STORRS CENTER RELOCATION PLAN

Sponsoring Agency: Town of Mansfield

Implementing Agency: Mansfield Downtown Partnership ("the Partnership")

Administrative Contributors: Storrs Center Alliance, LLC ("Storrs Center Alliance" or "Master Developer")

August, 2005

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Part I Introduction

This Plan is to comply with the Connecticut Uniform Relocation Assistance Act, Connecticut General Statutes Chapter 135 ("URAA"), and, to the extent the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (the "federal Act") applies, to comply with the federal Act concerning the relocation of businesses within the Storrs Center Project ("the Project") area. Of course, this Plan is also to be consistent with all other applicable laws, including Mansfield zoning regulations and ordinances.

Like the URAA[a] and the federal Act[b], generally, this Plan is to establish a uniform policy for the fair and equitable treatment of persons displaced as a direct result of the Project; to ensure that such persons do not suffer disproportionate injuries as a result of the Project which is designed for the benefit of the public as a whole; to minimize the hardship of displacement on such persons; to assure that the unique circumstances of such persons are taken into account; to assure that persons in essentially similar circumstances are accorded equal treatment; and to avoid waste and unnecessary administrative costs to the Partnership and its funding sources.

The Project area is shown in the Municipal Development Plan [for] Storrs Center ("MDP"), at Figure 1. More specifically, this Relocation Plan affects the developed and occupied parts of the Project area, the addresses of which are 1254 Storrs Road, 1266 Storrs Road, 4 Dog Lane, 10 Dog Lane and 14 Dog Lane. See Appendix C to this Relocation Plan.

Upon approval of the Storrs Center Municipal Development Plan by all agencies whose approval is required by Connecticut General Statutes Sec. 8-189, the Partnership, the Master Developer and their respective employees and consultants will implement and adhere to this Plan, as properly amended from time to time for consistency with the URAA, the federal Act, and other applicable laws.

It is not anticipated that any property for Storrs Center will be acquired by eminent domain. The Storrs Center Project includes land owned by the University of Connecticut (the "University Property") and privately-owned property to be determined (collectively the "Project Area"). The University Property is developed with several commercial buildings including business tenants and it is expected that the same will be true of any privately owned property that becomes included in the Project Area.

Because development of Storrs Center will require the removal of substantially all of the buildings expected to be located within the Project Area, the Project will require the relocation of substantially all of the existing businesses in that area. The removal of buildings within the Project Area is projected to begin during the second quarter of 2006.

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[a] The purpose of the URAA is set forth in Conn. Gen. Stat. §8-266, the pertinent part of which is at Appendix A.
[b] The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, begins at 42 United States Code (USC) §4601. For the purposes of the federal Act, see 42 USC §4621(b), Appendix B.

Analysis of Non-Residential Relocation Resources

A review of commercial and retail properties in Mansfield and vicinity indicated an adequate supply of space to accommodate the businesses to be displaced by the Project.

From a review of commercial space listings, and discussions with knowledgeable local real estate professionals, the displacement of businesses by the Storrs Center Project appears to be able to be absorbed within the existing commercial building stock of the Town and surrounding communities. Retail space comprises the largest number of businesses in the project. For the most part, the best sites for these types of businesses are outside of the Project Area. These business uses appear to have the opportunity of relocating within commercial vacancies now existing, or which may with confidence be expected to occur through market turnover, within Mansfield and adjacent towns, in retail space located in shopping plazas to the north and south of Storrs Center along Route 195 and adjoining roadways. In addition, though the present stock of commercial real estate will change due to normal cycles of business vacancies and new construction other than Storrs Center, there is no evidence indicating that such accommodations will not continue to exist throughout the time required for the Storrs Center relocations.

Challenging business relocations will require sites within an appropriate commercial zone and will need to meet licensing requirements. Extraordinary relocation payments may be required for the successful relocation one of these businesses.

The relocation staff will have to tailor available program resources to the specific desire and requirements of the business being relocated.

