



State of Connecticut
Department of Economic and Community Development

Office of Brownfield Remediation and Development (OBRD)

Consolidated Application Form

Check the funding source(s) that are being applied for:

<input type="checkbox"/>	EPA Site Assessment Program
<input type="checkbox"/>	Statewide EPA RLF Program
<input type="checkbox"/>	Hartford EPA RLF Program
<input type="checkbox"/>	Special Contaminated Remediation Insurance Fund (SCPRIF)
<input type="checkbox"/>	Urban Sites Remedial Action Program (USRAP)
<input type="checkbox"/>	Targeted Brownfield Development Loan Program
<input checked="" type="checkbox"/>	Abandoned Brownfield Cleanup (ABC) Program
<input type="checkbox"/>	Remedial Action and Redevelopment Municipal (ARM) Grant Program
<input type="checkbox"/>	CBRA Tax Increment Financing Program (future use)
<input type="checkbox"/>	Urban Act (future use)
<input type="checkbox"/>	MAA (future use)

Application Instructions

Office of Brownfield Remediation and Development

This application for financial assistance is used to determine applicant, project and program eligibility. This is a *multi-purpose application* for a number of state and federal funding programs and will be used to match a project with the resources that are available at the time of your request. This application may be reviewed by the CT DEEP and the US EPA. Other documentation may be requested. Please answer all of the questions the best you can. Attach additional sheets where necessary. Indicate 'NA' for 'not applicable' and 'not known' if needed. Only complete applications will be considered.

Who should not complete this Application:

- 1) Do not complete this form if you do not own the site and you do not have written permission from the owner(s) to access the site. Municipalities have certain rights as described in Section 22a-133dd. Please consult your attorney about these rights.
- 2) Do not complete this application if your project is a Superfund site under the authority of the U.S. Environmental Protection Agency; considered a Resource Conservation and Recovery Act (RCRA) site subject to a consent order or fine by the Connecticut Department of Energy & Environmental Protection; or owned or sold to you by the U.S. government, an agency of the U.S. government or a branch of the U.S. military.

Please return the completed application and required attachments to:

Office of Brownfield Remediation and Development (OBRD)
Department of Economic and Community Development
State of Connecticut
505 Hudson Street
Hartford, CT 06106
860-270-8095 hotline



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

SECTION I. APPLICANT/OWNER INFORMATION

1. Applicant (full legal name): City of Meriden
Municipality Economic Development Corporation Regional Agency Non-profit Private Developer
Other (specify):
Note: Please include copy of 501(c) 3 or corporate certificate. In addition, if applicant is a for-profit company, please include 3 years of financials. Financial information submitted to DECD is strictly confidential and not subject to the freedom of information act.

Related to Responsible Party: Yes No Details:

2. Address: 142 East Main Street, Meriden, CT 06450

3. Contact person: Lawrence Kendzior **Title:** City Manager
Phone: 203.630.4123 **Fax:** 203-630-4274 **Email:** LKendzior@meridenc.t.gov

4. Owner of record (if applicant is owner please indicate): Record Journal Publishing Company
Note: Please provide copy of the property tax card. If Applicant is not the Property Owner, then written permission granting site access or intention to acquire title to property must be provided with this application. If the applicant does not have access rights to property, the project will not be funded.

5. Owner Address: 11 Crown Street, Meriden, CT 06450

6. Owner (Contact): Eliot White **Title:** President
Phone: 203-317-2350 **Fax:** 203-639-0210 **Email:** ewhite@thewesterlysun.com

SECTION II. PROJECT NEED AND OBJECTIVES

7. Assistance Requested: Amount: \$N/A Nature of assistance (Grant, Loan etc.): N/A

8. Project Need and Objective (briefly describe project need, financial assistance need, and the final objective of proposed project):
The City of Meriden is applying to DECD to enroll 11 Crown Street (currently owned by the Meriden Record Journal Publishing Company) into the Abandoned Brownfield Cleanup Program. This designation will help the City attract prospective developers. The site is an "establishment" as defined by the CT Transfer Act. The City has been in negotiations with the owner for purchase of the property for redevelopment for TOD uses. Enrolling the site in the ABC Program will enable Meriden to get an exemption from the liabilities associated under the CT Transfer Act.

