

Blight and Brownfields Committee Meeting
March 24, 2016
Council Chambers City Hall
142 East Main Street, Meriden, CT

Meeting Summary

1. Welcome and Introductions

In attendance were:

Juliet Burdelski, City of Meriden
Bob Bass, City of Meriden
John Bondos, AECOM
Peter Miller, City of Meriden
Carlos Texidor, Fuss and O'Neill
James Olsen, Tighe and Bond
David James, Quinnipiac River Watershed Association (QRWA)
Holly Wills, Meriden Council of Neighborhood Organizations
MaryEllen Mordarski, Meriden Council of Neighborhood Association
Paola Mantilla, City of Meriden
Peter Shiue, Colliers International
Sean Moore, MidState Chamber of Commerce
Mike Bedson, AECOM
Harly Langford, Tighe and Bond
Stefanie Wierszchalek, Fuss & O'Neil
Andrew Piatek, Resident
Lucille Malavenda, Resident
John Malavenda, Resident
Ernestine Holloway, Resident

Juliet Burdelski presented the following information to those in attendance using a power point presentation, which has been included as an attachment to the minutes. A summary of the information presented is as follows:

2. Assessment Projects-Updates

A. USEPA FY 2015 Assessment Grant

Juliet Burdelski reported that \$200,000 FY2015 USEPA Assessment Grant application was approved. Under this grant, \$148,000 will be available for Phase I/II/III environmental site assessments and \$25,000 will be available for site reuse planning at 1 King Place (former Meriden-Wallingford hospital site). The remaining funds will be used for staff costs, supplies and travel. Funds are available through 2018. Tighe & Bond has been selected through a competitive bid process to complete site assessments at 664 West Main Street, also known as Moran's TV and Appliance and to conduct lead paint testing on the exterior of 51-53 Colony Street. Community groups or

residents interested in assessing other sites of concern should contact Juliet or Paola at the Office of Economic Development.

- B. DECD 2014 Municipal Brownfields Inventory & Assessment Grant for the Mills Public Housing Project: 62 Cedar Street, 144 Mills Memorial, 161 State Street

Juliet Burdelski reported City was awarded \$200,000 to completed environmental assessments at the Mills public housing complex. City selected AECOM to do assessments and hazardous building material investigation. (177 State Street was assessed under a prior state grant.) All sites have been investigated and reports for each site are being compiled by AECOM. John Bondos reports that estimated cost to demolish Mills structures and abatement is approximately \$3 million AECOM is reviewing the report and will provide updated cost to demo in the next few weeks. AECOM also completed Geotech evaluation of soils at 161 and 177 State Street. John Bondos reported soils are similar to what was found at the Hub site. AECOM will finish all assessment reports over the next 60-90 days.

- C. DECD 2016 Brownfields Areawide Revitalization Planning Grant.

The City was awarded \$100,000 to complete planning in the downtown area. Community involvement will be needed and outside professional consultants in some areas will be hired. Tasks to be completed over the next two years include:

- Analyze the potential to attract commercial/retail to the transit oriented development (TOD) projects in the pipeline.
- Review analysis with developers, local business owners, property owners, and brokers, and work together to implement recommendations.
- Identity potential commercial/retail/office development partners.
- Develop communication tools and outreach materials for potential developers and new businesses.

3. Cleanup Projects

- A. 116 Cook Ave. Clean Up (USEPA grant, HUD Section 108 CDBG Loan), 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 and HUD/CDBG Section 108 loan funds. Key items reported by Jim Olsen, Tighe & Bond:

- UST removal was completed under USEPA cleanup grant. Balance of USEPA grant will be used to remove hazardous debris from building.
- Tighe & Bond has completed tech specs for hazardous debris removal. Tech specs will include assessment for PCB, reevaluation of asbestos removal and abatement design. Contractor bid to be leased in the next two weeks. Cleanup work to be started over the summer and to be completed by fall.
- Poko Partners selected as preferred developer to develop property following cleanup.