The Partnership will collect and maintain, on a continuous basis, current information on the availability, costs and floor size of business sites in the Town and vicinity.

All of the tenants on the University Property have been informed that Storrs Center Alliance has been selected by the Mansfield Downtown Partnership as the Master Developer for the Storrs Center Project and that the University and the Master Developer have reached an agreement regarding the sale of the University Property to the Master Developer. Within the Project Area, tenants of property owners other than the University have also been notified of the Master Developer's selection.

This Relocation Plan for the current businesses located within the Project Area includes the following principal elements:

1. All businesses will be treated in a fair and equitable manner, consistent with their respective rights, both under the state and federal relocation laws and under their respective lease agreements, if any. The Partnership and the Master Developer are in the process of meeting with each business owner within the Project Area whose business may be displaced by the Project in order to conduct an initial assessment of relocation needs. A list of those businesses is attached as Appendix C.

2. While this Relocation Plan is designed to assist businesses within the Project Area, the owners of such businesses remain primarily responsible for their businesses' success. Therefore, all business owners are expected to cooperate in good faith with the Partnership and the Master Developer in implementation of this Plan by using their time, judgment and special knowledge of their respective businesses with reasonable diligence.

3. Relocation of each business will be handled individually. However, the two most common tenancy situations of businesses in the Project Area will be handled in generally the following respective ways:

a) The first tenancy situation is businesses operating in premises acquired by the Master Developer under leases which i) will not expire before the preferred time for demolition for the Project and ii) lack an early termination clause. Unless modified or terminated by agreement with the Master Developer so as to fall within the next subparagraph, these leases will be honored and these businesses will not be displaced by the Project prior to their leases' termination.

b) The alternative tenancy situation[c] is businesses operating in premises acquired by the Master Developer who are month-to-month tenants or who have leases which either i) will expire before the preferred time for demolition for the Project or ii) give the lessor the right to terminate the lease. Subject to the continuing performance of their respective tenancy obligations, these businesses are expected to be allowed to continue their tenancies and not to be required to vacate prior to June 30, 2006. (See Part IIA regarding notices.)

4. Selection of businesses for relocation into the new Storrs Center will be in the discretion of the Master Developer. With the assistance of a retail consultant, the Master Developer will conduct a two-step process to select business tenants for the new Storrs Center Project. The first step will be selection of the most appropriate and promising

[c] A third possible scenario – businesses operated by the owners of premises sold to the Master Developer – appears not to apply to Storrs Center.

businesses for Storrs Center. The second step will be to negotiate, if possible, leases – including location, size of space, rent, occupancy date, etc. – with the selected candidates. The Master Developer's consultant will contact all tenants who are to be displaced by the Project to inform them of the details of this selection process.

5. All businesses displaced by the Project, even temporarily, who wish relocation assistance will be eligible for, and will be offered by the Partnership, relocation counseling services required by the state URAA and, if applicable, the federal Act, as implemented and supplemented by Part IIB of this Plan, below.

6. All businesses permanently displaced by the Project (within the meaning of the URAA or the federal Act; generally displacement for over a year) will be eligible for monetary compensation for either i) actual moving and other relocation expenses or ii) a lump sum, as described in Part IIC of this Plan.

Part II Relocation Assistance Program

Part II A Relocation Assistance Program Notices

In addition to the notices which the Partnership has already given to businesses operating in the Project Area, after the MDP receives all necessary governmental approvals, the Partnership will give the following written notices to those businesses which will be required to vacate their premises in the Project Area:

1. The first notice shall be given by the Partnership within 30 days after approval of the MDP by the Connecticut Commissioner of Economic and Community Development ("Commissioner"). This notice shall be given to each business operating in the Project Area at the time of such approval, except any business which has no structure or personal property on real property in the Project Area, which vacates its real property in the Project Area without notifying the Partnership, or which has entered into a written agreement to deliver possession of its real property in the Project Area to the Master Developer. This first notice shall include
a) the fact that the MDP has received all legal approvals,
b) the fact that the business may be eligible for relocation assistance,
c) displaced business owners' rights under this Plan, and
d) how to contact the Partnership for relocation assistance.
The notice of business owners' rights may be by reference to, and inclusion of a copy of, this Plan, as it may be amended at the time such notice is given.

