

GALES Ferry Intermodal, LLC Conceptual Presentation

Presented to:

Town of Ledyard Planning & Zoning Commission

February 9, 2023

Introductions

- **Team Introductions**

Harry Heller- Heller, Heller & McCoy, project counsel

Alan Perrault – Gales Ferry, Intermodal/Cashman Dredging & Marine Contracting

Chase Davis- Gales Ferry Intermodal/Cashman Dredging & Marine Contracting

George Andrews – Loureiro Engineering Associates. Inc., Project Engineer

Susan Marquardt – Loureiro Engineering Associates. Inc., Project Engineer

Michael Cherry- Community Liaison for Gales Ferry Intermodal

Sean Duffy- Executive Director of Cushman & Wakefield industrial group

Ben Josephson- O'Neill Associates, government relations

Presentation Outline

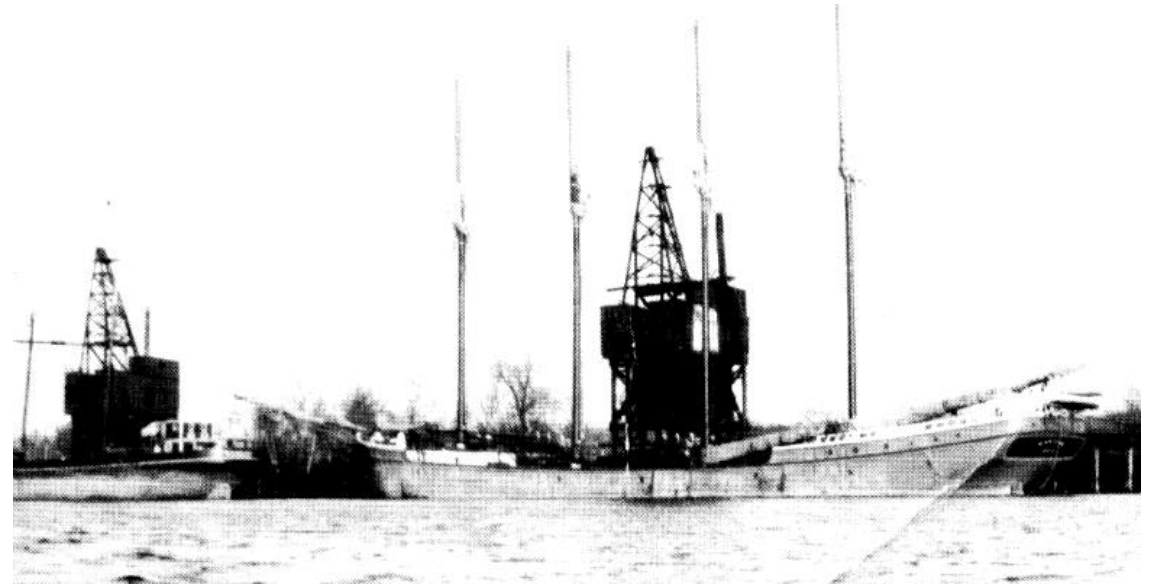
1. Site Background of Allyn's Point as former Rail Terminal and Dow Chemical Operation 1849 - 2020
2. Cashman Company Marine Development Experience
3. Why this location?
4. Goggle Earth view of site in 2011 prior to removal of Dow buildings
5. Aerial view of site today
6. Redevelopment Conceptual Plan
7. Questions/Answers/Discussion

Site Background- 1849+ as passenger rail terminal and coal terminal

The Gales Ferry site has been an intermodal facility since 1849 as a Providence and Norwich Railroad Terminal for passenger vessels from NYC transferring to passenger rail to CT, RI and MA and for coal ships transferring to freight railcars for shipment through New England

