

**Blight and Brownfields Committee Meeting**  
**October 23, 2014**  
**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  
Robin Staszak, Vita Nuova  
Thomas Skoglund, City Planning  
Peter Miller, City of Meriden  
Jing Chen, CT DEEP  
David Ringquist, CT DEEP  
Carlos Texidor, Fuss and O'Neil  
MaryEllen Mordarski, Action 13 Neighborhood Association  
Sean Moore, Midstate Chamber of Commerce  
James Olsen, Tighe and Bond  
Harley Langford, Tighe and Bond

**Items Discussed:**

**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 Juliet Burdelski:

- Tighe and Bond and the City of Meriden procurement have selected Red Technologies to work on the removal of the underground oil tank from site.
- Tighe and Bond reported work to be completed in the next few weeks and additional environmental work to be done in the next few months. In 2015 new scope of work will be provided.
- Peter Miller reported that jersey barriers were installed to keep people out, less people have been getting in the property, and city continues to take any emergency actions as needed.

**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. The piles of dirt at the site are top soil, site control materials, stock piled all to be reused. About 10,000 yards will be disposed to the tire pond. Site has is about 75% rough graded. All hazardous materials have been removed and transported to Canada. Project is on schedule to be completed fall 2015 taking in to consideration the bridge area.

- John Bondos reported the channels are the only areas that will required any digging at this point.
- Water is being contained via city sewer on a daily basis.
- Small portion of the State Street brook has been day lighted.
- A camera has been installed at the site where ongoing monitoring is happening and anyone can access via city website.
- Luchs Engineering has been contracted to work on 3D online visual of the park. The renderings will provide a visual to the community of what the park will look like.

### **DECD Municipal Brownfields Inventory & Assessment Grant**

Juliet Burdelski & Mike Taylor reported that in February, 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 and \$597k **clean up grant** for 177 State Street. Handout was provided to all attendees which provided the budget breakdown for each site and what studies have been completed to date and which ones to be completed with these funds (see attached).

### **Additional Brownfields Site Assessments**

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).
- 11 Crown Street, Tighe and Bond has been retained to complete RAP. City is working on getting lot ready for redevelopment as mixed use/mixed income residential redevelopment site away from the flood area.
- 69 East Main, 32 West Main and 88 Grove – Phase I completed for each site. All reports are now available online as part of the TOD Developer RFP process.
- 1 King Place – the former Meriden Wallingford Hospital building. Peter Miller reported since City acquired property in January 2014, City task force formed to help ensure the property is secure. City has locked boarded and locked possible points of entry. Parks cleared up lots of brush from the outside and surrounding areas. The City has developed a safety and security team and it has been very successful in keeping people out the building. City has reached an agreement with CL & P has installed new light pole near the King Street to provide additional lighting and keep people from entering the property. City will incurred a small fee for the new lights. Fuss and O’Neil have been retained to provided and estimated cost to clean up the building. Carlos Texidor, Fuss and O’Neil reported he spend 3 to 4 days at the site to do assessment of the site to allow professionals to enter the building and finish work. He found some containers with fluids that are flammable. The City has reached to EPA to remove the drums and the levels are not enough to trigger emergency and refer us to DEEP. Carlos Texidor, also reported the building has high levels of asbestos and is not safe for anyone to enter the building without proper equipment.

### **USEPA Assessment Grant**

Juliet Burdelski reported USEPA grant for assessment was not awarded and Kathy Castagna met with Economic Development and Vita Nuova after the Brownfield’s meeting and provided feedback for future applications. The City is currently working with Vita Nuova, to reapply for a community wide assessment grant.

### **DECD Clean up and Assessment Grant**

City also reported the state office of Brownfield has a Request for Proposals for clean up and assessment funds. City submitted applications for 1 King Place, 116 Cook and 11 Crown. Cleanup applications were due June 30, 2014. The City also submitted an application for assessment of 1 King Place. Application was due July 14, 2014. City was awarded \$200k for assessment and \$597k for cleanup.