2. The second notice shall be given by the Partnership at the earliest feasible time after the Partnership learns the date by which the premises need to be vacant. This second notice shall inform the business owner that the business will be required to vacate its premises by a specific date not less than 90 days from the day the business receives such notice. In addition, the second notice shall contain information on the nine items described in Part II B, Relocation Office and Information Program, which follows.

Each of these required notices shall be delivered to the owner of the business, or to the authorized agent of such owner, or mailed by certified mail to the business address or to such other address (which may be an attorney's address) as the business owner instructs the Partnership in writing.

In addition to the foregoing notices, the business or its owner may receive other notices from the owner of the premises (or from the Master Developer, if it is not the owner). However, it is expected that the business or its owner will receive no Notice to Quit for purposes of any Summary Process (eviction) action under Chapter 832 of the Connecticut General Statutes unless and until the business fails to vacate its premises by the date specified in the Partnership's second notice described above.

Part II B Relocation Services

Based primarily on the Partnership's relocation services consultant's analysis of listings of commercial real estate available for lease and purchase, but also on the Partnership's Directors' knowledge of Mansfield and surrounding towns, the Partnership finds that businesses displaced by the Storrs Center Project have reasonable opportunities to be absorbed into commercial spaces available in Mansfield or surrounding towns. The individual characteristics of each business will determine the type of site search required for each business. Businesses with primarily local clientele will require a local search. Businesses which serve, or could serve, the clientele in a larger area will have that area within which to locate suitable commercial vacancies.

Aided by its relocation services consultant, the Partnership will collect, and will maintain on a continuous basis, current information on the availability, costs, and floor size of comparable relocation sites for displaced businesses and non-profit agencies.

Identification of Businesses and their Needs

Upon approval of the Storrs Center Municipal Development Plan and initiation of the project, the Partnership staff and/or its relocation consultant will meet with the owner of each business proposed to be displaced (or the owner's representative) in order to conduct a basic survey. The purpose of the survey will be to identify and document the characteristics of each business and ultimately to determine specifications for a new site. Based upon this information, alternative commercial sites will be identified for and submitted to these businesses.

Relocation Office and Information Program

The Partnership's relocation office will be part of its general office, presently 1244 Storrs Road, Storrs, Connecticut. An informational letter will be delivered by the Partnership to each business in the Storrs Center area at the time of approval of a purchase contract or at the time of exercise of a purchase option agreement with the owner of the property occupied by such business. This letter will include at least the following elements:

- a description of the nature and types of the proposed Storrs Center development activities;
- a map, with clear explanation, showing the boundaries of the project area;
- a statement of the purpose of the business relocation program with a brief summary of the resources available to businesses likely to be displaced;
- a statement that no business lawfully occupying property will be required to move without at least ninety (90) days' written notice;
- notice of the availability of relocation payments, including the types of payments, the general eligibility criteria for non-residential occupants;
- notice that moving before the Project requires moving might make businesses ineligible for benefits;

- encouragement to site occupants to contact the Partnership's relocation consultant, to visit the Partnership offices, to cooperate with the Partnership's consultant and staff, to seek their own relocation accommodations, and to notify the Partnership prior to their move;
- a statement that the Partnership will provide assistance to businesses in obtaining locations of their choice; the Master Developer's eviction policy (set forth below); and
- the contact information and hours of the Partnership Office and of the Partnership's relocation consultant.

The Partnership's consultant or staff will periodically visit or call businesses likely to be displaced in order to assist them regarding relocation. These consultations will keep up to date the information gathered in earlier discussions, correspondence and surveys, and will enable the Partnership and these businesses to exchange information on new listings, listings which the relocating business finds unsuitable, and other opportunities or concerns.