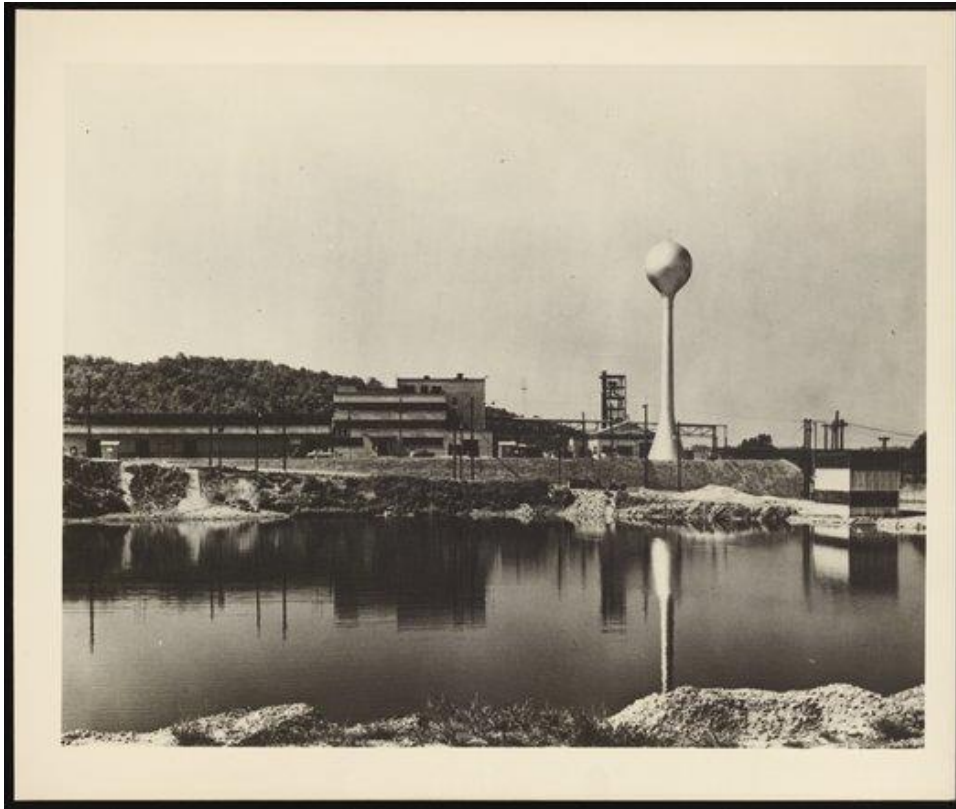


Thomas Allyn House & rail station



Schooner ships transferring coal via gantry cranes

Site Background- 1950's Dow Chemical



Cashman Marine Development Experience

Quincy Shipyard Redevelopment

Shipyard founded by Thomas Watson in 1800's

Revitalized 150,000 SF of old industrial buildings

New tenants: New England Aquarium; Bluefin Robotics (GD); MBTA Commuter Boat Layover; Cashman Construction Companies including marine & renewable energy (Patriot Renewables)



Boston Marine Works/East Boston Shipyard

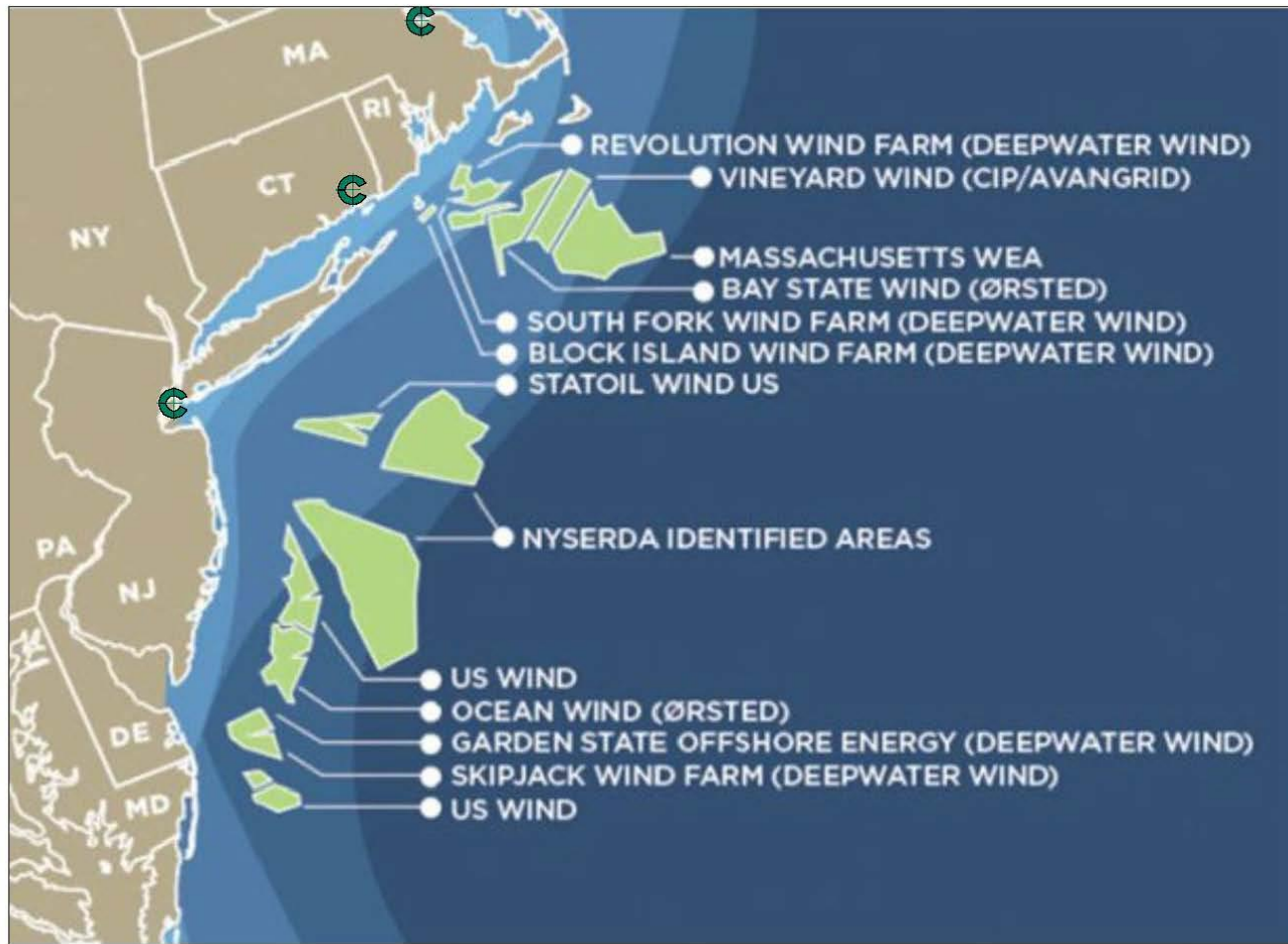
Transformed a bankrupt & vacant shipyard