- B. 11 Crown Street/Record Journal Building Cleanup, Demo and Redevelopment project (DECD grant for cleanup, demo), Tighe & Bond
- City awarded funds for remediation and demolition of existing structures to advance new development 11 Crown Street.
 - Phase I/II/III & Haz Mat Building survey completed. \$1.7 million available to demolish structure and complete remediation.
 - Site entered into State of CT voluntary remediation program-Abandoned Brownfield Cleanup Program (ABC).
 - Tighe & Bond has been selected as the Licensed Environmental Professional for the project.
 - T&B has been retained to complete technical specifications and bid documents for demo and remediation. Bid documents to be available May 2016. Building demolition is projected for mid-2016.
 - The Michaels Organization was selected as Master Developer-July 2015
- C. 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. Funding for the cleanup of 50 East Main Street is provided by a \$240,000 USEPA Cleanup grant. A total of \$12.9 million in EPA, DECD and DEEP grants are covering the cleanup and redevelopment of the entire HUB site. Key items reported by Juliet Burdelski, John Bondos and Bob Bass:
- 3 acres within the Hub site are above the flood plain and are available for development. City selected Pennrose Properties as the preferred developer of the Hub site. These developments will be full market rate and will have a component of residential and commercial space. Master development agreement very close to be completed and should be presented to council sometime in April 2016.
 - Trees will be coming in mid-April 2016.
 - The grand opening of the park is scheduled for July 14, 2016.
 - City held name the park contest. The top 10 names recommended to Council for consideration. Council vote to name the park expected in April.
- D. 177 State Street Cleanup & Redevelopment Project, AECOM
- \$597,000 DECD grant has been secured to finalize the remedial action plan (RAP) and cleanup of 177 State Street. AECOM has been selected to be the LEP for 177 State Street. In process of completing bid specifications for cleanup. Contractor bid for site cleanup expected to be released late spring/early summer.
 - Following cleanup, city will transfer property to MHA for the purposes of redevelopment. Pennrose was selected as the developer for this site and has completed 40% design plans for a 75 unit mixed use development at 161-177 State Street in cooperation with Meriden Housing Authority.
- E. 144 Mills Memorial. City has been awarded \$2 million to demolish and remediate the Mills public housing sites. MHA is moving forward with relocation of all Mills residents. Two of the five structures are currently vacant and the residents have been

relocated. The completion of the following environmental reports allowed the city to apply for a demo and remediation grant to the CT DECD:

	177 State St.	161 State St.	62 Cedar St.	144 Mills Memorial
Phase I Assessment	AECOM Completed 10/2015	AECOM COMPLETED (2015)	AECOM COMPLETED (2015)	AECOM COMPLETED (2015)
Phase II/III Assessment	AECOM Completed 2014	DRAFT COMPLETED (2015)	DRAFT COMPLETED (2015)	DRAFT COMPLETED (2015)
Remedial Action Plan	AECOM Completed 2014	IN PROGRESS (2016)	To be completed 2016	To be completed 2016
Haz Mat Building Survey	NA-Vacant	NA-Vacant	NA-Vacant	COMPLETED (2015)
Reuse Planning	Completed	Completed	Pennrose -future phase	Implementation of Harbor Brook Flood Control Project, Daylight Harbor Brook
Remediation/ Cleanup	\$597,000-DECD Cleanup IN PROGRESS	TBD	TBD	\$2 million DECD grant awarded Feb 2016
Developer	Pennrose 75 Unit Development	MHA/Pennrose	MHA Pennrose Properties	City/Flood Control

F. 1 King Place Assessment (and pre-assessment cleanup)-former Meriden Wallingford Hospital

City was awarded \$180,000 in DECD funds for environmental site assessments and \$221,000 loan for interim cleanup. Approximately \$180,000 in asbestos cleanup was recently completed by AAIS. True Blue Environmental has also been hired to complete removal of 7 drums containing chemicals. Interim cleanup work will be completed in April. Fuss & O’Neill has been retained to complete cleanup monitoring and to conduct a Phase II/III environmental assessment and hazardous building materials survey. Assessment activities will be completed over the next 90-120 days. Remediation plan will follow to address identified hazards.

Following the meeting, several residents in attendance asked questions regarding the specific development projects, total number of housing units and the condition of the Mills public housing units. Residents are encouraged to visit meriden2020.com to review information on the specific development sites and bring forward specific questions on environmental or related issues through the Blight & Brownfield committee. Staff will ensure that the Blight and Brownfield Committee meeting notes are posted at the City Clerk’s office and on the cityofmeriden.gov website.