9. Proposed Project Activities (with this assistance) (Please give details of what activities - site investigation, remediation, demolition, acquisition, hazardous material abatement, development etc. - are being proposed to be funded. Note: Demolition or major alteration of any facility (i.e., building or structure) or site listed or eligible to be listed on the National or State Registers of Historic Places as determined by the State Historic Preservation Office shall be subject to CEPA review.) The City of Meriden is utilizing a HUD Challenge Grant to acquire the site (11 Crown Street) for future TOD/affordable housing redevelopment.

10. Proposed Development: Number of housing units: N/A Square feet:
Other details:

Residential Commercial Industrial Mixed use Other:

11. Previous Application(s) for Funding (Indicate if previously applied for DECD or any other state agency assistance. If so, provide details – dates and results): N/A

SECTION III. PROPERTY DETAILS AND DISCLOSURE

12. Property address(es): (Note: Include map showing site location) 11 Crown Street, Meriden CT

13. Property is also known as: Meriden Record Journal Building site

14. Property is: Vacant Abandoned Underused **Operating as:** Administrative offices for the Meriden Record Journal. The building floor space is approximately 33,814 square feet and only 10,000 square feet is currently in use for administration purposes for the newspaper business. Newspaper printing activities have not been conducted at the site since February 2009, the functions were outsourced to a Springfield, Massachusetts business.

How long has the property been in the above condition? Greater than five years

15. Taxes: Current Delinquent Amount due:

Liens/Encumbrances (list all associated with the project):

Federal Withholding	Federal Income	State Sales	State Income	Real Property	Unemployment Insurance	Personal Property
\$	\$	\$	\$	\$	\$	\$

16. Site Specifics: Zoning: TOD acres: 1.67 # of buildings: 1 Total SF: 33,814

Is the site a municipal foreclosure? Yes No If yes, (anticipated) date of foreclosure:

Is the Applicant, or any individual owning more than 10% of the entity, a party to any claim or lawsuit? Yes No If yes, provide details:

Is the Applicant, or any individual owning more than 10% of the entity, ever filed a bankruptcy petition or had a bankruptcy filed against it? Yes No If yes, attach copies of filings.

Will property be sold or transferred? Yes No
 If yes, please provide details of transfer agreement and (anticipated) date of sale/transfer: City is purchasing property from owner, closing scheduled for May 21, 2014.

17. Public disclosure, cooperation, and security:
 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 CT Department of Energy & Environmental Protection, CT Department of Public Health, and the U.S. Environmental Protection Agency, and the general public. You or the owner may be requested to enroll in the CT DEEP Voluntary Remediation Program, and to cooperate with the CT DEEP and the EPA. State funding may require placement of a lien, letter of credit or other forms of collateral and security. In addition, if applicant is a private corporation, a personal or corporate guaranty may also be required from each owner of 10% or more. If you agree to the above, please check "Yes": Yes No

18. Ownership and subsidiaries: (List Names, Titles, and % Ownership of Stockholders over 10% who own this property.)
 Note: Attach separate pages, as necessary. If other organizations are affiliated, please attach a chart of your corporate structure.

Name	Title	% Ownership
Record Journal Publishing Co., Inc.		100%

19. Is Site a Brownfield? C.G.S. § 32-9kk (a) (1) defines brownfields as any abandoned or underutilized site where redevelopment and reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the restoration, redevelopment and reuse of the property.

Yes No Unknown Comments:

20. Groundwater Classification: GAA GB GA GC ; Private Well ; Public Water

21. Is site in a 100-year floodplain? Yes No A 500-year floodplain? Yes No

If site is within a floodplain, is redevelopment within the existing structure footprint? Yes No

Is site an existing mill? Yes No Is site on an existing wetland? Yes No

Comments (Does project have required floodplain or wetland permits? If so, have they been applied for?)

Note: Please include copies of any approvals or communication regarding permitting: Once the Harbor Brook Flood Control Project is implemented, the majority of the site (more than 95%) will be outside the flood plain. Redevelopment plans not finalized, options could include demolition and development beyond original footprint..

