



State of Connecticut
Department of Economic and Community Development
Office of Brownfield Remediation and Development

***Remedial Action and Redevelopment Municipal Grant Program
Application***

&

Targeted Brownfield Development Loan Program Application

Program Description

The Connecticut Remedial Action and Redevelopment Municipal Grant Program and Targeted Brownfield Development Loan Program will provide grant and loan funds to municipalities, economic development agencies, for-profit and non-profit developers and other brownfield purchasers or innocent owners who are eligible to receive Brownfield Grants or Loans under Connecticut General Statute Chapter 588gg. The goal is to fund approximately ten (10) projects that will perform remediation, abatement, and demolition activities prior to redevelopment of the brownfield site(s). Additional goals include leveraging the maximum amount of non-State funds possible to increase the economic impact of the State's investment, reactivating long-stalled sites and encouraging job creation.

Note

This is a State of Connecticut funded program and this application will determine the eligibility of the applicant and/or project to apply for the program. *Please be sure to refer to the Rating and Ranking and Notice of Funding Availability (NOFA), and include all relevant attachments that support any information and statements being provided in this application.* This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies. Information for this application such as the Notice of Funding Availability and Rating and Ranking sheet may be found at www.ctbrownfields.gov.

Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. Please contact DECD at brownfields@ct.gov for further information on program requirements.



SECTION I APPLICANT INFORMATION

- 1. **Applicant:** City of Meriden
- 2. **Address:** 142 East Main Street, Meriden CT 06450
- 3. **Contact:** Juliet Burdelski, Director of Economic Development

Telephone: 203-630-4152

Fax: 203-630-4274

Email: jburdelski@meridenct.gov

4. Type of Organization

- Municipality** **Economic Development Agency** **For-Profit Developer**
- Non-Profit Developer** **Brownfield Owner** **Other**

5. If applicable, please include copy of 501(c) 3 or corporate certificate. In addition, if applicant is a for-profit company, please include three years of financial statements.

6. **Amount of Financial Assistance requested:** \$ 1,215,240

7. **Have you ever participated in any funding programs managed by DECD? Describe program, amount, contract date, and current status:**

Yes. The City of Meriden has previously received several grants from DECD, including: a)Municipal Brownfields Pilot Funds, \$200,000 for demolition of Factory H, completed in 2012; project leveraged over \$1.4 million in HUD Section 108 loan funds, b) Remediation of the Meriden HUB site, grants totaling up to \$12,809,793 (DECD Urban ACT for \$3,500,000 dated June 15, 2012, DECD Brownfield Grant for \$500,000, DEEP grant Public Act PA 07-7 JSS, Sec 13(d) (32) for \$5,659,793. and DEEP grant Public Act PA 07-7 JSS. 13(d)(32) \$3,150,000). Project is ongoing and to be completed within the next eighteen months, c) Neighborhood Stabilization Program (NSP) \$1.2M to complete the rehab of seven foreclosed properties creating 12 units of affordable housing. Project completed 2013, d) 2014 OBRD Muncpal Brownfields and Inventory Assessment grant, \$200,000 for assessment of Mills "Mega Block", funds committed on April 16, 2014 for the assessment of 161 State Street, 144 Mills Memorial, and 62 Cedar Street. Waiting for signed contract from DECD, e) HUD Challenge Grant awarded to the State of CT DECD for \$2.0 million, of which Meriden was awarded \$972,000 on February 28, 2011 for property Acquisition and Zonning/Planning. Project completed May, 2014.

8. **Have you ever participated in any funding programs managed by other Connecticut State agencies? Describe program, amount, contract date, and current status:**

The City of Meriden receives various funding from Stare of Connecticut. Funding specifically related to this project includes an \$850,000 Department of Transportation TOD Pilot Grant dated April 17, 2012. Project is ongoing. \$46,787 of the TOD Pilot project funds were used to completed Environmental Site Assessments (Phase I/II/III) and a Remedial Action Plan for 11 Crown Street.



9. Please provide the following demographic information related to the municipality in which the proposed project is located:

	Municipality	State	National
Unemployment:	8.5% (May 2014)	7.0%	6.3%
Median Household Income:	\$56,187	\$69,243	\$52,762
Resources to Complete Table: Unemployment - Department of Labor: http://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp Median Household Income (Median Nonfamily Household): See OBRD Website			

SECTION II PROJECT INFORMATION – Attach supporting documents as needed for all responses.

