

**Blight and Brownfields Committee Meeting**  
**October 29, 2015**  
**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  
Larry Kendzior, City Manager  
John Bondos, AECOM  
Peter Miller, City of Meriden  
Carlos Texidor, Fuss and O'Neill  
James Olsen, Tighe and Bond  
David James, Meriden Land Trust  
Holly Wills, Meriden Council of Neighborhood Organizations  
Florence Villano, City of Meriden  
MaryEllen Mordarski, Meriden Council of Neighborhood Association  
Tom Skoglund, Meriden City Planning  
Paola Mantilla, City of Meriden  
Peter Shiue, Colliers International  
Michael Taylor, Vita Nuova  
Sean Moore, MidState Chamber of Commerce  
Binu Chandy, CT DECD  
Don Friday, CT DECD  
Lilia Kieltyka, CT DECD

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. City staff will be issuing request for proposals for consultant services over the coming weeks.

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 for assessments from CT DECD. 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 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.

3. Cleanup Projects-Updates

A. 116 Cook Ave. Clean Up (USEPA grant, HUD Section 108 CDBG Loan), Tighe & Bond

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 will be compiling tech specs for hazardous debris removal. Tech specs will include assessment for PCB, reevaluation of asbestos removal and abatement design. Tech specs to be completed November 2015 & bid out in late 2015 or early 2016.
- Tighe & Bond completed interior inspection/testing at site to start process (May 20, 2015)
- USEPA funds (approx \$75,000) and CDBG/Section 108 Loan (\$325,000) will be used for hazardous building material removal. Final HBMA report and ABCA completed November 2015.
- Poko Partners selected as preferred developer.

B. 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 \$240,000 USEPA Cleanup grant. 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:

Sidewalks being poured, seating to the amphitheater is complete and stage is being worked on. Contractors plan to finish hard scape work before snow falls and will work on electrical work over the winter months and plantings in the spring. Grass areas in park are reinforced to have surface events such as circus and others. 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. The grand opening of the park is scheduled for mid 2016.

C. 177 State Street Cleanup & Redevelopment Project, AECOM

\$597,000 DECD grant has been secured to finalize the remedial action plan and cleanup of 177 State Street. In 2014, City purchased property using the HUD Challenge grant. Futuresite redevelopment must have 20-40% of units developed to be affordable.

AECOM has been selected to be the LEP for 177 State Street. Pennrose completed 40% design plans for a 75 unit mixed use development at 161-177 State Street. AECOM conducted Geotech evaluation of 161-177 State Street to incorporate future development plans by Pennrose. After development plans are finalized, AECOM will finalize Remedial Action Plan and bid specifications for remediation.

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

City awarded \$180,000 in DECD funds for environmental site assessments and \$221,000 loan for interim cleanup. Interim cleanup is underway. Fuss & Oneill retained to do cleanup monitoring. AAIS (state contractor) is conducting cleanup. Fuss & O'Neill provided photographs of ongoing cleanup work, including removal of loose hazardous materials at the loading dock area and inside building. Further Environmental Site Assessments and site reuse planning will be completed in 2016 following completion of the interim cleanup activities.

E. 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. Building demolition is projected for mid-2016. The Michaels Organization was selected as Master Developer-July 2015

4. Update on Blight Enforcement Activities

Peter Miller reported over 130 blighted properties has been brought into compliance since the blight ordinance was adopted over 10 years ago. The City is currently tracking 36 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. Upcoming Grant Opportunities

- DECD BAR Grant application due Nov. 16, 2015, city will be submitting application and updates should be out to municipalities late 2015.
- DECD Cleanup grant application due Nov. 16, 2015, city will be submitting application for the Mills and municipalities are expected to hear status on this grant early to mid 2016.
- USEPA FY2016 Assessment/Cleanup due Dec. 18, 2015.

6. Other Business-None

7. Next Meeting. The next meeting was tentatively scheduled for Thursday, March 17, 2016. **However, City staff has a conflict, and therefore the next meeting will be held on Thursday, March 24, 2016 at 12 PM.** A light lunch will be provided.