22. Is contamination on the site confirmed? Yes No

If so, indicate time frame in which the contamination occurred: **Prior to 2009**

Is the CT Department of Energy & Environmental Protection aware of this project? Yes No

If so, provide DEEP contact: Graham Stevens and Mark Lewis

Has the potentially responsible party been identified? Yes No

If so, who is the potentially responsible party? **The owner, the Meriden Record Journal**

Is there off-site contamination? Yes No Unknown

Is property an Establishment and subject to the CT Transfer Act? Yes No

23. Has Environmental Conditions Assessment Form (ECAAF) been filed? I II III IV None

Details (of who is the certifying party):

24. History of Environmental Activities (Complete this table and insert "This Request" where appropriate. This table will also be used to understand "readiness to proceed.") Submit electronic or hard copies of environmental reports.

	Consultant	Date Completed	Results/ Future Actions/Cost Estimates
Phase I ESA	Lenard Engg. Inc.	07/01/2013	Phase II
Phase II ESA	Tighe & Bond	11/01/2013	Phase III
Phase III ESA	Tighe & Bond	03/01/2014	RAP - fill mtl and lead impacted soils, post-remediation monitoring activities

			(\$30,000 to \$50,000)
Remedial Action Plan			
Asbestos/Lead Surveys			
Demolition			
Abatement and/or Remediation			

SECTION IV. ECONOMIC DEVELOPMENT AND OTHER BENEFITS

25 a. Current jobs: n/a **25 b. Jobs that will be lost without project:** n/a

25 c. Total expected new jobs as a result of improved site: Temporary: n/a Permanent:

26. Projected increase in contribution to municipality's tax base:

Current Actual	Projected 1 st Year	Projected 2 nd Year	Projected 3 rd Year	Projected Year 4-10	Projected Year 11-15
\$	\$	\$	\$	\$	\$

27. Community Impact:
A. Prime location: Indicate if project area is within a prime location such as the downtown, a thoroughfare or the community gateway. Also, name the general area that the project will be a part of.
 Yes No Area details: Is about 800 feet from the Train Station and immediately adjacent to the Meriden HUB.

B. Landmark: Indicate if the project would be a neighborhood landmark. Yes No Comments: The Meriden Record Journal Building

28. Part of Regional Comprehensive Economic Development Strategy (CEDS)? CEDS is a document prepared by a regional planning or economic development agency seeking to apply for federal funds. Being a part of CEDS is an indicator that the project has regional economic development significance. Please note that this question pertains only to economic development projects.
 Yes No Comments: N/A

29. Housing
A. Incentive Housing Zones: In its effort to reduce sprawl and conserve land, the state has introduced the Incentive Housing Zone program (see C.G.S § 8-13n) whereby municipalities are encouraged to create zones that allow higher density housing.
 Has your municipality (in which the property falls) enrolled in the state's HOMEConnecticut Incentive Housing Zone program (visit www.homeconnecticut.org for details)? Yes No
 Comments:

Has your municipality pursued building higher density housing after adoption of the incentive housing overlay zone? Yes No
 Comments: The City has developed TOD Zoning regulations that calls for higher density. 11 Crown Street is within the TOD District.

B. Workforce Housing: Workforce Housing means affordable housing for low- and moderate- income wage or salaried workers in the municipalities where they work. Yes No Number of Units:
 Comments: N/A but the City is pursuing a few affordable housing/workforce housing projects.

C. Affordable Housing Units: Consistent with Connecticut General Statutes Section 8-39(a), Affordable Housing is housing for which a person/family pays no more than 30% of its annual income, where such income is less than or equal to the Area Median Income for the municipality, as determined by HUD. Yes No Number of Units:
 Comments: N/A but the City is pursuing a few affordable housing/workforce housing projects.

D. First Time Home Buyers: A first-time homebuyer is an individual who meets any of the following criteria: An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers); A single parent who has only owned with a former spouse while married; An individual who is a displaced homemaker and has only owned with a spouse; An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

Yes No Number of Units:

Comments: N/A

SECTION V.

READINESS TO PROCEED

30. Project Plan:

A. What stage of planning is the project in?

No plan Conceptual Schematic Design and Development Construction Drawings

Comments: The City has developed a TOD Plan for the TOD District. Acquisition of 11 Crown Street will enable the City to implement its recommendations from the TOD Plan. No developer has yet been identified to develop the property but the City will be making all efforts to find an interested developer.