4. Update on Blight Enforcement Activities

Peter Miller reported over 137 blighted properties has been brought into compliance since the blight ordinance was adopted over 11 years ago. An updated blight enforcement list was distributed and is included as an attachment to the minutes. The City is currently tracking 22 properties with blighted conditions. Many properties have been referred to corporation counsel for foreclosure. Legal is working with outside counsel to speed process on these blighted properties.

5. Other Business-None

6. **Next Meeting.** The next meeting was tentatively scheduled for Thursday, July 21, 2016 at 12 PM at City Hall.

7. Adjourn

Meeting Adjourned at approximately 1 PM.

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

Attachments:

03/24/16 Staff Presentation-Update of Brownfield Activities

03/24/16 List of Properties-Blight Enforcement

BLIGHT AND BROWNFIELD COMMITTEE BLIGHT REPORT – 3/24/16

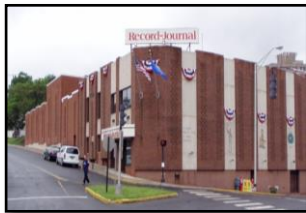
1. 70 No. Spring Street – **Notice of Assessment sent 2/10/16.**
2. 69 Meridian Street – **Now bank owned. Cleaned up and on the market.**
3. 65 Goodwill Avenue – **Now bank owned. Cleaned up and on the market.**
4. 75 South Avenue – **Sold by City to new owner.**
5. 140 Grove Street – **New owner. Work in progress.**
6. 42 – 44 Woodland Street – **Blight lien. Bank foreclosing.**
7. 18 Sylvester Street – **Blight lien. Bank foreclosing.**
8. 340 Brownstone Ridge – **sold through tax lien auction; sale finalized this week**
9. 45 Prospect Street – **foreclosure of tax lien by outside attorney**
10. 385 Pomeroy Avenue – **additional citations issued 7/2/15; bank filed lis pendens 9/24/15**
11. 5 Foster Court – **New owner. Monitor progress.**
12. 50 Vine Street – **New owner. Monitor progress.**
13. 212 Colony Street – **Notice of Order sent 10/23/14; owner working on repairs**
14. 61 Lambert Avenue – **Notice of Order sent 11/18/14; property for sale by owner**
15. 701 Hanover Road – **Bank has made some repairs. Building Official involved in structural issues**
16. 48 Bradley Avenue – **Going to Court 3/31/16.**
17. 465 New Hanover Avenue – **Notice of Order sent 3/25/15; \$1600.00 citations**
18. 91 Kensington Heights – **Notice of Order sent 4/1/15; \$1600.00 citations; bank lis pendens filed**
19. 256 Cook Avenue – **Notice of Order sent 9/9/15. Cleaned and liened. \$500.00 citation.**
20. 72 Twiss Street – **Notice of Order sent 1/7/16. Appealed to NRAB. Order upheld.**
21. 18 Pearl Street – **Notice of Order sent 2/12/16.**
22. 157-159 Bunker Avenue – **Notice of Order sent 3/2/16.**

137 properties have been brought into compliance since 2004

Meriden 2020: Bringing it Together

Update on Economic Development & Brownfield Activities

Blight & Brownfields Committee
March 24, 2016



USEPA FY 2015 Assessment Grant-\$200,000

Community Wide Assessments

Tasks to be completed:

- Project management (6% of the total project)
- Community Engagement (5.5%)
- Phase I/II/III Environmental Site Assessments (76%)
- Site Reuse Planning (12.5%)

Area of Focus:

- Community Wide
- Choice Neighborhood area

Current Activities

- Retained Tighe & Bond, LEP
 - Lead paint testing at 51-53 Colony Street
 - Phase I/II Environmental Site Investigation at 664 W. Main St.
- Identify additional sites for Phase I/II/III site investigation
- Site reuse planning former hospital 1 King Place
- Quarterly Blight and Brownfields committee
- Updated meridenbiz.com brownfields page

	CN/Target Community/ Census Tracts: 1701-1703, 1708-1710, 1714
Population	12,677 ⁶
Unemployment	20.7% ⁶
Poverty Rate	33.8 ⁶
Percent Minority	69% ⁶
Median HH Income	\$27,638 ⁶

DECD 2014 Assessment Grant-\$200,000

Mills Megablock

Purpose of the project is to complete environmental site assessments to help advance demo of existing structures and facilitate new development at 161 & 177 State Street and 62 Cedar Street.