8. Adjourn

Meeting Adjourned at approximately 1 PM.

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

Attachments:

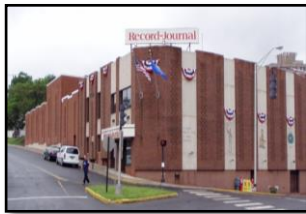
10-29-2015 Staff Presentation-Update of Brownfield Activities

10-29-2015 List of Properties-Blight Enforcement

# Meriden 2020: Bringing it Together

## Update on Economic Development & Brownfield Activities

Blight & Brownfields Committee  
October 29, 2015



# 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 as a priority

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

### Next steps:

Hold community meetings and Blight and Brownfields committee

Post assessment & cleanup info on meridenbiz.com brownfields page

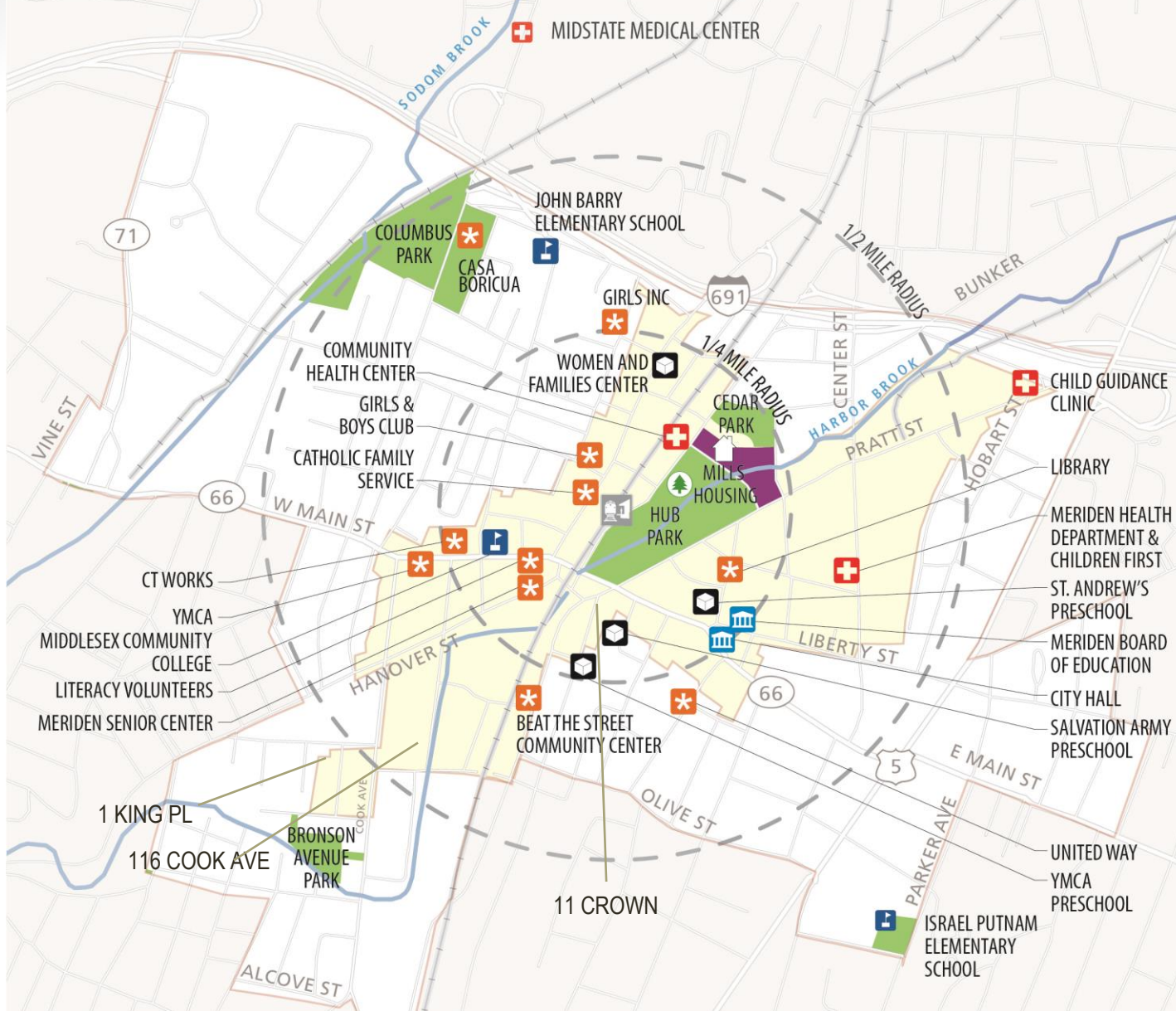
Identify sites for Phase I/II/III site investigation:

City owned sites

Private sites

Complete community engagement and site reuse planning former

Meriden/Wallingford hospital, other sites as identified



# Choice Neighborhood/TOD Area

# 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. Project will allow City to advance flood control plans at 144 Pratt Street.**

**AECOM LEP**



	177 State St.	62 Cedar St.	161 State St.	144 Mills Memorial
<b>Site ownership</b>	City of Meriden	City of Meriden	MHA	MHA
<b>Phase I Assessment</b>	Completed 2013 Completed 10/2015	Completed 10/2015	Completed 10/2015	Completed 10/2015
<b>Phase II Assessment</b>	Completed 2014	\$200,000 for Assessments In process	In Process	In Process
<b>Phase III Assessment</b>	Completed 2014	In Process	In Process	In Process
<b>Remedial Action Plan</b>	Completed 2014	To be completed 2016	In Process	To be completed 2016
<b>Haz Mat Building Survey</b>	NA-Vacant	NA-Vacant	NA-Vacant	Completed



# Mills Megablock area



# 116 Cook Ave Cleanup- \$580,000 USEPA and HUD/CDBG

**City reprogrammed USEPA and USHUD/Section 108 Loan funds for haz mat abatement to advance new development 116 Cook Ave.**

- UST Removal Completed
- 2015/2016 haz mat abatement scheduled- November 2015 RFP for Haz Mat removal
- Tighe & Bond LEP

**POKO Selected as Master Developer-July 2015**

- 180 days to finalize MDA (January 2016)
- Development of the “Meriden Mews” including adaptive reuse of 116 Cook Ave. and the development of 6 new structures on both 116 Cook Ave. and Factory H parcels
- 150,000 sf residential development
- Construction of 184 rental units
- (20% affordable, 80% market rate)
- Use of state and federal historic tax credits
- \$54 million total development costs
- Build out through 2022



# Hub Flood control and remediation project

\$12.9m DEEP/DECD/EPA

## Progress through Oct. 2015

- Key components completed or under construction: lighting, amphitheater, walkways, pedestrian bridge.
  - May 2016 Grand Opening
  - “Name the Park” contest accepting names through January 2016.
- Meriden2020.com

## Pennrose Properties LLC Selected as Master Developer-July 2015

- 180 days to finalize MDA (Jan 2016)
- 170 Rental Housing Units (20% affordable, 80% market rate)
- 72,300 gross sf non residential
- 165 parking spaces
- 1600 sf rentable retail in pavilion/café
- \$44 million total development costs