1. **Project Address:** 11 Crown Street, Meriden CT 06450
2. **Property Owner:** City of Meriden

If applicant is not the property owner, how and when will ownership be obtained? N/A

3. **Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.)**

The proposed future development includes a \$13 million mixed use, mixed income housing development containing up to 80 housing units. The City recently acquired 11 Crown Street for redevelopment purposes using US Department of Housing and Urban Development funds that were administered by the State of CT DECD. Overlooking the Meriden HUB site, 11 Crown Street is a 1.6 acre site that includes the 100-year old, 33,000 square foot Record Journal Newspaper Building. The Record Journal, a locally-owned newspaper, has been headquartered here for over 100 years. The Record Journal will lease the facility from the City through the end of 2015 while plans are completed to redevelop or rehab the existing site and relocate the Record Journal business operations. HUD Special Conditions require that only HUD approved uses (such as affordable housing) be developed at 11 Crown St. As per HUD terms and conditions, deed restrictions have been placed on the property requiring that development of residential rental units include the following restrictions: 1) Income restrictions - at least 20% of units shall be reserved for households with incomes of 50% or less AMI -- OR -- at least 40% of the units shall be reserved for households with incomes of 60% or less of AMI, and 2) Period of affordability is no less than 30 years. The parcel is zoned TOD Park. The City's TOD zoning requires a non-residential use on the first floor of a new development project. We believe from our conversations with HUD that they will be open to mixed use/TOD projects that incorporates affordable housing. Maximum use of the site under the TOD zoning regulation would allow a mixed use development containing up to 80 housing units.

4. **Please provide a detailed overview of the proposed project. Include information regarding current interest for development, potential for job creation, housing creation, or improvement in health and safety.**

The City has initiated an RFQ/RFP process to select a private development partner to redevelop



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11 Crown Street into a housing and mixed-use commercial development project. 11 Crown Street is a key TOD redevelopment parcel located 800' from the HUB and Meriden Transit Center sites. During the RFQ process, the City received applications from five private development teams with a specific interest in 11 Crown Street. Over the next several months, the City will request site development proposals (RFP) and anticipates selecting a developer partner to implement the project. The City's analysis shows that redevelopment of the site could yield 80 housing units (with a requirement that at least 16-32 be set aside as affordable housing units), 10,000 sf or more of retail space, and a total development cost of up to \$15 million. Using various jobs estimators (ARRA, Strategic Economic Research, IMPLAN, etc.) for the construction of multi-family housing projects, the project has the potential to create 150-163 full time jobs (46% jobs directly related to construction and 54% associated jobs). Prior to development, the City will use DECD cleanup funds, if awarded, to clean up contaminated soils and hazardous building materials that were identified in recently completed Phase I/II/III Environmental Site Assessment and Hazardous Building Materials Assessment reports. Assisting in this effort is Licensed Environmental Professional Tighe and Bond, who completed the Remedial Action Plan for cleanup work at the site. The RAP recommends removal of lead contaminated soils and the removal and disposal of hazardous building materials including lead, PCBs and asbestos prior to redevelopment. Redevelopment may include demolition and/or selective demolition of the site's existing 33,000 sf office building. The project will improve health and safety of Meriden residents by removing and disposing of known environmental hazards and by providing decent, affordable and market rate housing in the heart of the TOD district and within walking distance to the Meriden Transit Center and commuter rail service which will be operational in 2016.

Please describe the proposed development timeline (include attachments as needed):

The City anticipates a three year development timeline as follows. Also refer to Exhibit A, attached.

Environmental Assessments (completed):

The City has completed Phase I, II & III Environmental Site Assessments and a Remedial Action Plan. Assisting the City in this effort was Licensed Environmental Professional, Tighe and Bond. The site has been entered into the State's Abandoned Brownfields Cleanup (ABC) program, which requires site cleanup prior to redevelopment.