New Tenants:

- Spirit of Boston dinner cruise ship
- Newly permitted 240 slip marina & fuel dock
- Marine construction staging yard & repair facility
- Welding and steel manufacturing facilities
- Marine engine repair shop
- Yacht brokerage
- Commercial photography studio
- Drydock ship repair operation

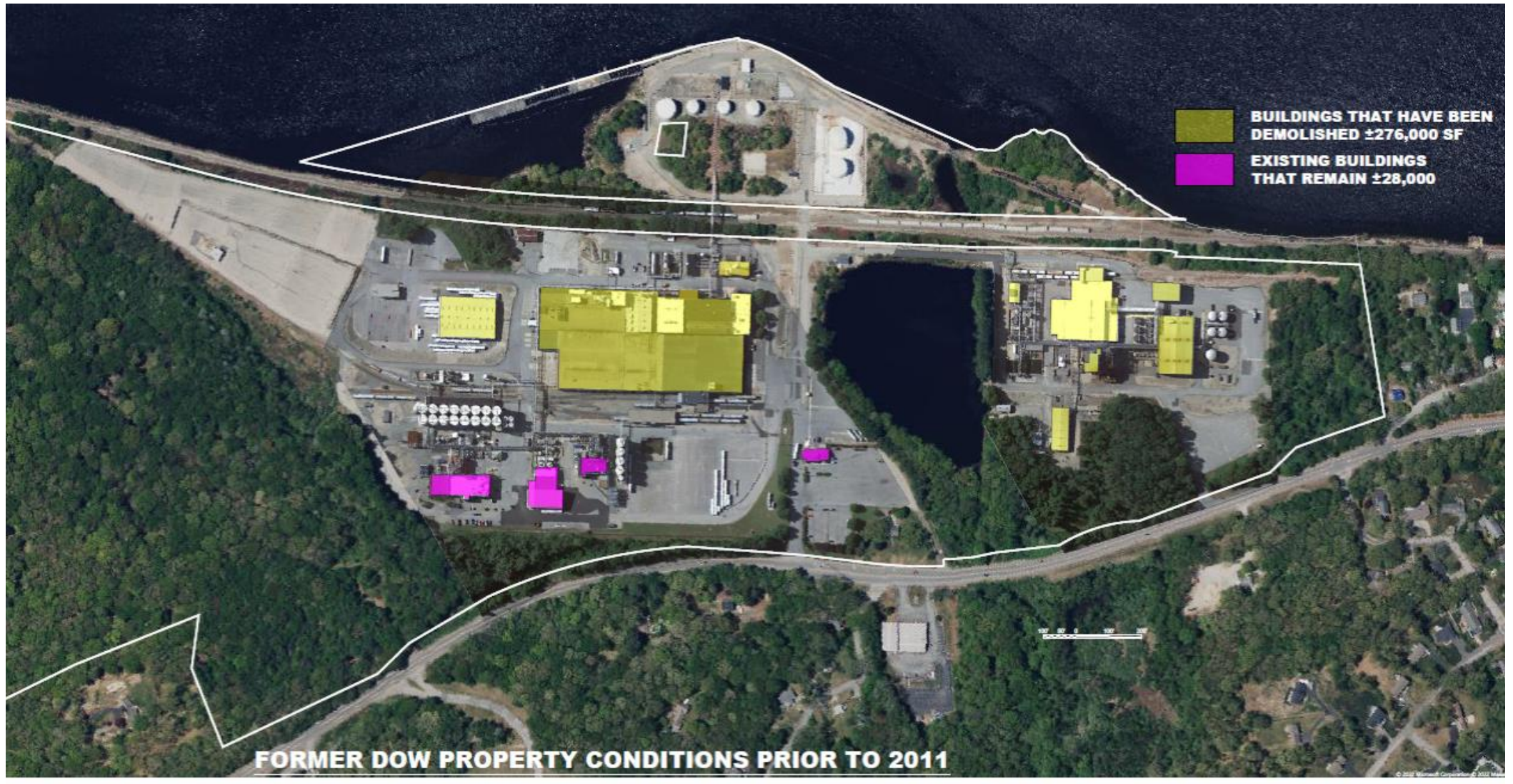


Why this Location?



