

Blight and Brownfields Committee Meeting
January 29, 2015
Council Chambers City Hall
142 East Main Street, Meriden, CT

Meeting Summary

In attendance were:

Juliet Burdelski, City of Meriden
Bob Bass, City of Meriden
Larry Kendzior, City Manager
John Bondos, AECOM
Peter Miller, City of Meriden
Jing Chen, CT DEEP
David Ringquist, CT DEEP
Carlos Texidor, Fuss and O'Neil
Scott Bryden, Meriden Health Department
Sean Moore, Midstate Chamber of Commerce
James Olsen, Tighe and Bond
Harley Langford, Tighe and Bond
David James, Meriden Land Trust
Holly Wills, Meriden Council of Neighborhood Organizations
Florence Villano, City of Meriden
Paola Mantilla, City of Meriden

Items Discussed:

Meridenbiz.com Website:

Juliet Burdelski navigated meridenbiz.com to demonstrate how to access information on Blight and Brownfields. Information on all grants and projects is available via this website
<http://www.meridenbiz.com/Content/Brownfields.asp>

116 Cook Ave Cleanup Project

Tighe & Bond has been retained by the City to be the Licensed Environmental Professional on the project. Funding for the project is provided by a USEPA Cleanup grant. Key items reported by Jim Olsen, Tighe & Bond:

- Red Technologies selected to remove the underground storage tank (UST) from site.
- Work has been substantially completed and a final report will be provided in the next few weeks.
- City working to utilize balance of EPA grant to assess and clean up hazardous building materials at 116 Cook Ave. There is about \$75k left over from EPA grant and some funds from CDBG/Section 108 Loan (\$325,000) remaining from Factory H demo project. Both these funds may be available to clean up hazardous building materials at 116 Cook.

Status of HUB/50 East Main Remediation/Flood Control/Park Project

AECOM has been retained by the City to be the Licensed Environmental Professional on the project, and Vita Nuova has been retained to coordinate public outreach. Funding for the cleanup of 50 East Main Street is provided by a USEPA Cleanup grant. State and City funds are covering the cleanup and redevelopment of the entire HUB site. Key items reported by Juliet Burdelski, John Bondos and Bob Bass

- The project moving at good speed. No major issues as this point. Environmental cleanup all moving forward. Project is on schedule to be completed end of 2015 taking in to consideration the bridge area.
- Construction site moving at good speed, 75% of brook on the State St has been constructed. North end of Mills St, construction started.
- Bridge supplier and lawn contracts have been signed.
- A camera has been installed at the site where ongoing monitoring is happening and anyone can access via city website.



Environmental Assessments at 62 Cedar St, 161 State St, 144 Memorial (Mills site)

Juliet Burdelski reported that in February 2014, City applied for DECD funds for assessment of Mills Block properties (62 Cedar Street, 161 State Street, 144 Mills Memorial and 177 State Street). The City was awarded \$200,000 for assessments. City in process of updating its engineering “on call” list, including Licensed Environmental Professionals for brownfields assessments. New Brownfield assessment work will be included under this new on call list. Anticipated work includes Phase I updates for all sites, Phase II/III Environmental Site Assessments and Hazardous Building Materials Survey for Mills buildings.

177 State Street Clean up

Juliet Burdelski reported:

- 177 State Street, City recently purchased using the HUD Challenge grant. The requirement is for the redevelopment to have 20-40% of units developed to be affordable. AECOM has been retained to complete Remediation Action Plan (RAP).
- DECD has approved procurement process for 177 State St and Environmental and Engineering. City moving forward with contract.
- AECOM has been selected to be the LEP for 177 State Street.
- AECOM will use same approach used at 50 East Main St for materials handling and landscaping.
- Next steps, finalized scope of work, go to bid and work to start 2015/2016.

1 King Place Assessment (and pre-assessment cleanup)

Juliet Burdelski reported:

- 1 King Place – the former Meriden Wallingford Hospital building. VHB completed Phase I environmental site assessment and Fuss and O’Neill completed Haz Building Materials survey and cost estimate of loose materials inside the building. Removal of loose materials are necessary prior to additional environmental assessment.
- City has already received a \$180k grant from DECD for Phase II/III assessments.
- City can apply for DECD loan for “interim” cleanup to make building safe for future environmental assessments. Estimated cost is \$221,000.
- Holly reported neighborhood happy with policing of site and security. However, would like city official to attend community meeting and bring them up to speed on what status. Next community meeting Feb. 19 at 7:00pm.

USEPA Assessment Grant

Juliet Burdelski reported 2 FY 2015 grants were recently submitted:

- \$200,000 for community wide environmental site assessments, reuse planning and community outreach.
- \$240,000 for cleanup of 11 Crown Street. Tighe and Bond has been completed Remedial Action Plan. City is working on getting site ready for redevelopment as mixed use/mixed income residential redevelopment site away from the flood area.
- If grant from EPA is awarded all soil remediation will be completed and some of the building materials.

