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Welcome to the Blight & Brownfields Committee June 15, 2017



AGENDA

- Welcome and Introductions
- Assessment Projects-Updates
 - DECD Brownfields Areawide Revitalization Planning Grant
Presentation by BL Companies-TOD Market Analysis
 - USEPA FY 2015 Community-wide Assessment Grant
- Cleanup Projects-Updates
 - 177 State Street
 - 11 Crown Street
 - 144 Mills Memorial
 - 1 King Place
 - 116 Cook Avenue
- Update on Blight Enforcement Activities
- Other Business
- Next Meeting
- Adjourn



\$100,000 DECD

Brownfields Areawide Revitalization (BAR)

SCHEDULE	
1. Outreach <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 	On-going through-out
2. Project/Area Branding	Month 1
3. Market/Feasibility Analyses	Months 1 - 4
4. Site Reuse Plans	Months 4 - 5
5. Development of Marketing Strategy	Months 5-6
6. Engage Potential Developers	Month 4-7
7. Initiate Business Marketing Assistance/Developer Engagement	Months 5-7
8. Summarize Deliverables and Provide Next Steps	Month 7-8

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BL Companies TOD Market Analysis



USEPA FY 2015 Assessment Grant-\$200,000

Community Wide Assessments

Current Activities

- Environmental Assessments completed:
 - Lead paint testing at 51-53-55 Colony Street
 - Phase I/II Environmental Site Assessment at 664 W. Main St. (Moran's)
 - Phase I Environmental Site Assessment, Crystal Grocery, 208-226 W. Main
 - Phase I Environmental Site Assessment, 48 Arch Parkway, potential residential
 - Phase I Environmental Site Assessment, 21 Colony Street
 - Hazardous Building materials investigation, 21 Colony Street
- Environmental Assessments pending (Loureiro):
 - Phase II Environmental Site Assessment for 69 East Main Street
 - Phase II Environmental Site Assessment for 84 & 88 Grove Street
 - Phase II Environmental Site Assessment for 21 Colony Street (pending oil tank removal by owner)
- Environmental Assessment pending (USEPA):
 - 121 Colony Street Rear (pending site access)
- Site Reuse Planning pending (BL Companies):
 - 1 King Place
 - 25-33 Colony Street

Cleanup at 177 State Street-Mills Redevelopment

\$597,000 DECD Grant



- AECOM-Licensed Environmental Professional (LEP).
- Soil cleanup completed February 2017.
- Property transferred from City to MHA/Pennrose April 2017.
- Meriden Commons 1 Groundbreaking held June 12, 2017.
- Pennrose Properties development. 75 Units, 6500 sf commercial space. Construction 2017-2018.

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



- Tighe & Bond LEP, Manafort Brothers Inc demo contractor (\$1.4 m).
- Demo ceremony held May 5, 2017.
- Abatement in progress through 6/28/2017.
- Demo 6/28/17 through 8/22/17.
- Soil remediation and site work 8/22/17 through 9/4/17.
- The Michaels Organization development. 81 Units, 14,000 sf flex space. Construction 2017-2018.

1 King Place-MW Hospital

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



- **Fuss & O’neill LEP.**
- **Completed asbestos cleanup-floors 1 & 2. Removed 7 drums.**
- **Phase II/III and Haz Mat Survey completed. Structural evaluation of building and parking garage completed. \$5m cleanup cost.**
- **1 King Place LLC selected as preferred developer 10/2016. Developer agreement to Council 6/5/2017.**
- **DECD grant application \$2m cleanup submitted 6/6/2017.**
- **EPA grant not awarded.**

Mills Memorial Public Housing Complex

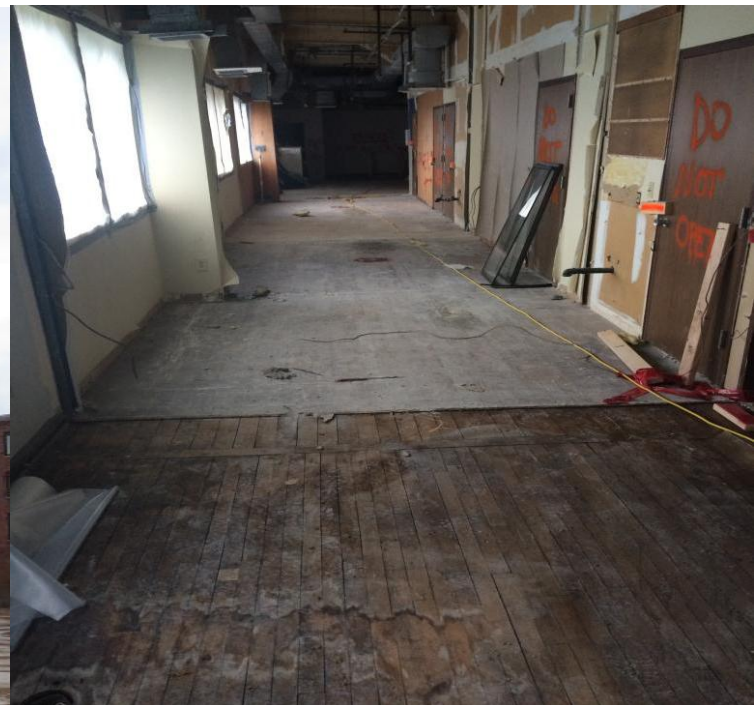
\$2 million DECD Grant demo & cleanup

144 Mills Memorial Site

- AECOM LEP
- 4 acre parcel with 5 structures
- HUD approved demolition of 5 structures following relocation
- 100 families to be relocated summer 2017
- Demo specifications to be completed in 2017.
- Demo Mills structures in 2017 & 2018.
- City to utilize parcel for expansion of park/flood control project following demo.



Cleanup at 116 Cook Avenue



- 250 tons of Hazardous Building Material removed July –Sept 2016.
- \$1 million cleanup (building materials) remains onsite.
- Developer has withdrawn from project. Seeking other options.

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Update on Blight Enforcement



Active enforcement

- 70 North Spring Street – Heading for foreclosure. Deal with lender when complete.
- 69 Meridian Street – Now bank owned. Rehab under way. Much improved.
- 140 Grove Street – New owner. Work in progress.
- 42 – 44 Woodland Street – Now bank owned and being marketed.
- 18 Sylvester Street – New owner. Rehab under way. Almost ready for removal.
- 45 Prospect Street – outside attorney working to foreclose tax liens
- 48 Bradley Avenue – City won case in court. Owner appealing to higher court.
- 465 New Hanover Avenue – Send additional citations and record on Land Records
- 91 Kensington Heights – Heading for foreclosure.
- 72 Twiss Street – New owner. Rehab work under way.
- 108 Sylvan Avenue – Ready for citation.
- 193 South Colony Street – Bank owned. Improvements under way. Monitor
- 24 Grant Street – Wrecked car finally removed. General improvement. Monitor



Progress towards compliance



18 Sylvester Street

New to list



108 Sylvan Avenue

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THANK YOU!

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