Environmental Cleanup (includes demo) (18 months):

The City and its LEP will develop technical specifications for the cleanup of the soil and cleanup of the hazardous building materials, which may include building demolition or selective demolition. A remediation and demolition contractor will be solicited through an RFP process. Cleanup of the soils in the western parking lot can be completed prior to building cleanup and/or demolition. All cleanup will be completed prior to transfer to the developer partner in 2016.

Housing Development (18 months):

The City has initiated an RFQ/RFP process to select a private development partner to redevelop 11 Crown Street into a housing and mixed-use commercial development project. Five RFQ applications were submitted in June 2014. Over the next six months, the City will request specific site development proposals (RFP) from the developers selected through the RFQ process. In 2015, the



City intends to select a developer partner to implement and secure financing for the redevelopment project. Construction is expected to commence in 2016 and completed in 2017.

5. What is the appraised value of the site(s) if remediated (“if clean”):

\$375,000-\$570,000. The City acquired the property in 2014 after negotiations with the property owner and the completion of two property appraisals. A property appraisal completed by Esposito and Associates for the City of Meriden states that if this site is assumed to be free and clear of contaminants and/or toxic waste, the value is \$570,000. The second appraisal valued the property at \$375,000 and did not address potential environmental conditions. The City acquired the property in 2014 for \$495,000.

6. If applicable, please provide all relevant project financial information (i.e., development pro forma, development sources and uses; include attachments as needed):

The City has completed a development proforma for the proposed development project showing potential development costs of up to \$15 million. Please refer to exhibit B

Please describe how the State’s financial investment is required to advance the remediation and/or redevelopment project (i.e., the “but for” rationale):

The State's financial investment in the project is required for three significant reasons. First, projects costs of over \$1.2 million for remediation, abatement and demolition are high and will likely deter private development unless the cleanup of the site can be done prior to redevelopment. Second, HUD funds which were used to acquire the site, require site redevelopment to include affordable housing which generates less revenue than a market rate project. Such restrictions will likely deter private development unless the costs to develop can be significantly reduced. Finally, the City has entered the site into the Abandoned Brownfields Cleanup (ABC) Program as a result of that entry the City has agreed to clean up the site prior to transferring the site to a private developer. The City's ability to allocate local funds to this project is limited, therefore, state funds are essential to help the City complete cleanup activities prior to private redevelopment in a timely manner.

The City of Meriden has had little economic development in the City Center in the past 40 years. Historic downtown flooding, a decline in silver industries, and unsuccessful urban renewal policies resulted in significant disinvestment in Meriden’s city center beginning in the 1960's. Recent efforts, including implementation of the Harbor Brook Flood Control Plan and City-led efforts to capitalize on state investments in rail infrastructure, have recently begun to breathe new life into downtown Meriden, however, there is much more to be done. 11 Crown Street is one of nine distressed and/or underutilized properties in the TOD district and was recently acquired by the City for the purposes of redevelopment. Before the City acquired 11 Crown Street in 2014, the property was on the market for over three years. Private parties were reluctant to pursue acquisition of the property due to environmental concerns and lack of information pertaining to potential cleanup costs. In



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2014, and prior to acquiring the property, the City completed Phase I/II/III Environmental Site Assessments on the property. No other entity, including the building owner, was in the position to conduct the assessments and get a true assessment of the cleanup costs. These studies indicated the presence of lead in the soil and hazardous building materials including asbestos, lead and PCBs. Tighe & Bond estimated environmental remediation, demolition/haz mat abatement, engineering and monitoring to be \$1.2 million. The site is an "establishment" as defined by the State of CT Transfer Act due to prior releases at the site. The City used HUD Challenge grant funds that were managed by DECD to acquire the property. As per HUD terms and conditions, deed restrictions have been placed on the property requiring at least 20% of housing units developed shall be reserved for households with incomes of 50% or less AMI -- OR -- at least 40% of the units shall be reserved for households with incomes of 60% or less of AMI. These restrictions will be in effect for 30 years. The affordability requirement has the benefit that it will ensure high quality affordable housing is available in Meriden. However, this restriction will limit the total rental income from the project for a significant period of time. The limitations on rental income threaten the economic feasibility of the project. Therefore, we are seeking funds to reduce to total development costs so that development project can have a higher rate of return and will interest the right developer. The City's TOD Park zoning district requires a non-residential use on the first floor of a new development project. We believe from our conversations with HUD that they will be open to a mixed use/TOD project that incorporates affordable housing. Maximum use of the site under the TOD zoning regulation would allow a mixed use development containing up to 80 housing units. Under the full build-out scenario, 16 to 32 of the units must be affordable housing units under the HUD agreement.