	177 State St.	161 State St.	62 Cedar St.	144 Mills Memorial
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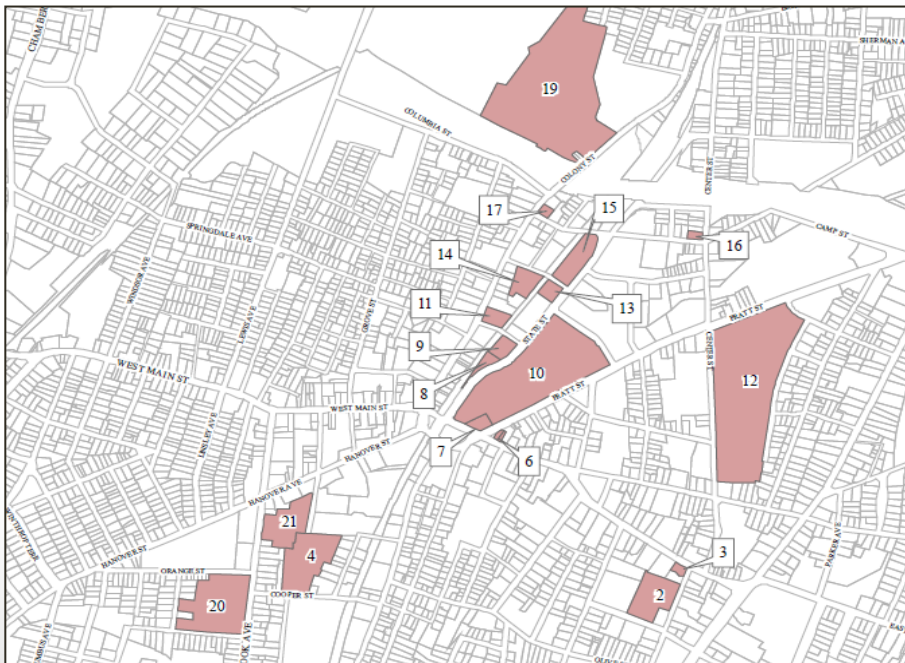
\$100,000 Brownfields Areawide Revitalization (BAR) Grant

Task 1: Stakeholder Engagement

Task 2: Site Inventory

- Blight & Brownfields Committee
- Small Business Outreach
- Participation in Downtown Neighborhood Association
- Choice Neighborhoods Action Grant
- 21 Colony Street Come Home to Downtown Project

- GIS Mapping (City of Meriden)
- Catalog of Environmental Reports (City of Meriden)
- Utilize Meridenbiz.com brownfields page
- Utilize Prepared Workbook for redevelopment sites
 - Hub site
 - 1 King Place
 - 16 Church Street
 - 25-33 Colony Street
 - 177 State Street
- Fact sheets for each
- Outside consultant TBD



MERIDEN BIZ

BAR Task 3: Update TOD Market Assessment for Projects in the Pipeline

Tasks	Committed Stakeholders	Potential Stakeholders	Project coordinator
1. Analyze the potential to attract commercial/retail to the TOD projects in the pipeline	Pennrose, Michaels, Westmount, MHA, City, Chamber members	New Business owners, arts/entertainment organizations	City of Meriden, Consultants to be determined
2. Review analysis with TOD Developers, local business owners, property owners and brokers	Pennrose, Michaels, Westmount, MHA, City, Chamber members	New Business owners, arts/entertainment organizations	City of Meriden, Consultants to be determined
3. Identify potential commercial/retail/office partners	Pennrose, Michaels, Westmount, MHA, City, Chamber members	To be determined	City of Meriden, Consultants to be determined
4. Develop communication tools and outreach materials for potential developers and new businesses	Pennrose, Michaels, Westmount, MHA, City, Chamber members, downtown business owners, others to be determined	To be determined	City of Meriden, Consultants to be determined