### **Catalog of Environmental Assessment reports**

Catalog of Environmental Assessment reports is finalized and available online (meridenbiz.com Brownfield page.) An excel worksheet with links to the environmental reports is available. To receive a copy, contact the office of Economic Development.

### **Anti-Blight Ordinance Update**

Peter Miller reported over 100 blighted properties have been brought into compliance since the blight ordinance was adopted over 10 years ago. The City is currently tracking 34 properties with blighted conditions. A list of properties was provided to all, of the priority list. Many properties have been referred to corporation counsel for foreclosure.

### **Other Business**

Robin Staszak reported that Vita Nuova is working with Rex Development to complete a "Prepared Workbook" designed to help communities move through the steps of the brownfield process (e.g. foreclosure, acquisition, assessment, cleanup, and reuse). Meriden will be a "test" case as they develop the workbook. 35 Meriden properties have been identify for this initial round. Mike also added having Meriden properties on the Regional Brownfield list will help Meriden when applying for grants.

Larry Kendzior reported the TOD RFP is underway and will be posted first week of November. RFP responses will be due by mid December, 2014. City hopes to have developers lined up by February 2015. This RFP will about 5-6 thousands units of housing in the TOD area and a 3.5 acres park once the HUB in is completed.

Larry also reported city still determining how to demolish the buildings at the Mills and deal with society issues. City is working on a plan which is about 50% completed to apply for the implementation grant.

### **The next meeting was scheduled for 12PM, Thursday, January 29, 2014.**

Meeting Adjourned at approximately 1 PM.

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

**Draft Budget and Scope-Mills Environmental Assessment/DECD**

					To be included in Scope, Municipal Brownfield's/DECD		Estimated Cost
62 Cedar Street	Consu	Date Completed	Results/Estimates				
Phase I ESA	Tighe & I	4/1/2012, updated 11/2013	Recommendation for Phase II				
Phase II ESA					Phase II Assessment	\$	15,000.00
Phase III ESA					Phase III Assessment	\$	15,000.00
Remedial Action Plan					TBD	\$	10,000.00
Asbestos Survey					NA		
Demolition					NA		
Remediation Activities					TBD		

				To be included in Scope, Municipal Brownfield's/DECD		Estimated Cost
161 State Street (Mills Parking Lot)	Consultant	Date Completed	Results/Estimates			
Phase I ESA	Tighe & Bonc	Apr-12	Recommendation for Phase II			
Phase II ESA	Tighe & Bonc	Jun-12	Recommendation for Phase III	Phase I/II Updates		\$3,500
Phase III ESA				Phase III	\$	15,000.00
Remedial Action Plan				TBD	\$	10,000.00
Asbestos Survey				NA		
Demolition				NA		
Remediation Activities				TBD		

144 Mills Memorial	Consultant	Date Completed	Results/Estimates	
Phase I ESA	Tighe & Bond	Jun-12	Recommendation for Phase II	Phase I Update \$1,500
Phase II ESA				Phase II Assessment \$25,000
Phase III ESA				Phase III Assessment \$25,000
Remedial Action Plan				RAP \$ 10,000.00
Asbestos/Haz Mat Building Survey				HBM Survey \$40,000
Demolition				
Remediation Activities				
Legal				\$ 10,000.00
Other				\$ 10,000.00
				\$ 190,000.00

177 State Street (Private Parking Lot)			
	Consultant	Date Completed	Results/Estimates
Phase I ESA	Lenard Engineering	Aug-13	Recommendation for Phase II
Phase II ESA	AECom	Nov-13	Recommend Phase III
Phase III ESA	AECom	Mar-14	Recommend RAP
Remedial Action Plan			
			\$ 10,000.00
Asbestos/Haz Mat Building Survey			
Demolition			
Remediation Activities			
<b>TOTAL</b>			<b>\$ 200,000.00</b>