

**Blight and Brownfields Committee Meeting**  
**June 19, 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  
John Bondos, AECOM  
Michael Taylor, Vita Nuova  
Holly Wills, Council of Neighborhoods  
Thomas Skoglund, City Planning  
Scott Bryden, City Health Dept.  
Peter Shiue, Colliers International  
Peter Miller, City of Meriden  
Jing Chen, DEEP  
Dan Brechlin, Record Journal

**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 office are in the process of working on technical specifications and bid package for the cleanup project. Project includes removal of underground oil tank and removal of approximately 30 gallons of oil in elevator shafts inside the building.
- City issued a public notice regarding the proposed cleanup action. No public comments were received.
- Legal notice to be released by purchasing office around July 7. Walkthrough of site to be scheduled around July 15 and bid responses due around July 31. Work to be completed in 30-45 days. Will report on progress at next B&B meeting.

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

AECOMs 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:

- On May 31, 2014 Juliet Burdelski, Paola Mantilla, Florence Villano, Mike Taylor and John Bondos participated in the Choice Neighborhoods community outreach event at Cedar Park. We had an environmental table. Staff was available to answer questions from the event participants on the HUB site and the ongoing

cleanup and redevelopment activities. Over 150 showed up to complete Choice Neighborhoods Needs Assessment survey. Some expressed concerns with mice and other issues. Not too many concerns were raised regarding environmental issues. A project Fact Sheet was handed to over 30 people or so. The Fact Sheet is also available for download on the meridenbiz.com website.

- Luchs Engineering has been contracted to work on 3D online visual of the park. This will be available to the public at meriden2020.com in July. The renderings will provide a visual to the community of what the park will look like.
- Sign to be installed on site to promote the 3D renderings.

AECOM has been retained by the City to be the Licensed Environmental Professional on the project. Key items reported by John Bondos and Bob Bass:

- Mobilization has started. Mass excavation is underway. Contaminated soils are being handled. Five PMC have been excavated three came back clean no issues; two have some products which need to be removed to offsite disposal location.
- State approved additional funds estimated \$3.15 million to finish the additional work on the park.
- DEEP approved for water from Harbor Brook to be disposed on site.
- Daylighting of brook will start in approx 8 weeks (dig stream channel down to water table). Bob Bass stated there are 17 stages to make culvert system work. Culvert will come out later in the project. It could take about another 8 weeks.
- 18 month construction schedule is anticipated

### **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). The City was awarded \$200,000. 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. The City will be applying for state clean up money and assessment for work to be completed next year. 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 RFQ process. City does not anticipate any significant environmental issues on these site.
- 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 to install 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.

### **USEPA Assessment Grant**

Juliet Burdelski, reported USEPA grant for assessment was not awarded and Kathy Castagna will meet with Economic Development and Vata Nuova after the Brownfields meeting to provide feedback for future applications.

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

City also reported the state office of Brownfields has a Request for Proposals for clean up and assessment funds. City will be submitting applications for 1 King Place, 116 Cook and 11 Crown. Cleanup applications are due June 30, 2014. City will also submit an application for assessment of 1 King Place. Application is due July 14, 2014.

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

Catalog of Environmental Assessment reports is finalized and available online ([meridenbiz.com brownfield page](http://meridenbiz.com/brownfield).) 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 that 111 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. Examples include 403 Cook Avenue (demo) and 518 Broad Street (working with owner on compliance). Many properties have been referred to corporation counsel for foreclosure. Mike Taylor questioned if the housing code enforcement actions are pushing people to abandon the homes or sell them. Peter Miller reported, the housing code actions are making people work harder to maintaining their homes.

### **Other Business**

Mike Taylor reported that he 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. Mark Pappa and Paola Mantilla will start evaluating properties to set order of priority. Mike also added having Meriden properties on the Regional Brownfield list will help Meriden when applying for grants.

Juliet Burdelski reported the TOD RFQ is underway. Seven national developers recently took tour of nine city-owned properties. RFQ responses are due June 27, 2014. City hopes to have developers lined up by February 2015.

**The next meeting was scheduled for 12PM, Thursday, October 23, 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,<br>Municipal Brownfields/DECD | Estimated Cost |
|--------------------------------------|--------------|---------------------------|-----------------------------|--|--|----------------|
| 62 Cedar Street                      | Consultant   | Date Completed            | Results/Estimates           |  |  |                |
| Phase I ESA                          | Tighe & Bond | 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,<br>Municipal Brownfields/DECD | Estimated Cost |
| 161 State Street (Mills Parking Lot) | Consultant   | Date Completed            | Results/Estimates           |  |  |                |
| Phase I ESA                          | Tighe & Bond | Apr-12                    | Recommendation for Phase II |  |  |                |

|                                  |                   |                       |                              |                      |              |
|----------------------------------|-------------------|-----------------------|------------------------------|----------------------|--------------|
| Phase II ESA                     | Tighe & Bond      | 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                  |              |
|                                  |                   |                       |                              |                      |              |
| <b>144 Mills Memorial</b>        | <b>Consultant</b> | <b>Date Completed</b> | <b>Results/Estimates</b>     |                      |              |
| 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        |
| <b>177 State Street (Private Parking Lot)</b> |                    |                       |                             |                      |
|   | <b>Consultant</b>  | <b>Date Completed</b> | <b>Results/Estimates</b>    |                      |
| 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> |