

MERIDEN 2020

BRINGING IT | TOGETHER

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A large, diverse crowd of people is gathered outdoors for a community meeting. The attendees are standing on a paved walkway and a grassy area. In the background, there are several white tents, trees, and a building with a steeple. The sky is overcast. The text "Welcome to the Blight & Brownfields meeting March 16, 2017" is overlaid in white on the image.

**Welcome to the
Blight & Brownfields meeting
March 16, 2017**

MERIDEN 2020

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Assessment & Planning Grants

A large, diverse crowd of people is gathered outdoors for an event. In the background, there are several white tents and a building with a red roof. The scene is set in a park-like area with trees and a clear sky. The text 'Assessment & Planning Grants' is overlaid in the center of the image.

USEPA FY 2015 Assessment Grant-\$200,000

Community Wide Assessments

Completed assessments-Tighe & Bond

- Lead paint testing at 51-53-55 Colony Street
- Phase I/II Environmental Site Investigation at 664 W. Main St. (Moran's)

Completed assessments-Loureiro Engineering Associates, Inc.

- Phase I ESA, 21 Colony Street
- Phase I ESA, 48 Arch Parkway
- Phase I ESA, Crystal Grocery, 226 W. Main

Assessments in progress-Loureiro Engineering Associates, Inc.

- Phase II ESA, 48 Arch Parkway, potential residential redevelopment
- Phase II ESA, 69 East Main St potential commercial redevelopment
- Phase II for 84 & 88 Grove St potential commercial redevelopment

Other activities

- Site reuse planning 1 King Place (BL Companies & 1 King Place LLC)
- \$111,000 in grant funds through 9/2018. (Assessments only)

\$100,000 DECD

Brownfields Areawide Revitalization (BAR) Grant

Current Activities

- BL Companies selected as project consultant, October 2016

Ongoing tasks

(1) TOD area Market Assessment:

- (1) Primary focus on opportunities for commercial/office/retail development and lease up within the target area.
- (2) Recommend mix of office/retail/commercial development in the BAR TOD area and include projected rental rates.
- (3) Recommend specific incentives to attract developers to the TOD area.
- (4) Identify at least three potential commercial/retail/office partners likely to consider locating in downtown Meriden.

(2) Marketing Materials: Prepare a standardized marketing package targeting potential commercial/ retail/ office tenants.