BAR Task 4: Complete Site Reuse Planning for Specific Sites










Tasks	Sites	Stakeholders	Project coordinator
<p>1. Conduct site reuse and conceptual redevelopment plans for underutilized, city owned and historic sites in the TOD Zoning District</p>	<p>1 King Place</p> 	<p>Committed: USEPA City, MHA, Meriden Council of Neighborhoods</p>	<p>City of Meriden, Consultants to be determined (CT Main Street Center, Vita Nuova/NDC, 4ward Planning, etc.)</p>
<p>2. Consider available space, use of space, costs of renovation including environmental issues, alternative programming for space, and funding necessary to complete redevelopment.</p>	<p>16 Church Street</p> 	<p>Potential Stakeholders: New Business owners, arts/entertainment organizations, Downtown residents</p>	<p>City of Meriden, MHA, Consultants to be determined</p>
<p>3. Recommend Financing Plan and novel funding sources in establishing a reuse plan for each site.</p>	<p>25-33 Colony Street</p> 	<p>Potential Stakeholders: Community Banks, DOH, National Endowment for the Arts</p>	<p>City of Meriden, Consultants to be determined</p>

BAR Task 5: Complete marketing plan/materials

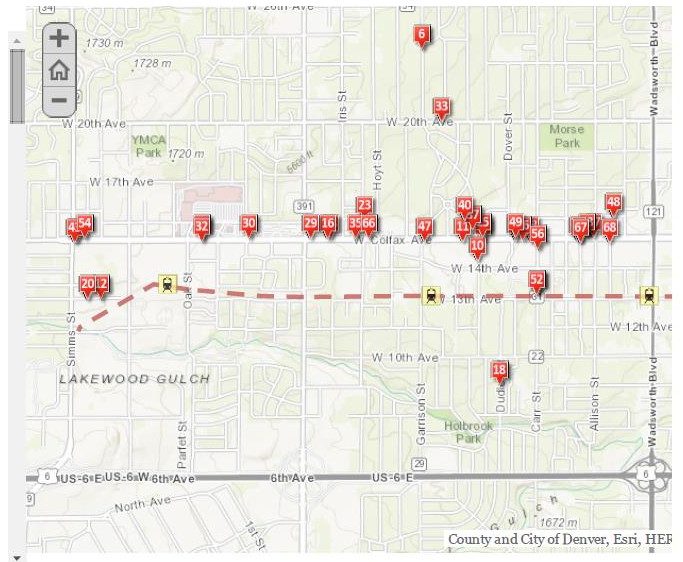
- Outreach materials
- Complete an inventory and mapping of current and future cultural, arts and commercial establishments
 - Midstatechamber.com
 - Meriden2020.com
 - Meridenbiz.com

40 West Arts District

Searchable Map — Click the link to be redirected to a searchable map of the 40 West Arts District!

Creative Businesses	Galleries	Public Art	Performing Venues
 <p>Arts District 1 40 West Arts District</p>	 <p>2 40 West Gallery</p>	 <p>3 A & E Fine Woodworking</p>	
 <p>4 Accent Art Glass</p>	 <p>5 Adams Fine Furniture & Custom Cabinetry</p>	 <p>6 Anderson Creative LLC</p>	
 <p>7 Artistry in Motion Hair Design</p>	 <p>8 Banner Signs and Decals</p>	 <p>9 Bella Metallico Gallery</p>	