Information on Relocation Sites and Referrals

General data: Aided by its relocation consultant, the Partnership will continuously collect current information on the availability, costs and floor size of comparable relocation sites. It will do this through a periodic review of all advertised commercial vacancies, direct appeals through agents, internet and other public databases, and the news media.

Storrs Center business data: Information gathered by the Partnership on each business concern ("client") located in the Project Area shall relate to the client's prospective relocation, including business type, space occupied, building characteristics, number of employees, special fixtures, etc. The Partnership will keep a separate record for each client. Data, notes and correspondence will be compiled and retained by the Partnership in the client's record and shall be retained as long as necessary for local, state or federal audits or inspections as to the Partnership's compliance with law. Additional interviews before relocation will update the information gathered in the original surveys, and will be more detailed in regard to the specific situation and relocation factors of each business to be relocated. Interviews for properties currently under option or contract will be conducted upon a decision to acquire those properties and notification to property owners.

Economic Information: As often as the Partnership deems necessary, the Partnership will investigate and update economic data relevant to assisting businesses to relocate successfully, including relevant economic and demographic trends.

Listings: The Partnership will maintain an up-to-date file of known and potential commercial vacancies and sites for referral to relocating businesses. These listings will include available information concerning each potential location and the relevant results of whatever economic studies may be available. To the greatest extent possible, the region's commercial brokerage industry will be utilized to identify suitable and acceptable new sites and to place relocating Storrs Center businesses in them.

Referrals: Through staff, its relocation consultant, or brokers, the Partnership will notify relocating businesses of available locations which are comparable and suitable by providing them with copies of the relevant listing sheets and related documents (copies of which shall be kept in the client's record). The Partnership will also assist, through consultation with the businesses being displaced, in other considerations or discussions of sites. (The Partnership will avoid involvement in or interference with the relocating business's daily operation or its decisions.)

Part II C Relocation Payments

Eligibility

Relocation payments will be made to all eligible project area occupants under the provisions of the Connecticut URAA and, to the extent it applies, the federal Act in accordance with the policies, procedures and requirements contained in this Plan. The Partnership will be responsible for determining the eligibility of a claim for, and the amount of, payments in accordance with State regulations and relocation procedures. See Part IID regarding termination of relocation assistance.

What is compensable?

Eligible businesses may choose to claim either 1) reimbursement for actual moving and related expenses, personal property loss and dislocation allowances as stipulated by Section 8-268(a) of the Connecticut General Statutes or 2) the business may elect a fixed payment in lieu of moving expenses. The fixed payment in lieu of moving expenses will not exceed $10,000, as stipulated by Section 8-268(c) of the Connecticut General Statutes. (If federal funding for the Project is received, the federal Act limit of $20,000 will apply.)

Moving Expenses

Businesses which are displaced by the Project and which relocate shall be entitled to payment of their actual, reasonable and necessary moving expenses, including expenses the Partnership determines are reasonably related to moving. Examples of expenses which, if documented, reasonable and necessary, may be reimbursable include, but are not limited to, the following:

- professional mover charges (or low bid equivalent in the case of a self-move);
- equipment rental (not to exceed a commercial mover's low bid for moving using equivalent equipment);
- loss or replacement of advertising signs (based on actual cost);
- costs of disconnecting, dismantling, removing, reassembling and reinstalling of equipment and fixtures;
- reestablishment expenses at the new premises not to exceed $10,000;
- costs of storage not to exceed 6 months;

- premiums for insurance against loss or damage of personal property in the moving process, including relocation-related storage;
- uninsured loss of property due to damage or theft in the moving process, provided the relocating business's officers and employees were not negligent or otherwise at fault;
- costs of identifying and investigating new premises, not to exceed $500;
- costs and fees of necessary utility connections (except capital improvements to real property owned by the Claimant).