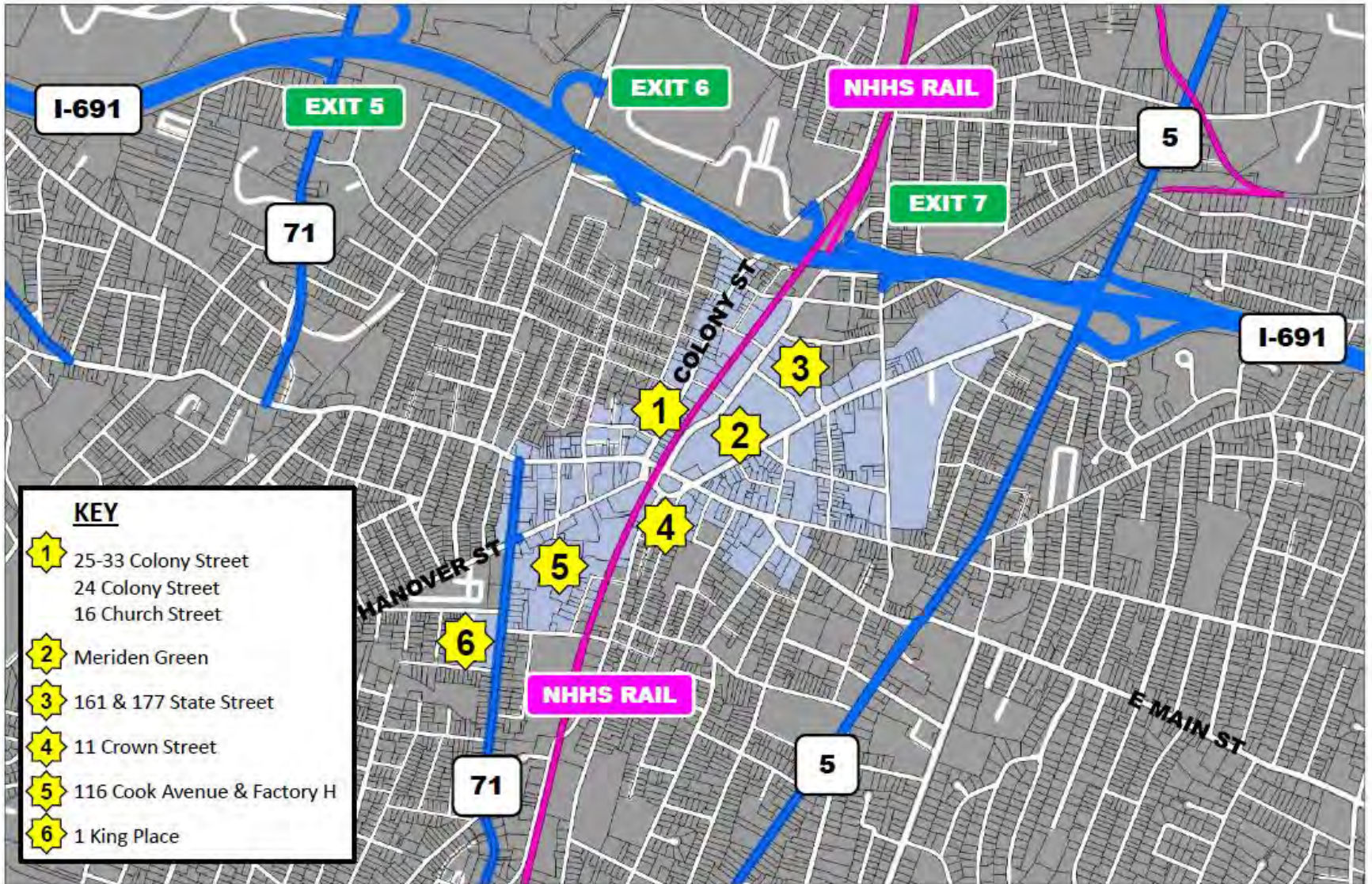
(3) Site Reuse concept plans, including at least one rendering per site:

- 1 King Place
- 25-33 Colony Street

Brownfields Areawide Revitalization (BAR) Project

BL Companies Schedule

SCHEDULE	
<p>1. Outreach</p> <ul style="list-style-type: none"> • Initiate Community engagement and Business/Property Owner Outreach • Group Meetings anticipated: <ul style="list-style-type: none"> ▪ Meeting No 1.: Meet the community and communicate scope/goals ▪ Meeting No 2.: Present results of market analysis, solicit ideas on implications ▪ Meeting No. 3: Unveil site plans; solicit ideas ▪ Meeting No. 4: final presentation • Client Meetings anticipated: <ul style="list-style-type: none"> ▪ 4 meetings • Business/Property Owner Meetings anticipated: <ul style="list-style-type: none"> ▪ Up to 6 individual meetings 	<p>Meetings Held:</p> <ul style="list-style-type: none"> • Sept 2016 meeting & downtown tour • Nov 2016 B&B Meeting • March 2017 ICSC Retail Exchange • March 2017 B&B Meeting
2. Project/Area Branding	Completed
3. Market/Feasibility Analyses	Ongoing
4. Site Reuse Plans	1 King Place underway with developer
5. Development of Marketing Strategy	March-April 2017
6. Engage Potential Developers	April-June 2017
7. Initiate Business Marketing Assistance/Developer Engagement	May-July 2017
8. Summarize Deliverables and Provide Next Steps	Aug-Sept 2017



Historic Downtown Meriden
TOD Development Opportunities

For more information please contact
Juliet Burdelski, Economic Development Director
 P: 203.630.4151
 E: jburdelski@meridenct.gov