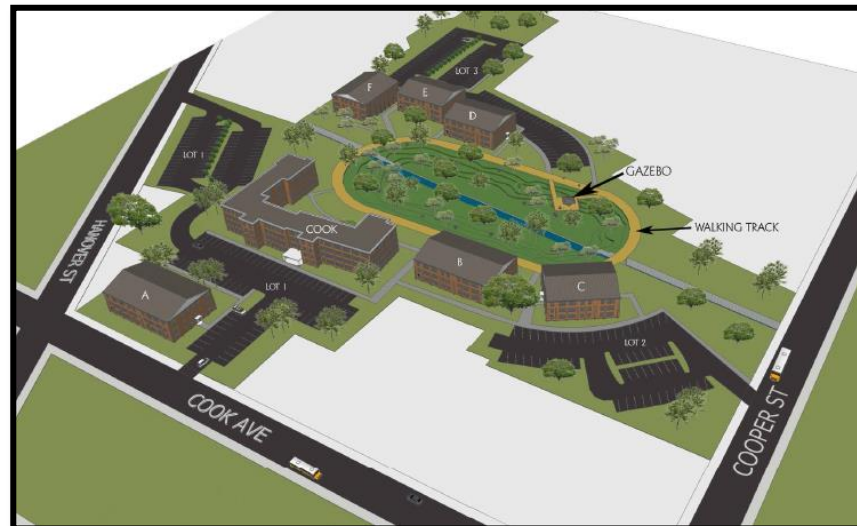
40 West Arts District



Cleanup at 116 Cook Avenue

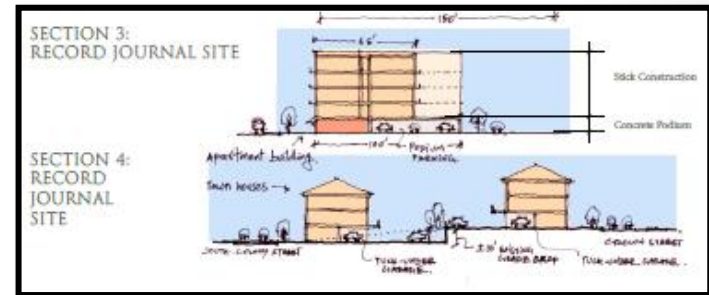
\$430,000 remaining from 580,000 USEPA and HUD/CDBG Section 108 Loan

- Tighe & Bond LEP
- Removal of selective hazardous materials from inside building prior to redevelopment (asbestos, PCBs, lead, hydraulic oil)
- Bid documents to be released week of 3/28
- Cleanup to be substantially completed by September 2016
- Future redevelopment by POKO Partners



Cleanup/Demo at 11 Crown Street (Record Journal) DECD Grant-\$1.73 million

- Tighe & Bond LEP
- Demolition of structure and removal of hazardous materials by the City prior to redevelopment
- Bid documents to be released May 2016
- Master Development Agreement in place with the Michaels Org (March 2016)



Cleanup at Hub site & park/flood control project

\$12.9m DEEP/DECD/EPA

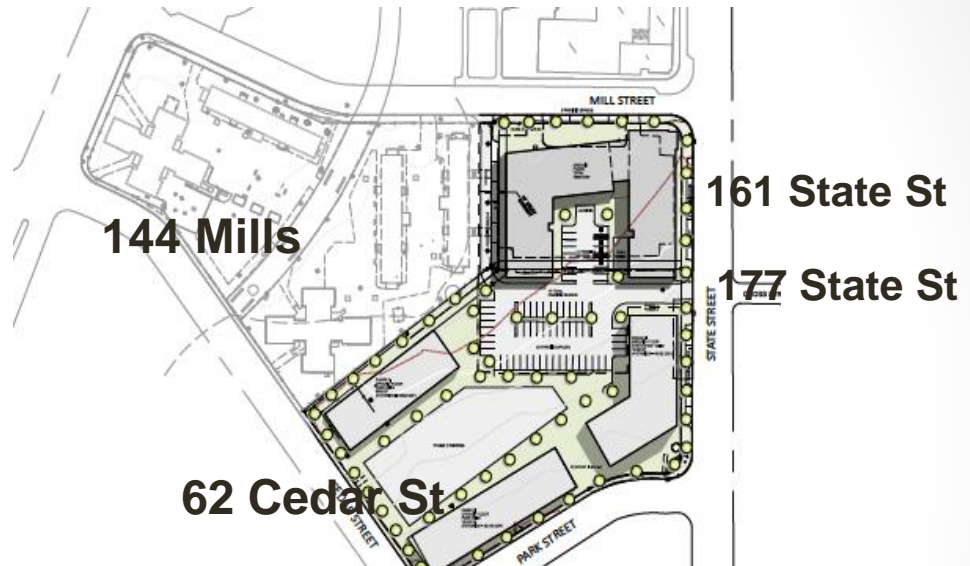
- AECOM LEP
- Site construction and remediation to be completed May/June 2016
- Park opening July 14-16, 2016. “Name the Park” contest winners to Council in April
- Pennrose selected at Preferred Developer for 3 acres at the Hub site. Developer agreement to Council in April.
- Plan for 170 housing units, commercial/retail space.