C CASHMAN FACILITIES RELATIVE TO PROPOSED OFFSHORE WIND FARMS

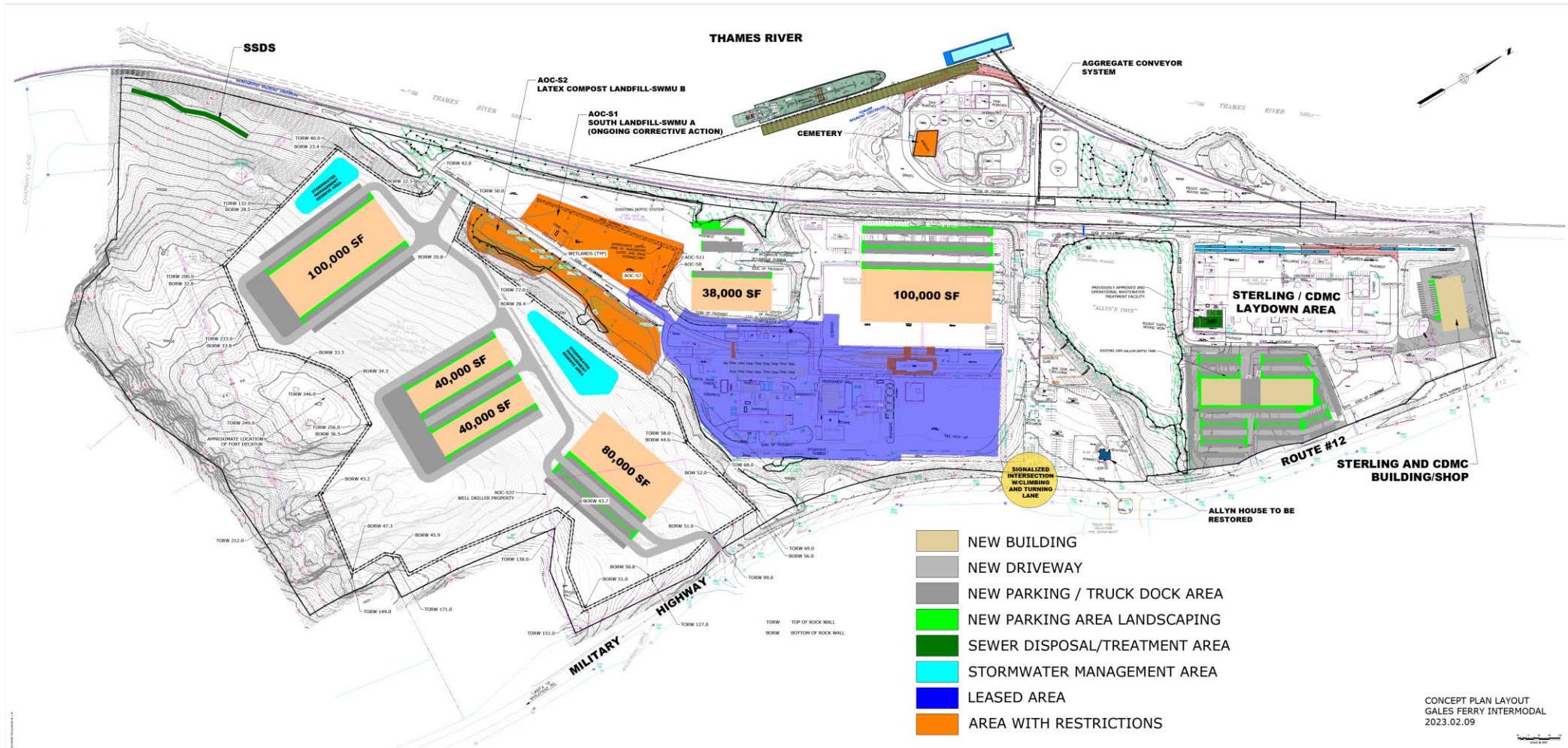
Aerial of Site in 2011 prior to Dow demolishing buildings



Aerial of Site Today



Conceptual Development Plan



Questions / Discussion