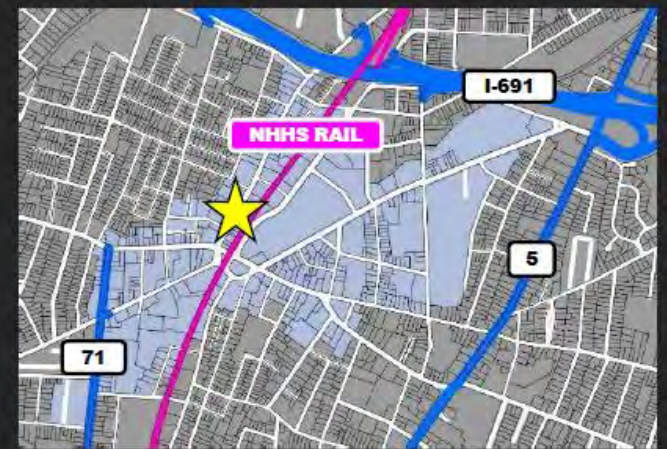
25-33 Colony Street



View of site from Colony Street



Immediate Proximity to Meriden Transit Center, NHHS Rail Line and New Meriden Green



Downtown Meriden

25 Colony Street

33 Colony Street

Lot Size 7,276 SF

Lot Size 5,500 SF



Property Adjacent to New Meriden Transit Center



Historic Downtown Meriden
TOD Development Opportunities

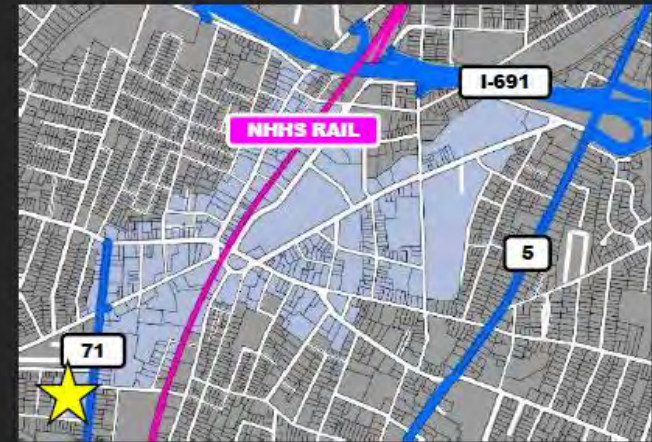
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1 King Place



View from Cook St/ Cooper St Intersection

- **One King Place** is located within the City's Transit Oriented Development (TOD) Zoning District.
- The site includes a 245,000 square foot building occupying two city blocks, a former parking garage, and land totaling 5.64 acres.
- The parcel is zoned TOD-Hanover, which allows for mixed use development and the adaptive reuse of historic structures.



Downtown Meriden



Former Meriden-Wallingford Hospital Site

- The property is located in the State designated Enterprise Zone.
- Significant environmental hazards exist at the site and must be addressed as part of site redevelopment.
- A key goal of the City is to redevelop the site into a private, mixed use development comprised primarily of commercial, retail, office or light manufacturing uses



Historic Downtown Meriden
TOD Development Opportunities

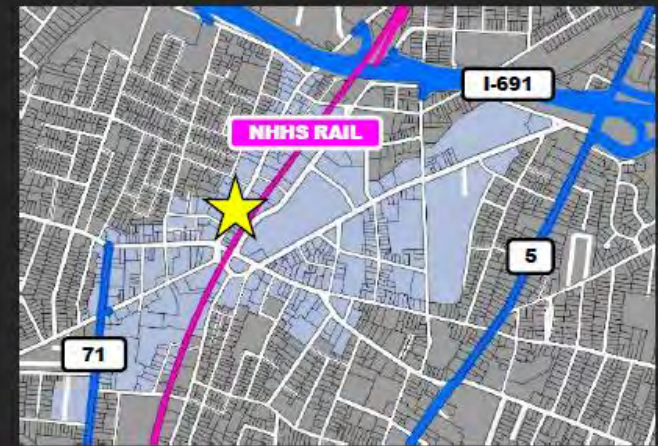
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24 Colony Street

- **10,000 SF Available Commercial Space**
- Located in downtown Meriden steps from the new commuter train station, 24 Colony Street is in the heart of the revitalized Historic District.
- The building features luxury one and two bedroom residences in a variety of styles, along with first floor commercial space.