In 2013, after reviewing the potential redevelopment opportunities for the site, conducting historic and environmental reviews, and reviewing that information with the elected officials and the public, the City entered an agreement with the Record Journal Publishing Company to purchase the property and to assume the known cleanup cost. With assistance provided by DEEP and DECD staff, the City enrolled the site into the State's "Abandoned Brownfield Cleanup (ABC)" program. Enrolling the site into the ABC program enables Meriden to get an exemption from the liabilities associated with the CT Transfer Act. However, by agreeing to participate in this program, the City must enter the site into the state's Voluntary Remediation Program and clean up the property prior to transfer to a private developer. The City of Meriden has been designated as a "distressed municipality" and has no general funds set aside for this purposes. For previous cleanup projects, the has City contributed a cost-share amount typically provided by General Funds or Capital Improvement Program bond funds which have been used to leverage state or federal funds. For prior clean up projects, non-city funds have covered the lion's share of the cleanup cost. The City has a self-imposed bonding cap, which significantly limits the availability of funds for non-essential capital projects. State or federal funds have been critical to its cleanup efforts to date. In this case, an award of state clean up funds is essential to ensuring that the City can clean up the site in accordance with the requirements of the ABC programs and do so in a timely manner. Once the site



is cleaned up, the City is prepared to transfer the property to a private developer for future redevelopment.

Selection of a developer can be a lengthy process, therefore, in June 2014, the City released a "Request for Qualifications" seeking development partners with a demonstrated capacity to help the City achieve its redevelopment goals. We are encouraged that five development teams specifically indicated an interest in the 11 Crown Street property. Over the next several months, it is the City's intent to solicit specific development proposals for the site and to select a developer partner. We expect to have a developer partner selected in early 2015. Cleanup activities will be completed by the City in early 2016 prior to transfer to the developer in 2016.

7. Please describe status of discussions with municipal elected officials, relevant municipal committees (i.e., Planning and Zoning), community groups and other key stakeholders :

In 2013, the City Council and Planning Commission approved the purchase of 11 Crown Street for the purposes of mixed use and affordable housing development. (A copy of the Council resolution supporting the acquisition of 11 Crown Street is included as Exhibit C.) The City and State followed NEPA and CEPA guidelines, which allowed for the public to comment on the proposed property acquisition, and public meetings to discuss the acquisition of the property were held at the City Council and Planning Commission levels. The City acquired 11 Crown Street in May 2014 following two years of site evaluation and discussion with elected officials, the public and state and federal officials. The purchase and redevelopment of 11 Crown Street have been incorporated in the City's TOD Market, Financial and Economic Assessment reports, the TOD Master Plan, and the TOD Developer Request for Qualifications. In summary, the community is in support of redeveloping this site as a key TOD site located within the TOD Park zoning district.

Does the project have site plan approval from the host municipality?

Yes No **Details:** The site is located in the TOD park zone. Development applications that conform to the TOD zoning ordinance require only administrative approval from the Planning Director.

8. How will this redevelopment project address an unmet need within its surrounding neighborhood, municipality and/or region?

The City's analysis shows that redevelopment of the site could yield 80 housing units (with a requirement that at least 16-32 be set aside as affordable housing units), 10,000 sf or more of retail space, and a total development cost of up to \$15 million. The City is currently seeking private developer partners with the capacity to convert the site from an underutilized brownfields site into a new, mixed use, TOD development that incorporates affordable housing. The site has the potential to accommodate relocation of the Mills Memorial Housing Complex units under the Choice Neighborhoods program. The redevelopment of the Mills Memorial Housing Complex is a key component of the City's efforts to transform the City Center into a walkable, vibrant neighborhood with access to jobs, housing and commercial/retail areas. The redevelopment of 11 Crown Street is a



key step in this effort. The project has the potential to ensure that high quality affordable housing is available in Meriden for the next 30 years.