Fixed Payment Where Relocation Not Feasible

A displaced business may elect to choose a fixed payment, provided and limited by the URAA or the federal Act, as applicable, in lieu of the payments for actual, reasonable and necessary moving and related expenses if the Partnership determines that the following conditions exist:

1. The business owns or rents personal property which must be moved due to displacement, for which there would be moving expense, and the business is actually displaced;

2. The business cannot be relocated without a substantial loss of its existing patronage (clientele or net earnings);

3. The business is not operated at the displacement site solely for the purpose of renting space to others; and

4. The business contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

5. The business is not part of a commercial enterprise having at least one other establishment in the same or similar business which is not being acquired.

Such fixed payment shall equal the average annual net earnings of the business, computed according to applicable law, but not less than $2,500 nor more than $10,000 (provided that, if federal funds are obtained, the cap will be $20,000 and the minimum will be $1,000).

Claims

Claims to the Partnership for relocation payments shall be in writing and signed by the client or the client's authorized officer or agent. The Partnership will prepare and provide free forms for making claims for relocation payments. Documents supporting the claim shall be submitted with each claim. The Partnership shall determine the sufficiency of the documentation as to each expense and may require the client to provide different or additional proof of any expense. Generally, undocumented or inadequately documented expenses will not be compensated. However, in unusual circumstances, the Partnership may accept any evidence of an expense which is reasonable under those circumstances. (For example, if a receipt has been

lost or destroyed and cannot readily be replaced, the Partnership may accept an affidavit as proof of the expense which was the subject of the receipt.)

Assistance in Making Claims

Upon request, the Partnership staff will provide free assistance in the preparation of claims to the Partnership for relocation payments.

Time Limit for Submission of Claims

Written claims for relocation payments must be submitted by the business owner, signed by such owner or the business's authorized representative, within twelve (12) months of the date of approval of the MDP by the Commissioner or the date Claimant vacates the real property it occupied in the Project Area, whichever is later. If any claim is incomplete, lacks all necessary supporting documentation, or is otherwise defective, the Partnership will inform the Claimant of that fact and the Claimant may amend or supplement the Claim within 15 days after receiving notice of such defect. An extension of time to file a claim or to amend or supplement a claim, if requested in writing, may be granted by the Partnership if the Partnership's relocation staff or agent is satisfied that there is good reason for such extension.

Payment of Claims

All relocation payments will be made to eligible claimants in accordance with this Plan, the URAA and, to the extent it applies, the federal Act. A payment will be made by the Partnership as promptly as possible after a claimant's claim is filed and his eligibility and amount of compensation has been determined. Advance payments may be made in hardship cases if the Partnership determines such advances to be appropriate.

Relocation Payments Not Subject to Income Tax

Federal and state regulations provide that relocation payments are not to be considered as income for income tax purposes or for determining eligibility or extent of eligibility of a person under the Social Security Act or any other federal law.

Set-Off Against Compensation

If an eligible claimant has any unpaid financial obligation to the Partnership, the Partnership may set off these obligations against the claimant's relocation payments.

Review and Appeals

A Claimant may seek review by the Partnership in either of two ways if he believes that, in reviewing his claim, the Partnership's relocation staff has erred in any of the following ways:

- failed to determine that the person qualifies, or has ceased to qualify, for relocation assistance;
- failed properly to determine the amount of the relocation payment to which the Claimant is entitled under the law and this Relocation Plan; or
- unreasonably failed to extend the time limit for the filing of a claim or an appeal.

First, the Claimant may, within thirty (30) days of receiving the written decision of the Partnership staff which the Claimant believes is erroneous or improper, request in writing that the Executive Director of the Partnership review the Claim. Provided the Claimant includes in the request the reason or reasons for it, the Executive Director shall review the Claim promptly. The Executive Director's decision shall be in writing. The Executive Director may approve the staff decision, modify it (including, if the Executive Director deems necessary, to the disadvantage of the Claimant), or instruct the staff to reconsider the Claim. The Partnership shall mail a copy of the decision to the Claimant within five (5) business days of its signature by the Executive Director. If the Executive Director approves the staff decision, or modifies it in a manner to which the Claimant objects, the Claimant's right to appeal shall remain.