Streetscape View along Colony Street



Downtown Meriden



Mixed-Use Development – Construction Completed in 2016

Street Access to Parking Garage



Pedestrian Access to Transit Center



Historic Downtown Meriden
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161 & 177 State Street

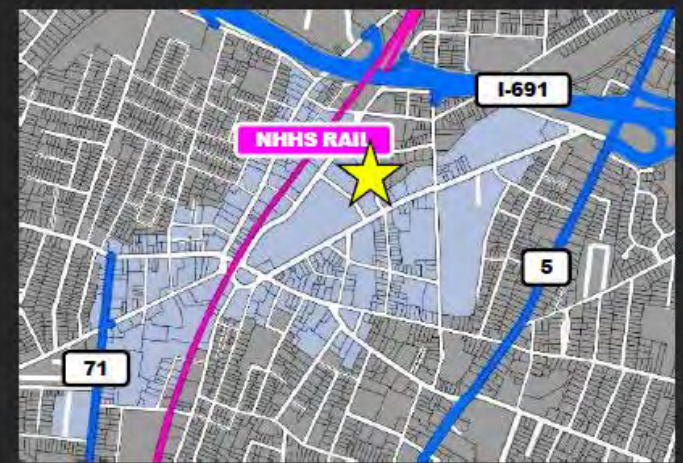


Penrose Properties LLC and the Cloud Company are working with the Meriden Housing Authority to develop 161 & 177 State Street into a mixed use development that includes 75 residential units and 6500 square feet of commercial space. Project construction will begin in 2017.

Development Summary

75 residential units

6500 square feet of commercial space



Downtown Meriden



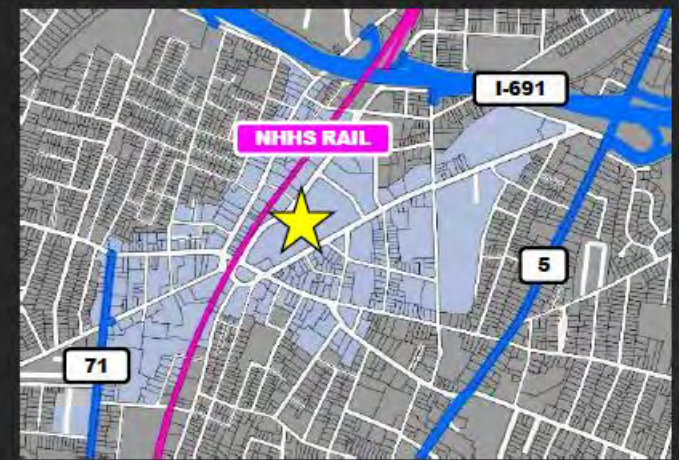
Current Mills Housing Complex and adjacent to New Meriden Green



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Meriden Green



Downtown Meriden



Looking west from corner of State and Mill Streets

Phase I

- 90 Residential Units
- Ground floor retail/ restaurant
 - 8,400 SF retail
 - 3,500 SF restaurant
- 87 parking spaces

Phase II

- 80 Residential Units
- Ground floor retail/restaurant
 - 3,500 SF retail
 - 3,000 SF restaurant
- 75 parking spaces
- Pavilion Café
 - 1,600 SF restaurant
 - 7,500 SF patio

The Meriden Green is located at the former "Hub" site, a 14-acre remediated brownfield site located at 77 State Street in downtown Meriden. Once a center of industrial and commercial activity, the site became abandoned and environmentally contaminated over time. In 2007, the City competed for and was awarded \$2.9 million in federal and state funds matched by local sources to assess the environmental damage at the site, to demolish the commercial buildings located there, clear the site for reuse, and to work with the community to develop a Site Reuse Plan.