Cleanup at 177 State Street

\$597,000 DECD Grant

- AECOM LEP
- Remediation to occur in 2016.
- Pennrose Properties LLC Selected as Master Developer
- Nov 9 application to LIHTC/DOH program. \$23 million project.
- Phase I 75 rental housing units, including 23 replacement units for Mills and 6500 sf commercial space.
- Phase II 75 rental housing units

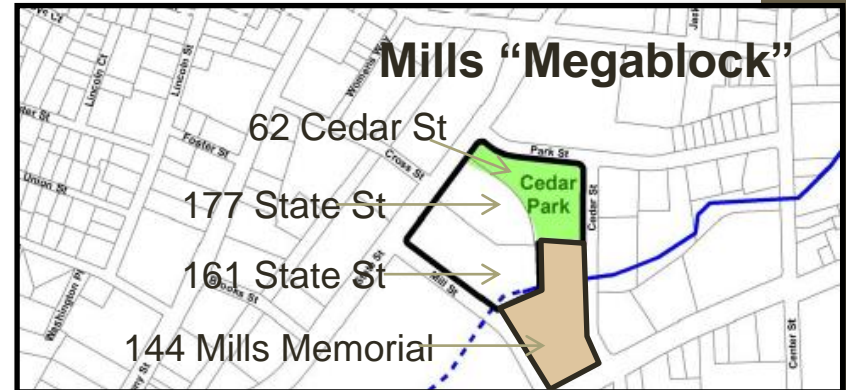


Cleanup/demo at the Mills

\$2 million DECD Grant

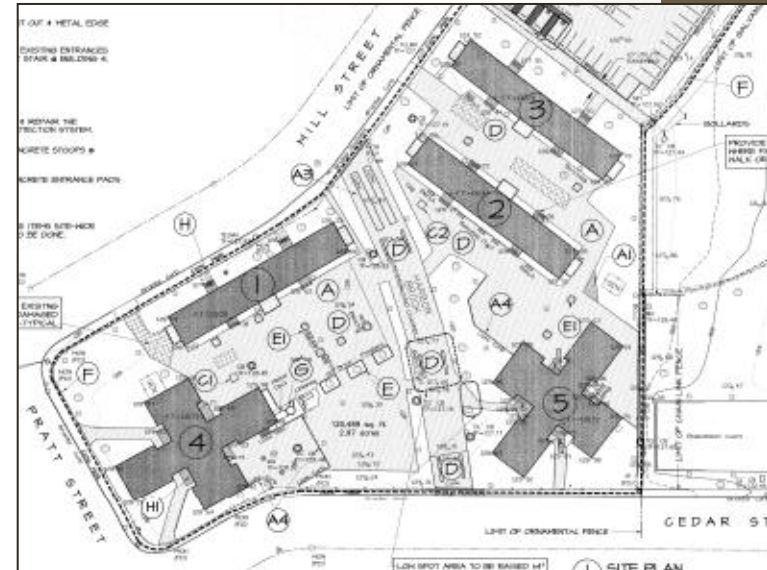
144 Mills Memorial Site

- 4 acre parcel with 5 structures including 3 low rise and 2 high rise buildings.
- Since 1963, site of 140-unit MHA Mills Memorial Public Housing Complex.
- Sits in 100-year floodplain and atop Harbor Brook.
- HUD approved demolition of 2 low rise structures granted in 2015. Demo/dispo application for remaining structures pending.
- City approved transfer of 144 Mills in exchange for 177 State & 62 Cedar St



\$2 million DECD Grant Demolition/Remediation

- **Finalize Hazardous Materials Assessment & Abatement Design, PCB Cleanup Plan**
 - Enrollment in VRP
 - Floodplain Management Certification
 - Public Notifications
- **Finalize Demolition Plan**
 - Update as needed to include post demolition site work (Harbor Brook Flood Control Plan)
- **Finalize Technical Specification and Bid Documents**
- **Contractor Selection**
 - Demolition/Abatement
 - LEP Oversight
 - Construction Management
- Clearance monitoring and analysis
- Project closure



1 King Place-MW Hospital

\$221,000 DECD cleanup loan, \$180,000 cleanup grant

- Fuss & O'Neill LEP
- Asbestos cleanup-floors 1 & 2 completed.
- Removal of 7 drums-week of March 29
- Phase II/III and Haz Mat Survey underway
 - 80% sampling completed
 - GPR Survey
 - Floor Drain Dye Test
 - Exterior Drilling
 - Well Installation
 - Concrete Chip Sampling
 - Groundwater Sampling
 - Reports will summarize test results and findings
- Remediation plan will be developed



Thank you!

For more information, please contact:

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Paola Mantilla, Economic Development Associate
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Online Resources:
meriden2020.com | meridenbiz.com | meridenct.gov