

**Blight and Brownfields Committee Meeting
November 17, 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
Kathy Castagna, U.S. EPA
Bob Bass, City of Meriden
John Bondos, AECOM
Carlos Texidor, Fuss and O'Neill
James Olsen, Tighe and Bond
MaryEllen Mordarski, Meriden Council of Neighborhood Association
Paola Mantilla, City of Meriden
Sean Moore, MidState Chamber of Commerce
Tyler Fairbain, City of Meriden
Scott Boyden, City of Meriden
Mark Lewis, CT DEEP
Robert Seale, City of Meriden
David Ringquist, CT DEEP
Jing Chen, CT DEEP
David James, QRWA
Binu Chandy, CT DECD/DOH
Harley Langford, Tighe & Bond
Wayne Violette, BL Companies
Dan Jahne, Fuss & O'Neil
Peter Shiue, Colliers International
Russ Ford, City of Meriden

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. Phase I and II have been completed at 664 West Main Street. Lead paint test has been completed at 51-53-55 Colony Street. A community garden at 60 Tremont Street is taking place with raised beds. About 20 plots have already been put in.

Community groups or residents interested in assessing other sites of concern should contact Juliet or Paola at the Office of Economic Development or Holly Wills from the Council of Neighborhoods. Future tasks include:

- Phase I ESA, Crystal Grocery, 226 W. Main
- Phase I ESA, 124 Hanover St, former restaurant site
- Phase I/II Environmental Site Assessment, 48 Arch Parkway, potential residential
- PHASE II for 69 East Main St, Meriden, CT 06451, potential commercial
- PHASE II for 84 & 88 Grove St, Meriden, CT 06451, potential commercial

- 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 have been completed by AECOM. John Bondos reports that estimated cost to demolish Mills structures and abatement is approximately \$2 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 has an RFQ for cleanup and award to be announced by the week of November 21st.

- 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. RFQ went out and there were good responses, BL Companies was selected October 2016. Tasks to be completed over 9-12 months 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. Clean up to start July 26, 2016 (Select Demo) and to be completed within eight weeks. 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, revaluation of asbestos removal and abatement design. Contractor bid to be leased in the next two weeks. 30% of the building has been remediated.
- Poko Partners selected as preferred developer to develop property following cleanup.
- City has applied for a new cleanup grant to DECD for 1.39 M to complete cleanup.

- B. 11 Crown Street/Record Journal Building Cleanup, Demo and Redevelopment project (DECD grant for cleanup, demo), Tighe & Bond
- City awarded \$1.72 million funds for remediation and demolition of existing structures to advance new development 11 Crown Street.
 - Phase I/II/III & Haz Mat Building survey completed. Site entered into State of CT voluntary remediation program-Abandoned Brownfield Cleanup Program (ABC).
 - Tighe & Bond has been selected at the Licensed Environmental Professional for the project.
 - T&B has been retained to complete technical specifications and for demo oversight.
 - City issued RFP Sept 2016. Bid documents received October 2016. Manafort awarded demo project at \$1.366 million. Building remediation/demolition is projected for spring 2017.
 - The Michaels Organization was selected as Master Developer-July 2015. A Master Development agreement is in place as of March 2016 for the development of 81 units.
- C. Meriden Green/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 site are above the flood plain and are available for development. Site construction and remediation completed September 2016. AECOM completing project close out documents.
 - City selected Pennrose Properties as the preferred developer of the three acres at the site. Proposed development includes mixed use, primarily market rate development, 170 units and 27,000 sf retail. Master development agreement completed.
 - A grand opening of the park was held September 9, 2016.
- 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.
 - AECOM completed bid specifications. CT Tank Removal selected as contractor for \$340,000. Cleanup expected to be completed January 2017.
 - Following cleanup, city will transfer property to MHA for the purposes of redevelopment. Pennrose was selected as the developer for this site. Funds are in place to construct 75 unit mixed use development including 23 Mills replacement at 161-177 State Street in cooperation with Meriden Housing Authority. LIHTC funding approved 2016.
- E. 144 Mills Memorial.
- City has been awarded \$2 million to demolish and remediate the Mills public housing sites. Two of the five structures are currently vacant and the residents have been relocated. Remaining tenants are in the process of being relocated and this is being handled by MHA.
 - Bob Bass reported with the Mills down, an additional 1.5 acres of green space to help continue the flood control that the City has been working on.
 - AECOM has been selected as the LEP for the project. Currently under contract to complete bid specifications for building remediation and demolition. Tech specs are to be completed by Spring 2017 with demo to follow.

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 completed in spring 2016. Fuss & O'Neill has completed Phase II/III environmental assessment and hazardous building materials survey. Structural evaluation of the building and parking garage also completed. Remediation plan will follow to address identified hazards as a part of a redevelopment plan. Estimated remediation cost is \$5 million.

- City applying for FY 2017 EPA cleanup grant for UST removal and PCB cleanup.
- 1 Kind Place LLC has been selected as the prefer developer October 2016. Developer has 180 days to compile preliminary development plan and budget.

4. Update on Blight Enforcement Activities

Tyler Fairbain reported over 150 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 14 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. A powerpoint of the properties on the blight list was presented and is included as an attachment to this meeting summary.

5. **Next Meeting.** The next meeting was tentatively scheduled for **Thursday, February 16, 2017** at 12 PM at City Hall.

6. Adjourn

Meeting Adjourned at approximately 1 PM.

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

Attachments:

11/17/16 Staff Presentation-Update of Brownfield Activities and Blight Enforcement