Will the redevelopment project include affordable and/or mixed-income housing?

Yes. As per HUD terms and conditions associated with the use of HUD funds for property acquisition, deed restrictions have been placed on the property requiring that development of residential rental units include the following restrictions: 1) Income restrictions - at least 20% of units shall be reserved for households with incomes of 50% or less AMI -- OR -- at least 40% of the units shall be reserved for households with incomes of 60% or less of AMI, and 2) Period of affordability is no less than 30 years.

9. Please provide a range of permanent jobs associated with the redevelopment project:

Using various jobs estimators (ARRA, Strategic Economic Research, IMPLAN, etc.) for the construction of multi-family housing projects, the project has the potential to create 150-163 full time jobs (46% jobs directly related to construction and 54% associated jobs).

10. Experience: Please list the project team members (municipal, developer, environmental professional, financing sources, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and whether completed on time and within budget.

- 1) City of Meriden. Property owner, project manager. The City of Meriden has in place an experienced team in managing public funding sources. Meriden partners with DECD, DEEP, EPA and several Licensed Environmental Professionals on projects as needed throughout the city. Examples of prior projects include:
 - a) HUB Flood Control, Remediation & Park Project. Grants totaling up to \$12,809,793 (DECD Urban ACT for \$3,500,000 dated June 15, 2012, DECD Brownfield Grant for \$500,000, DEEP grant Public Act PA 07-7 JSS, Sec 13(d) (32) for \$5,659,793. and DEEP grant Public Act PA 07-7 JSS. 13(d)(32) \$3,150,000) Located at 1-77 State Street and 30-50 East Main Street, the HUB is a 14.4-acre City-owned parcel where extensive environmental assessment and cleanup is taking place. The City is in the process of transforming the HUB site into a City park that serves the purposes of providing public green space, flood storage and 3.4 acres for economic development. Environmental remediation of contaminated soil and groundwater is a key component of the project. Project is ongoing and to be completed within the next eighteen months. Project is on time and within budget.
 - b) USEPA Cleanup grant BF96166101, \$240,000 for removal of underground storage tank at City-owned 116 Cook Ave. Project is on time and within budget.
 - c) USEPA Cleanup grant BF 96179501, \$240,000 cleanup of 50 East Main Street (part of Meriden HUB site), soil and groundwater remediation at the Meriden HUB site. Project is on time and within budget.
- 2) 4ward Planning. 4Ward Planning has provided TOD marketing assessment and development advisory services under a contract with of Meriden. \$175,000 has been provided for this activity from the State



of CT TOD Pilot Grant. 4ward assisted the City evaluate the feasibility of redevelopment of the 11 Crown Street site and will assist in the developer selection projects. Project is on time and within budget.

- 3) Tighe & Bond. Tighe and Bond has provided Licensed Environmental Professional services related to 11 Crown Street and the enrollment into the State's Abandoned Brownfields Cleanup (ABC) project. \$54,487 has been provided for this activity from the State of CT TOD Pilot Grant. Completed reports include Phase II/III Environmental Site Assessment reports, a Remedial Action Plan, and preparation of the Environmental Conditions Assessment Form (ECAAF), which is required under the ABC program. Project is on time and within budget.
- 4) Developer. TBD. The City has initiated an RFQ/RFP process for the development of nine City-owned sites in the TOD District. Five development teams specifically indicated an interest in the 11 Crown Street property. Over the next several months, it is the City's intent to solicit specific development proposals and to select a developer partner.

11. For each property involved in this application please provide the following information:

Please describe the current use of the property:

Vacant Abandoned Underused Operating / In Use

Current/Prior Usage Details (including relevant time periods):