Historic Downtown Meriden
TOD Development Opportunities

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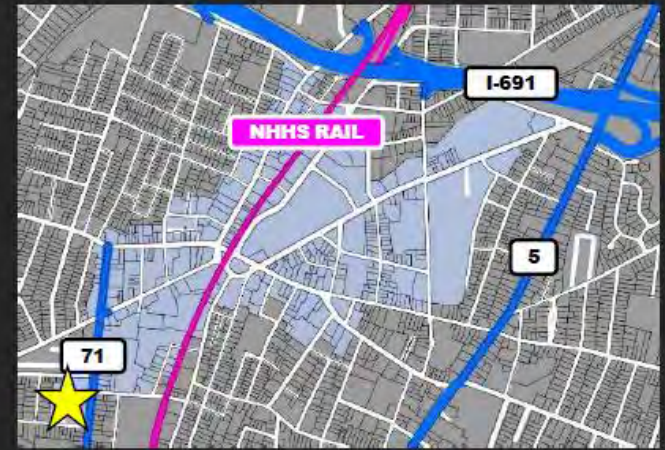
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1 King Place



View from Cook St/ Cooper St Intersection

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Cleanup Grants

A large, diverse crowd of people is gathered at an outdoor event. In the background, several white event tents are visible on a grassy area. The scene is set outdoors with trees and a building in the distance under a clear sky. The text 'Cleanup Grants' is overlaid in the center of the image.

116 Cook Avenue

Hazardous Building Materials Remediation



- Tighe & Bond-LEP
- Select Demo removed 250 tons of Hazardous Building Material 9/16
- 750 tons of Haz Mat to be removed
- \$1.39 million DECD cleanup grant application held-need dev. plan
- Future redevelopment by Xenolith
 - Development not eligible for HTCs. Demo possible.

Demo & Remediation 11 Crown Street

DECD Grant-\$1.73 million



- Tighe & Bond LEP
- Demolition of structure and removal of hazardous materials
- Manafort selected demo contractor \$1.36 m
 - Pre demo remediation-March-May 2017
 - Demo-May-July 2017
 - Soil remediation and site grading July 2017
- Master Development Agreement in place with the Michaels Org (March 2016). 81 unit development pending LIHTC award.

Soil Cleanup at 177 State Street

\$597,000 DECD Grant



- AECOM LEP
- CT Tank Removal completed soil remediation 2/2017
- Site ready for construction “Meriden Commons 1”
- Construction to begin spring 2017.

Mills Memorial Public Housing Complex

\$2 million DECD Grant demo & cleanup

Mills Memorial Site

- AECOM LEP
 - Tech/bid specifications
- 4 acre parcel with 5 structures
- HUD approved transfer of Mills site to City for demolition (Oct 2015 & Jan 2017)
- City approved transfer of 144 Mills in exchange for 177 State & 62 Cedar St.
- City to demo all Mills structures in 2017
- \$2 million estimate-demo all buildings
- New construction of housing at 177 State-spring 2017



OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

January 31, 2017

Mr. Robert V. Cappelletti
Executive Director
Housing Authority of the City of Meriden
22 Church Street,
Meriden, CT 06450 - 3209

Dear Mr. Cappelletti:

The U.S. Department of Housing and Urban Development's (Department) Special Applications Center (SAC) has reviewed the Housing Authority of the City of Meriden's (HACM) application for the disposition of 3 dwelling buildings containing 116 dwelling units and 2.08 acres of underlying land at Mills Memorial CT011125001. The SAC received application DDA0007358 on August 29, 2016, via the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system. Supplemental information was received through January 17, 2017. In addition, this letter provides clarification to the September 4, 2015 approval of disposition application DDA0005663.