Second, the Claimant may, in writing received at the Partnership office within one month of receiving the written decision of the Partnership staff (or the Executive Director) which the Claimant believes is erroneous or improper, appeal the decision to a Committee of the Board of Directors of the Partnership established to consider such appeals. (The Board of Directors may in any case decide to consider an appeal as a Committee of the Whole.) That Partnership Committee will consider a written appeal regardless of form, give the Claimant a reasonable opportunity to explain personally or by an attorney why the decision appealed from is erroneous or improper, and promptly review the Claim in accordance with applicable law, regulations and this Plan. The Committee may approve the staff (or Executive Director's) decision or modify it (including, if the Committee deems necessary, to the disadvantage of the Claimant) and shall issue the final decision of the Partnership. The Claimant shall be given prompt written notice of the Committee's decision.

If the Claimant has appealed to the Partnership Committee and that Committee approves the staff or Executive Director decision, or modifies such decision in a manner to which the Claimant objects, the Claimant may appeal the Partnership's decision to the Relocation Advisory Assistance Appeals Board established pursuant to Title 8, Section 8-273-1, of the Regulations of Connecticut State Agencies. This review is initiated by sending a written request to the Appeals Board c/o Connecticut DECD, 505 Hudson Street, Hartford, CT 06106 within 30 days after receipt of the Partnership Committee's decision.

In any claim to the Partnership or appeal to the Appeals Board, claimants have the right to be represented by a lawyer or other advisor.

A Claimant may appeal the decision by the Relocation Assistance Advisory Board to the Connecticut Superior Court under the Connecticut Uniform Administrative Procedures Act.

Questions concerning these procedures should be directed to the Mansfield Downtown Partnership, 860-429-2740; email relocationaid@mansfieldct.org, 1244 Storrs Road, P.O. Box 513, Storrs, CT 06268.

Part II D Cessation of Relocation Advisory Assistance

The Partnership will provide relocation assistance until the Partnership determines permanent relocation is complete and all relocation payments have been made. However, the Partnership's relocation advisory assistance will cease if (but only so long as) the business being displaced refuses to accept one of at least two available alternative locations that the Partnership deems well suited to the business. In the case of continuous refusal to admit a relocation interviewer who attempts to provide assistance, and who visits the business at reasonably convenient times after giving reasonable notice of the intention to visit, the Partnership shall take reasonable steps to notify the business before ceasing advisory assistance.

To be eligible for assistance preparing relocation claims, a business must reasonably cooperate with the Partnership. If a business or business owner a) refuses on two or more occasions to meet with a representative of the Partnership at a mutually convenient date, time and place concerning the business's relocation needs or b) refuses on two or more occasions to accept the Partnership's claim preparation or other relocation assistance, or c) rejects two or more alternative locations identified by the Partnership as reasonably meeting the business's relocation needs, the business or business owner shall be deemed to have waived its right to relocation claim preparation assistance and such assistance shall cease. Except the requirements in Part IIC for timely and complete Claims, nothing in this Plan creates any condition to eligible businesses' entitlement to relocation compensation benefits under the URAA or the federal Act.

Part III Eviction Policy

Tenants in the Project Area will be evicted only as a last resort. The Master Developer has agreed not to evict any tenant whose occupancy was originally under a lease (even if the lease has expired) except for the following reasons:

- Where there is a tenancy at will, a tenancy at sufferance, or a month-to-month lease or occupancy agreement, failure of the tenant to vacate the premises by the vacancy date set forth in the Partnership's second notice, described in Part II A of this Relocation Plan;
- Failure to pay rent in a timely manner (the amount of rent being subject to increase to fair market rent in any case where a tenant's lease has expired);
- Violations of the terms or conditions of the lease or occupancy agreement, other than rent, such as would ordinarily justify eviction.