# 177 State Street Cleanup project

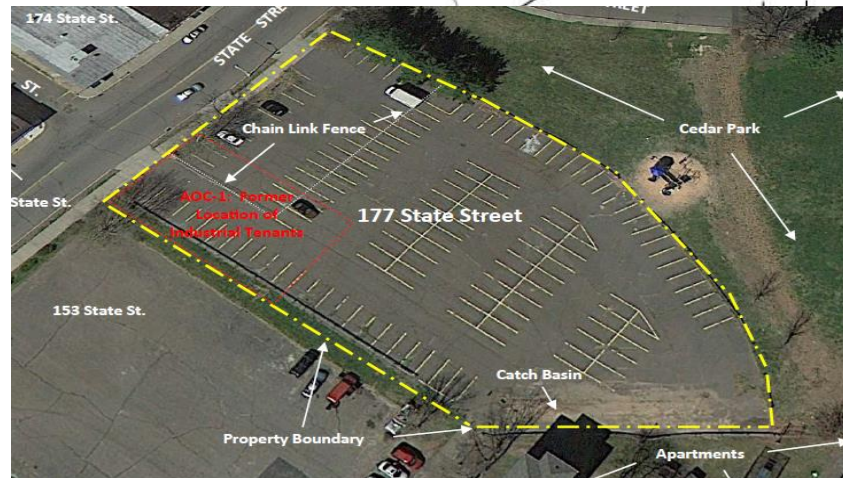
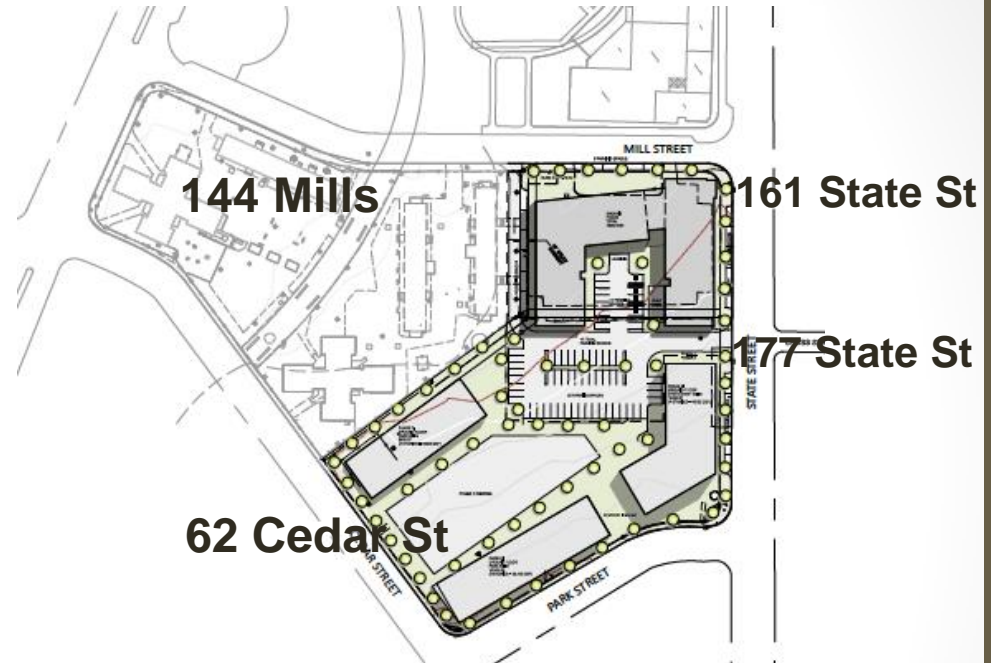
## \$597,000 DECD Cleanup Grant

**City completing cleanup to help advance demo of existing structures and foster new development at 161 & 177 State Street**

- Cleanup specs in development
- Cleanup plan incorporates Penrose Redevelopment Plan that includes 161 State Street, demo of Mills structures
- LEP AECOM

**Penrose Properties LLC Selected as Master Developer**

- Nov 9 application to LIHTC/DOH program. \$23 million project.
- Phase I 75 units, including 23 replacement units for Mills and 6500 sf commercial space.
- Phase II 75 units



# 1 King Place-MW Hospital

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

**City awarded \$180,000 in DECD funds for environmental site assessments and \$221,000 loan for interim cleanup.**

- Interim cleanup underway.
- Fuss & Oneill/ monitoring
- AAIS conducting cleanup
- Environmental Site Assessments to be completed in 2016.
- Site Reuse Planning 2016



