building does not have a zero cost option.

For more information, please contact:

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About NCDC

*Community of Fellow Business Professionals Private,
Not-For-Profit with 50 Years of Creative Work History*

The Norwich Community Development Corporation, led by business and civic leaders, has over fifty years of experience in creating opportunities for business. NCDC has been responsible for a number of development initiatives in Norwich including the creation of over 45 business locations and 2,300 jobs in the Stanley Israelite Business Park; the Mercantile Exchange building- a 100,000 square foot class A office building and the Norwich Superior Courthouse - both constructed in the heart of historic downtown Norwich.

In addition, NCDC was instrumental in securing and managing funding for both the renovated Otis Library and the Norwich Marina. NCDC is proud of its reputation for being active in developing relationships and collaborating with the City for the betterment of Norwich and for partnering with the City and Norwich Public Utilities to create a place where businesses grow and thrive.