11 Crown Street, also known as the Record Journal Building, is the headquarters for the Record Journal Publishing Company, the City's local newspaper and a digital media company. The Record Journal currently employs approximately 100 employees from its Meriden headquarters. The Record Journal has been in operation for over 100 years. The Record Journal Building was once use for printing activities, but since 2009 when the printing operations were relocated out of state, the 33,000 sf building has been significantly underutilized. The Record Journal currently uses approximately 30% of the space for offices and storage. Under the purchase and sales agreement, the City entered into a lease back agreement with the Record Journal that expires on December 31, 2015. After the lease period, the Record-Journal has a right to continue to occupy the premises, as Tenant, subject to the right of either party to terminate the Lease upon three (3) months' advance written notice to the other party. The lease back agreement allows the Record Journal to sublease unused portions of the building, during its lease term, with a pro-rated share coming back to the City. The Record Journal subleases approximately 3,000 sf of warehouse space to the YMCA as a gym space for its Cross fit program. Record Journal offices are located on the first and second floors of the northern portion of the building, and some on the western portion of the ground floor. The remaining portions of the ground floors and the central and southern parts of the building, with the exception of the space leased to the YMCA, are vacant.



If property is abandoned/vacant, how long has the property been abandoned/vacant?

Printing operations at the site ceased in 2009. The newspaper and a subtenant currently utilize approximately one-third of the available space.

Property Location: 11 Crown Street, Meriden CT 06450

If applicant is not the owner, does the applicant have site access? N/A

Tax Status: Exempt

Acreage: The property is 1.67 acres

Description of why site may be considered a brownfield:

The site is an "establishment" as defined by the State of CT Transfer Act. The site was recently accepted into the State's "Abandoned Brownfield Cleanup (ABC)" program as a site that has been significantly underutilized for more than five years. Enrolling the site into the ABC program enables Meriden to get an exemption from the liabilities associated with the CT Transfer Act. However, by agreeing to participate in this program, the City must enter the program into the state's Voluntary Remediation Program and agree to clean up the site prior to transfer. Tighe & Bond estimated environmental remediation, demolition/haz mat abatement, engineering and monitoring to be \$1.2 million.

A Phase III environmental site assessment report was completed in March of 2014 by Licensed Environmental Professional Tighe & Bond with the intention "to delineate environmental impacts associated with on-site Areas of Concern (AOCs) and to identify the nature and extent of contaminated media that will require remediation or management as part of site redevelopment/reuse." The report's summary states that "the source and extent of soil impacts identified at the property have been delineated. No releases to the environment above RSR cleanup criteria were observed as part of this Phase III ESA. Site-wide impacted fill material (AOC-9) was found as having several COCs above RSR cleanup criteria." The report recommends the following actions: "...a Remedial Action Plan be developed to address the fill materials across the site and lead-impacted soils (approximately 150 cubic yards) in the western parking lot in the vicinity of B-4. These soils can be excavated and disposed of as remediation waste if the building will be reused. If the building will be demolished, the soils can be relocated and capped with future buildings as part of site redevelopment."

A Hazardous Building Materials Survey, Mold and Radon tests were completed in April 2014. Tighe & Bond completed a preliminary Opinion of Probable Abatement Costs for hazardous building materials abatement and removal/disposal of universal wastes that includes asbestos containing floor tile mastic, PCB containing materials (caulking, glazing, and paints), and impacted substrates and damp proofing tar on building foundations. Tighe & Bond recommend technical specifications be developed to facilitate proper removal and disposal of these materials prior to demolition or renovation activities.

A draft Remedial Action Plan was completed in June 2014 which outlines the recommended steps to address the environmental hazards in both the building and soil. The total estimated cost for both the soil



cleanup and removal of the hazardous building materials alone or as part of a demolition project, engineering, oversight, one year of monitoring, project management and contingency is \$1,215,240.

12. Please indicate pre-development activities to date, outlays and sources of funding:

Market & Financial Assessment, TOD Developer RFQ Solicitation of 11 Crown Street and 8 other TOD properties: \$175,000 (2012), funding provided by State of CT TOD Pilot Grant and managed by the City of Meriden Office of Economic Development Staff and 4ward Planning. Market & Financial Assessment activities are completed. TOD Developer solicitation is ongoing.

Phase I/II/III Environmental Site Assessment Reports and Hazardous Materials Building Survey, \$46,787, funding provided by State of CT TOD Pilot Grant. Phase I report completed by Lenard Engineering and Phase II/III/HBMI reports completed by Tighe & Bond. All reports are completed

Remedial Action Plan for Clean up, \$6700. Funding provided by State of CT TOD Pilot Grant. Completed by Tighe & Bond.

Property Acquisition \$495,000, funding provided by HUD Sustainable Communities Challenge Grant.