October 13

October 27



# DECD Cleanup Grant-\$1.73 million

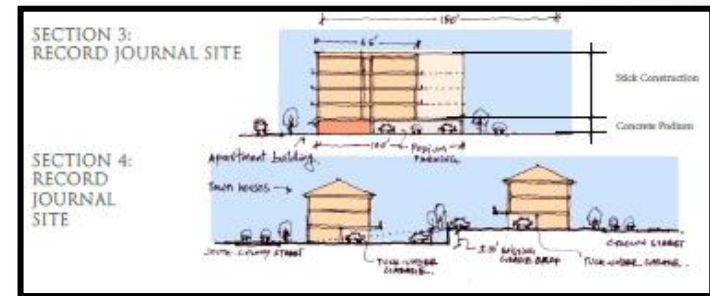
## 11 Crown Street (Record Journal)

### 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 to demolish structure.
- Site entered into State of CT voluntary remediation program-Abandoned Brownfield Cleanup Program (ABC)
- Tech Specification for demo and remediation in process.
- 2016 demo
- Tighe & Bond LEP

### Michaels Organization Selected as Master Developer-July 2015

- 180 days to finalize MDA (January 2016)
- 63 rental units, 18 town homes
- 20 replacement units for Mills/MHA
- \$27 million total development costs



# Thank you!

For more information, please contact:

Lawrence J. Kendzior, City Manager, [lkendzior@meridenct.gov](mailto:lkendzior@meridenct.gov)

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Online Resources:

[meriden2020.com](http://meriden2020.com) | [meridenbiz.com](http://meridenbiz.com) | [meridenct.gov](http://meridenct.gov)

QUARTERLY BLIGHT REPORT – 10/29/15

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 – large fine collected; property for sale
4. 48 Arch Parkway – city owned; seeking funds for demolition
5. 1190 No. Colony Road – seeking funds for demolition
6. 87 Wilcox Avenue – hardship situation; porch collapsed; house for sale by owner
7. 70 No. Spring Street - \$1600.00 citations; conditions deteriorating
8. 41-43 Webster Street – citations appealed; given until 12/15/15 to bring into compliance
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; NPP loan repaid; follow-up with bank
13. 75 South Avenue – property now owned by City
14. 140 Grove Street – property now bank owned and for sale
15. 42 – 44 Woodland Street – sent to Legal to record lis pendens; going to outside attorney
16. 560 New Hanover Avenue – new owner; major rehab work under way
17. 18 Sylvester Street – sent to Legal to record Anti-blight lien
18. 340 Brownstone Ridge – sold through tax lien auction
19. 45 Prospect Street – sent to Legal to record Anti-blight lien; foreclosure by outside attorney
20. 385 Pomeroy Avenue – citations issued 3/19/15; bank has filed lis pendens
21. 5 Foster Court - \$2500.00 citations; Notice of Assessment sent; bank foreclosing; need lien
22. 21 South Avenue - \$2500.00 citations; property vacant and for sale
23. 178 Newton Street – yard under control; need to work on house
24. 52 Hillside Avenue – sent to Legal to record lis pendens; property on tax sale list
25. 298 Hanover Street – new owner; extensive rehab work under way
26. 50 Vine Street - \$1500.00 citations paid; some clean-up done by bank
27. 41 Piedmont Street – \$100.00 citation sent; significant progress toward compliance
28. 212 Colony Street – Notice of Order sent 10/23/14; owner working on repairs
29. 61 Lambert Avenue – Notice of Order sent 11/18/14; property for sale by owner
30. 69 Randolph Avenue – Notice of Order sent 1/21/15; permits for repair work have been pulled
31. 701 Hanover Road – Notice of Assessment sent 9/10/15; lis pendens by US Bank 10/13/15
32. 29 Pratt Street – Notice of Order sent 1/26/15; working toward compliance
33. 48 Bradley Avenue – Notice of Order sent 3/11/15. \$500.00 citation appealed; upheld by officer
34. 465 New Hanover Avenue – Notice of Order sent 3/25/15; \$600.00 citations
35. 91 Kensington Heights – Notice of Order sent 4/1/15; \$600.00 citations; bank lis pendens filed
36. 256 Cook Avenue – Notice of Order sent 9/9/15

130 properties have been brought into compliance since 2004