Anti-Blight Ordinance Update

Peter Miller reported over 100 blighted properties has been brought into compliance since the blight ordinance was adopted over 10 years ago. The City is currently tracking 39 properties with blighted conditions (see list attached). Many properties have been referred to corporation counsel for foreclosure. Legal is working with outside counsel to speed process on these blighted properties.

Other Business

Larry Kendzior reported that three developers (Pennrose, POKO, Michaels) submitted proposals in response to the TOD developer RFP. A staff committee is responsible for reviewing the proposals and making a recommendation regarding developer selection. Proposals submitted include the development of over 500 housing units over a 6-7 year period representing a \$150 million investment. Development sites include the HUB, 116 Cook Ave., Factory H, 11 Crown Street, and 25-33 Colony Street.

Larry also reported that 24 Colony Street is expected to close in the next 2-3 weeks and begin construction. This development will bring 63 housing units and a DOT parking garage which all will cost over \$30 million.

Juliet Burdelski reported there appears to be a buyer for 1187 East Main Street, the Colony Ford site. A closing is expected to be completed March 2015. City is assisting the buyer in accessing state funds for environmental remediation. The proposed use of the site is a used car dealership.

The next meeting was scheduled for 12PM, Thursday, May 21, 2015.

Meeting Adjourned at approximately 1 PM.

Meeting summary prepared by Juliet Burdelski, Director of Economic Development and Paola Mantilla, Economic Development Associate.

QUARTERLY BLIGHT REPORT – updated 1/28/15

1. 27 Parkview Avenue – blight lien recorded; sent to Legal to record lis pendens
2. 20 Elliot Street – lis pendens recorded; sent to Legal for foreclosure; need to demo
3. 132 Spring Street – foreclosure imminent
4. 48 Arch Parkway – city owned; demolition imminent
5. 1190 No. Colony Road – demolition imminent
6. 87 Wilcox Avenue – sending to Legal to file Anti-blight lien; porch collapsed
7. 70 No. Spring Street - \$100.00 citation; time to send \$500.00 more citations
8. 41-43 Webster Street – rehabilitation stalled; need to contact owner
9. 2 Maloney Avenue – foreclosure completed 1/26/15; seeking funds for demolition
10. 32 Garden Street – foreclosure under way
11. 69 Meridian Street – sending to Legal for foreclosure
12. 65 Goodwill Avenue – being foreclosed by bank; sending to Legal to file Anti-blight lien
13. 102 – 104 Lewis Avenue – demolition imminent
14. 87 Windsor Avenue – considerable progress being made by new owner toward compliance
15. 75 South Avenue – foreclosure by City under way
16. 140 Grove Street – sent to Legal to record lis pendens
17. 42 – 44 Woodland Street – sent to Legal to record lis pendens; going to outside attorney
18. 560 New Hanover Avenue – no recent progress; need citation; property for sale
19. 18 Sylvester Street – sent to Legal to record Anti-blight lien
20. 69 Springdale Avenue – new owner; work under way; should be removed from list soon
21. 340 Brownstone Ridge – City should be foreclosing on \$42,000.00 delinquent tax liens
22. 45 Prospect Street – sent to Legal to record Anti-blight lien; foreclosing on tax liens
23. 385 Pomeroy Avenue – getting worse; time for citations
24. 5 Foster Court - \$2500.00 citations; Notice of Assessment sent
25. 21 South Avenue - \$2500.00 citations; ready for Notice of Assessment
26. 178 Newton Street – yard under control; need to work on house
27. 52 Hillside Avenue – sent to Legal to record lis pendens then foreclosure then demolition
28. 298 Hanover Street – new owner; will monitor progress
29. 50 Vine Street - \$1500.00 citations; some clean-up done by bank
30. 179 Miller Avenue – sales contract signed; new owner expected to demolish promptly
31. 102 Corrigan Avenue – significant progress toward compliance; Zoning and Building issues
32. 131 Bradley Avenue – significant work toward compliance; expect to remove from list soon
33. 41 Piedmont Street – \$100.00 citation sent; owner appealing citation
34. 212 Colony Street – Notice of Order sent 10/23/14; owner working on repairs - *unpaid water bills*
35. 61 Lambert Avenue – Notice of Order sent 11/18/14; appeal hearing postponed
36. 69 Randolph Avenue – Notice of Order sent 1/21/15
37. 701 Hanover Road – Notice of Order sent 1/22/15
38. 18 Amity Street – Notice of Order sent 1/22/15
39. 29 Pratt Street – Notice of Order sent 1/26/15 *Commercial site*

72-80 email