Nothing in this Relocation Plan affects in any way the right of the landlords or lessors of businesses in the Storrs Center Project area to give such businesses, or business owners, notices of any kind, or to take such action as they see fit, with one exception. That exception is that, if the Master Developer is landlord or lessor of a business and the Master Developer increases the business's rent to an amount which the business owner claims is higher than fair market rent, the

business owner shall have the following special rights: a) to elect, by written notice given to the Partnership and the Master Developer, that the rent increase notice be treated as an eviction notice, b) to receive from the Partnership, within five (5) business days of the Partnership's receipt of notice of such election, the "second notice" provided in Part IIA(2) of this Plan, and c) to have such rent increase not take effect until the 91st day after the business owner receives such "second notice", if the business has not vacated by then.

Eviction in no way affects the eligibility of displaced businesses for relocation assistance or payments. However, relocation compensation shall not include costs due to eviction that could reasonably, in the Partnership's judgment, have been avoided by the business.

Part IV Relocation Assistance Records and Reports

The Partnership will keep up-to-date, separate client records on the relocation needs of, contacts with, services to, and relocation of each displaced business in the Project Area, including copies of all documents provided to the client by the Partnership or its relocation consultant. These records shall be retained for state, federal or town inspection and audit for a period of five (5) years following completion of the relocation payment program or completion of the Project, whichever is later, PROVIDED confidential business information provided to the Partnership as part of the Partnership's relocation assistance (other than claim for compensation) will be kept confidential to the maximum extent permitted by law, and will be returned to the business, or destroyed, upon written request by the business that provided it.

The Partnership will maintain in each client's record complete and proper documentation supporting the determination made with respect to that client's claim. The determination of claims will be made or approved by the Partnership, or a duly authorized designee.

Part V Business Relocation Program Costs

The total budget to relocate 19 businesses from the project area is estimated at $560,000, of which approximately $370,000 is for eligible moving expenses and $190,000 is for reestablishment expenses. This figure does not include the Partnership's relocation consultant's fees or other costs of program administration. The Partnership will also budget a reasonable, additional contingency account for possible claims for direct, uninsured losses of personal property in the moving process. Funding for the relocation program shall coincide with the phasing of the acquisition of properties.

The Partnership will investigate and pursue potential state funding assistance for relocation, as well as the process for applying for such funding.

Appendix A:

The state policy is set forth at Conn. Gen. Stat. §8-266:

"[A] uniform policy for the fair and equitable treatment of persons displaced by... improvements conducted pursuant to governmental supervision. Such policy shall be uniform as to (1) relocation payments, (2) advisory assistance, ... and (4) state reimbursement for local relocation payments under state assisted and local programs."

The Commissioner of the Department of Economic and Community Development is authorized to establish, for non-transportation projects, regulations and procedures necessary to assure
(1) that the relocation assistance is administered in a manner which is fair and reasonable, and as uniform as practicable;
(2) that displaced persons who make proper application for a payment are paid promptly after a move or, in hardship cases, in advance; and
(3) that any person aggrieved by a determination as to eligibility for, or the amount of, a payment may have his application reviewed by the Commissioner of Economic and Community Development.
See Conn. Gen. Stat. §8-273(b)(1)-(b)(3). See also, Regulations of Connecticut State Agencies §§8-273-1 through 8-273-45. (Though the last four of these, §§8-273-42 through 8-273-45, apply specifically to the State Department of Transportation, the Partnership believes they provide guidance to the Project.)

Appendix B:

42 U.S. Code §4621...

(b) Policy This subchapter establishes a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken ... with Federal financial assistance. The primary purpose of this subchapter is to ensure that such persons shall not suffer disproportionate injuries as a result of programs and projects designed for the benefit of the public as a whole and to minimize the hardship of displacement on such persons.