Legal \$20,000, related to closing, sale lease back agreement, other \$3,000 to prepare ECAF from for enrollment into ABC program.

13. Environmental Status (please attach information):

Are there any DEEP or EPA enforcement actions related to the site?

Yes No **Details:**

Does this property fall under a State or Federal cleanup program?

Yes No **Details:** Program accepted into ABC program 2014.

Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)?

Yes No **Details:** Tighe & Bond

Who is the "Potential Responsible Party"? Record Journal Publishing Company

When was the current environmental condition caused?

The environmental conditions were caused during the operation of the Record Journal as a printing facility and during the construction of the building, which included the use of hazardous materials such as asbestos, lead and PCBs. Soil impacts above RSR criteria were identified at AOCs 5 (Former Automotive Repair Shop), 6 (Former Print Manufacturing Company), and 8 (Southeastern Parking lot) during the Phase II ESA. A Phase III ESA was performed to determine the source, extent and degree of reported impacts. Based



on information gathered during the Phase III ESA, the source and extent of soil impacts identified at the property have been delineated. No releases to the environment above RSR cleanup criteria were observed as part of this Phase III ESA. Site-wide impacted fill material (AOC-9) was found as having several COCs above RSR cleanup criteria. Phase III ESA recommended that a Remedial Action Plan be developed to address the fill materials across the site and lead-impacted soils (approximately 150 cubic yards) in the western parking lot in the vicinity of B-4. These soils can be excavated and disposed of as remediation waste if the building will be reused. If the building will be demolished, the soils can be relocated and capped with future buildings as part of site redevelopment. A Remedial Action Plan was completed for City review in June 2014. The RAP will be used to develop technical specifications for the soil remediation and removal of the hazardous building materials as a part of the cleanup project.

Please describe the public health and environmental benefits of the proposed project:

Implementation of the Remedial Action Plan will allow the City to remove the known hazards in the soil and building prior to redevelopment. Specifically, the cleanup project will include:

1) The removal of approximately 150 cubic years of lead impacted soils in the western parking lot in the vicinity of B-4. Lead-impacted soils in the western parking lot in the vicinity of B-4 should be excavated and disposed of as remediation waste if the building will be reused. If the building will be demolished, the soils can be relocated and capped with future buildings as part of site redevelopment. (An Opinion of Probable Cost for excavation of disposal of lead-impacted soil in the western parking lot in the vicinity of B-4 is approximately \$30,000 to \$50,000 for on-site remediation only. If impact extends off site and remediation is required, costs will be higher.)

2) Preparation of Remedial Design and Technical Specifications for the excavation of lead-impacted soils and bidding including four additional borings to further delineate the extent of lead-impacted soils (approximate Cost: \$10,000)

3) At least one year of quarterly monitoring before site closure. Two additional monitoring wells will likely be required to provide coverage of the excavation area. (Approximate Cost: \$15,000 for one year of quarterly monitoring and two monitoring wells.)

4) Preparation of the Completion of Investigation Form and LEP Verification Report once the site investigation and remediation have been completed. (This is a requirement of the Property Transfer Program. Approximate Cost: \$12,000.)

5) Abatement and removal of hazardous wastes known to impact health and the environment and the development of technical specifications for their removal and disposal. A Hazardous Building Materials Survey, Mold and Radon tests were completed in April 2014. Tighe & Bond recommended hazardous building materials abatement and removal/disposal of universal wastes that includes asbestos containing floor tile mastic, PCB containing materials (caulking, glazing, and paints), and impacted substrates and damp proofing tar on building foundations. Tighe & Bond recommend technical specifications be developed to facilitate proper removal and disposal of these materials prior to demolition or renovation activities.



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(Approximate cost \$ 350,900 for haz mat abatement, \$574,800 for demolition, \$202,540 for project management & contingency; total \$1,128,210.)

6) Demolition. Included with haz mat abatement costs above.