Office of Public Housing and Fair Housing and Equal Opportunity Certification

The City of Meriden certified their Environmental Review (ER) assessment was in accordance with 24 CFR part 58 on October 21, 2013. The recipient submitted a Request for Release of Funds (RROF), HUD form 7015.15 on January 29, 2014. The RROF was authorized by the HUD Hartford Office of Public Housing (OPH) on March 7, 2014. The Hartford OPH required a new RROF on October 25, 2016. The City of Meriden certified their Environmental Review (ER) assessment was in accordance with 24 CFR part 58 on December 5, 2016. The recipient submitted a Request for Release of Funds (RROF), HUD form 7015.15 on December 5, 2016. The RROF was authorized by the HUD Hartford Office of Public Housing (OPH) on December 22, 2016.

On October 11, 2016, the Hartford Fair Housing and Equal Opportunity (FHEO), Program and Compliance Branch, recommended the disposition approval. Under 24 CFR 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide a certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR part 903, and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with Section 18 of the Act (42 U.S.C. 1437p) and this part. The HACM submitted its Significant Amendment to the Annual Plan to the Hartford OPH on July 16, 2014, which includes a description of the proposed disposition action at the development. The HUD Hartford OPH approved the Significant Amendment to Annual Plan on October 20, 2014.

161-177 State Street “Meriden Commons”



- 75 units
 - 27 one bedroom
 - 32 two bedroom
 - 16 three bedroom
- Ground floor retail
 - 5000 sq. ft. retail
- 79 on-site parking spaces



1 King Place-former MW Hospital



- **Fuss & O'Neill LEP**
- **Completed asbestos cleanup-floors 1 & 2. Removed 7 drums.**
- **Phase II/III and Haz Mat Survey, structural evaluation completed.**
- **\$5 million estimated cleanup cost.**
- **1 King Place LLC selected as preferred developer 10/2016.**
Development plan and budget pending.
- **EPA Grant application pending. \$240K for UST & PCB removal.**
- **City task force-to improve security.**

1 King Place-former MW Hospital Security Recommendations

- Remove barriers to allow for through travel on King Pl. Install “razor wire” along top of lower roof line and on remaining canopies.
- Install chain link fence around lower section of parking garage. This will help eliminate dumping of debris and access to the parking garage.
- Remove small lower canopy on King Place side and sign boxes along Cook Ave. Potentially remove larger carport/canopy if necessary.
- Install security cameras.
- Vegetation to be completely cleared around site and parking garage.
- It was noted a pit in the basement had previously flooded and should be inspected.
- Cleaning and remediation of interior foyer, as requested by potential developer, TBD after securing the site.

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Update on Blight Removal





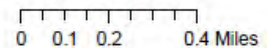
NOVEMBER 2016

Legend

-  Blighted Houses
-  Neighborhood Preservation Area

**CITY OF MERIDEN, CT
OFFICE OF COMMUNITY DEVELOPMENT
BLIGHT HOUSES 2016**

1 inch = 2,000 feet



61 Lambert Avenue



Painted, new roof, yard cleaned

701 Hanover Road



Blighted, fire damaged home demolished

256 Cook Avenue



New fence, property cleaned, extensive rehabilitation underway

48 Arch Parkway



Blighted, fire damaged home demolished, interested buyer

193 South Colony Street



New roof installed, work in progress toward compliance

24 Grant Street



Abandoned car needs to be removed, cleanup needed, property not secured

70 North Spring Street



69 Meridian Street



140 Grove Street



42-44 Woodland Street



18 Sylvester Street



45 Prospect Street



385 Pomeroy Avenue



48 Bradley Avenue



465 New Hanover Avenue



91 Kensington Heights



72 Twiss Street



121 Colony Street (rear)



For more information visit:
<http://www.meridenbiz.com/brownfields/>



THANK YOU!

**Juliet Burdelski, Director of Ec. Dev.
Paola Mantilla, Ec. Dev. Associate
Tyler Fairbairn, Grants Administrator**

**City of Meriden
Office of Economic Development
Meriden2020.com | Meridenbiz.com**