31. End Use: The more detailed the end uses are, the closer it is that a project is ready to be implemented. Is the type of end use (e.g. industrial, mixed use etc.) and the size (number of units, square footage etc.) known? Or is the type of the project only known with specifics such as size of the project to be determined later? Or is the end use not identified or known at all?

A. Type and size known Only type known End use not identified or known

Provide details of end use: The deed restriction on the property (specified by the HUD Grant) limits uses to TOD and affordable housing.

B. Is there intent to sell the property after clean-up?

No Yes, buyer known Yes, buyer unknown

Details of buyer (if known): The City will be trying to identify a prospective buyer/developer for the property.

32. Partnerships/Agreements (provide details, if needed): (Note: Please provide copies of any agreements, RFPs/RFQs and/or selection or contract awards.)

Partnerships or agreements been made? RFP/RFQ been sent out? Has a developer been identified?

Details: N/A

33. Project Timeline: When is the project ready to start using this requested funding?

Details: N/A

34. Permits and approvals: Please list all required permits and approvals with status.

Details: N/A

SECTION VI.	DEMONSTRATION OF FINANCIAL NEED
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35. Project Financials Table: Please complete the table below showing the sources and uses of funds. Attach separate tables if required.

Project Activity (Use of Fund)	Source of Fund					Total
	DECD	Other State funds	Federal	Local	Private	
Land purchase			\$495,000			
Environmental						
Assessment						
Remediation						
Abatement						
Monitoring						
Demolition						
Construction						
Administration soft costs						
Development fee						
Legal costs						
Other costs						
Other costs						
Other costs						
Total			\$495,000			

Comments: Please include any details that cannot be included in the table. Example, details of type of fund (cash, grant, or loan); any specifics regarding source of funds; or any requirement for matching funds or collateral. If available, please include a Business Pro Forma as an appendix.

As mentioned before, these funds are U.S. HUD Challenge Grant Funds.

36. Applicant's Commitment of Funds: Please confirm that private funds are committed and available. In addition, should the funding be approved, has the bank financing been secured? (*Note: Please provide documentation confirming the above.*)

N/A

SECTION VII. ENVIRONMENTAL BENEFITS (CONSISTENT WITH RESPONSIBLE GROWTH)

Note: It is important to note that proposed projects do not have to satisfy all of the responsible growth criteria. This process will help identify projects that are more supportive of the state's responsible growth policies. Please provide narrative discussion if required to support any of your answers.

37. Regional Collaboration: Is the project a regional collaboration effort of two or more municipalities?

Yes No Comments:

38. 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 Comments: N/A

39. Old Mills/Historic Buildings:

Is site a historic property/structure? Yes No Comments: Letter obtained from SHPO that property does not appear to be eligible for listing on the National Register of Historic Places and that no hisotric properties will be affected by proposed redevelopment.

Does the project include demolition or major alteration of any facility (i.e., building or structure) or site listed or eligible to be listed on the National or State Registers of Historic Places as determined by the Connecticut State Historic Preservation Office (SHPO)? Yes No Comments: Letter obtained from SHPO that property does not appear to be eligible for listing on the National Register of Historic Places and that no hisotric properties will be affected by proposed redevelopment.

Does the project include or assist in reuse or rehabilitation of any old mills or historic buildings (eligible for listing on the national Register of Historic Places, State Register, or a designated Local Historic Property)?

Yes No Comments:

40. Transit-oriented Development (TOD), Public Transit and Pedestrian Environment:

A. Is the project a Transit-oriented development? Note: "Transit-oriented development" means the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services. Yes No

Comments: The property is within 800 feet of the NHHS railroad Meriden train station/Intermodal station, is in the heart of downtown and is within the City's designated TOD District.

B. Is the proposed project within about half a mile from a train station or a bus rapid transit stop? Yes No

Comments: The property is within 800 feet of the NHHS railroad Meriden train station/Intermodal station, is in the heart of downtown and is within the City's designated TOD District.

C. Does the project have any features that would encourage use of public transit? (Example: bus shelters, bus pull-offs, train station facilities, sidewalks, shuttle buses, bicycle lockers, etc.) Yes No
Comments: The larger station development project and road infrastructure improvements within the district includes the above features.

D. Does the project area (half-mile radius of site) have sidewalks and/or pedestrian and bicycle facilities? Yes No
Comments: Will include after TOD infrastructure improvements are made.