(c) Congressional intent It is the intent of Congress that –

(1) Federal agencies shall carry out this subchapter in a manner which minimizes waste, fraud, and mismanagement and reduces unnecessary administrative costs borne by States and State agencies in providing relocation assistance;

(2) uniform procedures for the administration of relocation assistance shall, to the maximum extent feasible, assure that the unique circumstances of any displaced person are taken into account and that persons in essentially similar circumstances are accorded equal treatment under this chapter;...

(4) the policies and procedures of this chapter will be administered in a manner ... which assures all persons their rights under title VIII of the Act of April 11, 1968 (Public Law 90-284), commonly known as the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), and title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.).

	LANDLORD/ LOCATION	CONTACT	BUSINESS NAME	MAILING ADDRESS (IF DIFFERENT)	WORK PHONE
	UCONN (STORE 24 BUILDING) 1254 STORRS ROAD STORRS, CT 06268				
1		Robert Lucey	Body Language/Tattoo Piercing		(860) 487-2647
3		Richard Piscatelli	Burrito on Storrs, LLC d.b.a. Tequila Cove		(860) 429-5777
4		Kathy LaJoie and Valerie Varga	Campus Cuts		(860) 429-4850
5		Jack and Barbara Sunmark	Campus Florist		(860) 487-1234
6		Jean Norman	Paperback Trader IV		(860) 487-0261
7		Ismail Sattar	Paul's Pizza		(860) 429-6001
8		Holly Upton	Skora's Barber Styling Shop		(860) 429-3829
9		David Schiller	Travelplanners	164 Main Street Putnam, CT 06260	(860) 963-6620
10		Mark Simonds, Owner Lee Severi, Manager	Wings Over Storrs	Box 7, 67 Hunt Street Agawam MA 01001	(860) 429-9464
		Peter Andrew, Corp. Manager Cammie Wilson, Site Manager	Store 24/Tedeschi Food Shops	14 Howard Street Rockland MA 02370	(781) 878-8210 (860) 487-0092
		Steve Rogers	Subway	167 Baxter Road Storrs, CT 06268	(860) 429-8455
13		Curtis Olsen	Prototype Copying & Word Processing		(860) 487-1794
	UCONN (STORRS AUTO) 4 DOG LANE STORRS, CT 06268				
14		Irene Schein	Storrs Automotive		(860) 487-1231
	UCONN (NAYDEN THERAPY) 14 DOG LANE STORRS, CT 06268				
15		Tom Callahan	University of Connecticut Nayden/WCMH Physical Therapy Clinic		(860) 486-2337
	UCONN (COMMUNICATIONS BUILDING) 1266 STORRS ROAD STORRS, CT 06269				
16		Tom Callahan	University Communications Building		(860) 486-2337
	UCONN (Bank of America ATM)				
17		Tom Callahan	Bank of America ATM		(860) 486-2337

	LANDLORD/ LOCATION	CONTACT	BUSINESS NAME	MAILING ADDRESS (IF DIFFERENT)	WORK PHONE
	UCONN (PARKING AREAS)				
18		Michael Taylor	Storrs Associates	1244 Storrs Road/PO Box 476 Storrs, CT 06268	(860) 429-8891
19		Nick and Georgia Haidous		PO Box 196 Storrs, CT 06268	(860) 487-0288
20		Richard Robarge		3 Lorraine Circle Storrs, CT 06268	(860) 429-1674
	WARZOCHA (WARZOCHA BUILDING) 10 DOG LANE STORRS, CT 06268				
21		Carol Hill	Husky Greek Shop	10 Dog La., Suite 3 Storrs, CT 06268	(860) 429-2143
22		Dale Trainor	Gentlemen's Choice		(860) 487-7100
23		Tima Saria	Tailoring by Tima	10 Dog La., Suite 5 Storrs, CT 06268	(860) 429-4877
24		Dana DeColin	The Skeleton's Closet		(860) 429-8951