14. Please provide information on the following activities that have been completed for the site(s):

	Consultant	Date Completed	Results/Estimates
Phase I ESA	Lenard Engineering	July 2013	Completed \$2000
Phase II ESA	Tighe & Bond	November 2013	Completed \$14,000
Phase III ESA	Tighe & Bond	April 2014	Completed \$15,700
Remedial Action Plan:	Tighe & Bond	June 2014	Completed \$6700.
Asbestos Survey:	Tighe & Bond	April 2014	Completed. \$7,900. Recommend Haz Building Materials Removal and/or Demo
Demolition:		Proposed	RAP recommend Haz Building Materials Removal and/or Demo estimated at \$1,128,210
Remediation Activities:		Proposed	\$87,000 for removal of urban fill/soil containing lead, development of tech specs and monitoring.

15. Mills/Historic Structures: Does the project include or assist in reuse or rehabilitation of any mills or historic structures (appearing on the national Register of Historic Places, State Register, or a designated Local Historic Property)? Yes No **Details:**

Will the project leverage federal and/or state historic tax credits?

Yes No **Details:**

If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings: Building was built in 1905.

16. Does project have required floodplain, SHPO, or wetland permits, or have they been applied for? *Note: Please include copies of any permits or communication regarding the same:* Letter obtained from SHPO. Structure determined not to be of historic value. See Exhibit D.

17. Public Utility Service Area: Is the project within an existing public utility service area?

Yes No

If no, would the project need new public utilities? Yes No **Details:**



18. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:

Is the project site within walking distance (a half mile) of an existing or planned commuter train station or a bus stop? Yes No **Details:** Meriden Transit Center and CT Transit bus service are within walking distance from the site. Additionally, the site is located in close proximity to the planned TOD Development project in downtown Meriden.

Does the property have any features nearby that would enhance walkability or bikeability? (Example: Complete Streets design features, sidewalks, street trees, bicycle lanes, bicycle storage facilities, etc.)

Yes No **Details:** Meriden Transit Center and CT Transit bus service are within walking distance from the site. The MTC includes those features outlined above. Additionally, the City is undertaking a sidewalk and streetscape improvements and completing preliminary engineering for commercial corridor roadway improvements within the Target Neighborhood.

19. Mixed-Use Development:

Will future development of this site include a mixed-use development (residential, commercial, retail)?

Yes No **Details:** This site can be developed to include up to 80 mixed income residential units and first floor non-residential areas. 10,000 SF of non-commercial space is projected.

If so, is the neighborhood currently zoned for mixed-use development?

Yes No N/A **Comments:** TOD Park Zone

If not, is the applicant pursuing the zoning changes to enable a mix of uses in the project site?

Yes No N/A **Comments:**

20. Summary of the subject property's tax contribution to the municipal tax base:

Subject Property Tax Impact	
Most Recent Year	Projected Year 1 After Development
\$0	\$200,000 (assumes some abatement for taxes on affordable housing units)

SECTION III PROJECT BUDGET INFORMATION

Note: If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents.



State of Connecticut
 Department of Economic and Community Development
 Office of Brownfield Remediation and Development
 Remedial Action and Redevelopment Municipal Grant Program &
 Targeted Brownfield Development Loan Program

Project Activity (Use of Fund)	Source of Fund					
	DECD	Other State	Federal	Local	Private	Total
Land purchase			\$495,000			\$495,000
Environmental						
Assessment		\$46,787				46787
Remediation	\$72,000					\$87000
Abatement	\$350,900					\$350900
Monitoring	\$15,000					
Demolition	\$574,800				TBD	574800
Construction					TBD	
Administration soft costs				\$35,000		\$35,000
Development fee				TBD		
Legal costs		\$20,000				20000
Other costs	\$202,540					202540
Other costs						
Other costs						
Total	1,215,240	\$66,787	\$495,000	\$35000		\$1,812,027

SECTION IV CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the federal Environmental Protection Agency are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including the CT Department of Energy & Environmental Protection, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the U.S. Environmental Protection Agency, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, if the applicant is a private corporation, a personal guaranty may be also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the Department of Economic and Community



Development (DECD). DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DECD’s sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include all attachments with your submission.

Signature:	Title:	Date:
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Return to DECD by 4pm June 30, 2014

Via Email: Brownfields@CT.GOV

or Via Mail to:

DECD

Office of Brownfield Remediation and Development

505 Hudson Street

4th Floor

Hartford, CT 06106

Attention: Donald Friday