41. Mixed-use Development:

A. Is the project a mixed-use development? Or does the project area (half-mile radius of site) include a variety of land uses such as residential, commercial, office, retail, etc.? Or does the project address obtain a walkscore™ (approximate measure of the proximity from the project site to variety of land uses – go to www.walkscore.com) of 50 or more? Yes No Walkscore™ : 71
Comments:

B. Does the project application include any zoning changes to enable mixed-uses in the project site or general project area? Yes No
Comments: The site is part of the TOD Overlay Zoning District

42. Sustainable Standards (provide details if necessary):

A. Are LEED, ASTM, Green Globes or any other comparable best management practices/standards for green building design proposed to be used? Yes No
Details: N/A

B. Will construction and/or appliances and fixtures meet ENERGY STAR standards? Or does the project propose to use alternative energy sources such as wind, solar, hydro, geothermal, etc.? Yes No
Details: N/A

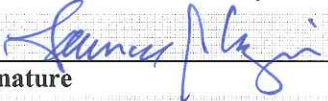
C. Does the project promote land conservation through the use of higher densities, compact building design, smaller lot sizes, smaller setbacks, etc.? Yes No
Details: N/A

D. Does the project incorporate other sustainable development practices such as water conservation, good storm water management techniques, natural resources conservation and/or other comparable sustainable standards, conditions or characteristics? Yes No
Details: N/A

SECTION XIII.		ATTACHED DOCUMENTS (CHECKLIST)	
Please indicate which documents are attached. <i>Please do not include original document, only copies.</i>			
Applicant/Ownership/Site Information:	<input type="checkbox"/>	501(c) 3 or corporate certificate (see Item 1)	
	<input type="checkbox"/>	3 years of financials if for-profit company (see Item 1)	
	<input type="checkbox"/>	Business Pro Forma (see Item 35)	
	<input type="checkbox"/>	Property tax card, rights to site access and/or intention to acquire title to property (see Item 4)	
	<input checked="" type="checkbox"/>	Site Location map (see Item 12)	
	<input type="checkbox"/>	Ownership and Subsidiary Information (see Item 18)	
Environmental Information	<input type="checkbox"/>	Permits (see Item 21 and 34)	
	<input type="checkbox"/>	Correspondence, consent orders, violations, corrective action from EPA/DEEP, RCRA Permit (see Item 24)	
	<input checked="" type="checkbox"/>	SHPO concurrence letter (see Item 39)	
	<input checked="" type="checkbox"/>	Environmental Site Assessments (Phase I, II, III), RAPs, Cost Estimates (see Item 24)	
	<input type="checkbox"/>	Environmental Land Use Restriction, Environmental Conditions Assessment Form (see Item 23)	
Readiness to Proceed/Financials	<input type="checkbox"/>	Agreements, RFPs/RFQs, and/or selection or contract awards (see Item 32)	
	<input type="checkbox"/>	Applicant's commitment of funds (see Item 36)	
Other enclosed documents that would be helpful to evaluate your request for financial assistance:	<input type="checkbox"/>	Please describe:	
	<input type="checkbox"/>	Please describe:	
For all applicants:	<input type="checkbox"/>	State of Connecticut State Elections Enforcement Commission Form 10 (N/A for municipalities)	

SECTION IX. 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, the financial statements or in the attachments are in any way false or incorrect, and that no material information has been omitted. The undersigned agrees that banks, credit agencies, the Connecticut Department of Labor, the Connecticut Department of Revenue Services, the Connecticut Department of Energy & Environmental Protection, the U.S. Environmental Protection Agency and other references are hereby authorized now, or anytime in the future, to give the Connecticut Department of Economic and Community Development any and all information in connection with matters referred to in this application, including information concerning the payment of taxes by the applicant. 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. The undersigned understands that the Connecticut Department of Economic and Community Development's agreement to review this application is in no way a commitment to provide funding. Such a commitment can be provided only following the execution of a contract between the applicant and the State of Connecticut. As such, any funds expended by the applicant prior to these approvals will be done entirely at the risk of the applicant.



 Signature

 Lawrence J. Kendzior

 Print Name

City Manager

 Title

 City of Meriden

 Organization

 Date

 May 13, 2014