

# Town of Upton

## Upton Regional Industrial Park

### Community Readiness Project



Two new businesses have completed construction of their facilities and are operational, resulting in the creation of 13 new jobs. A third company that is relocating to the industrial park is under construction and will create 4 new jobs. Three other companies have made commitments for construction in the industrial park and it is estimated that a total of 15 jobs will be created by these additional plants. This project was completed Fall 2007 and is currently in the process of closing out. Although the grant period has officially ended, the WBC will continue to monitor this project's future economic and community benefits to the town of Upton.

**Project Description:** The town of Upton received \$1.5M of BRC Community Readiness grant funds to purchase approximately 470 acres of a 560-acre site, water and sewer infrastructure, and construction of a new rail spur. The site located on the north side of Upton, once occupied by American Colloid Plant, closed in 2002 resulting in the loss of many jobs in the community. In December of 2003, Weston County Development Board (WCDB), a local community development organization, purchased the site. Grant funds awarded to the town for the purchase of the site were used by WCDB for removal of the existing plant and clean up of environmental problems on the site.

This application was submitted prior to statutory changes to the BRC program allowing for multi-year phased projects. While the town of Upton was the sponsor of this first application, in June 2005 Weston County was awarded an additional \$473,600 in Community Readiness grant funds for Phase II of this project for the construction of an industrial road and installation of roadway lighting. With BRC grant funding received in 2004, the town of Upton and WCDB have completed demolition of the plant, construction of the new rail spur, and the water and sewer infrastructure improvements. The Phase II project is almost completed.

**Benefit to Community:** This project has resulted in the adaptive reuse of an old industrial site and is resulting in the diversification of the local economy by replacing an old industry with a number of new unrelated businesses. New housing is currently being built in the community for the first time in more than 20 years, with plans underway in the development of several workforce housing projects on city owned and private owned properties. The town recently received two grants for social service planning and downtown improvements.



**BRC Request:**  
\$1,500,000

**Community Contribution:**  
\$260,000

**Date of Grant Award:**  
June 17, 2004

**Infrastructure:**  
Purchase of existing 560 acre industrial site, demolition, construct 3,000 lf of new rail spur, install 10,000 + lf of sewer land water infrastructure improvements.

**Construction Completed:**  
Fall 2007

**Project Outcomes:**  
This project has resulted in the adaptive reuse of an old industrial site, resulting in the diversification of the local economy by replacing one old industry with a number of unrelated businesses. The near term estimated direct job creation is 32, which 17 have already been realized. This approximates the number of jobs that were lost in 2002 when American Colloid closed its plant.