

City of Meriden Office of Economic Development 2015 Year End Highlights

The mission of the City of Meriden Office of Economic Development is to sustain and grow the tax base, provide jobs, and create economic activity across numerous sectors within our community. In 2015, we worked towards this mission by assisting 16 Meriden businesses access capital and take advantage available tax incentive programs. Meriden residents are benefitting from the growth of the commercial sector, as evidenced by the over 200 new jobs created and new retail choices from Boscov's and JD Byrider to Nina's Café and Wepa Art Studio. Looking towards long term revitalization of downtown Meriden, we have also worked to assess and repurpose five large brownfield sites, including the former hospital site and the former Record Journal headquarters, while fostering transit oriented development with the goal to construct 600 new housing units and 100,000 square feet of new retail space around the Meriden Transit Center over the next five years. Key partners such as Midstate Chamber of Commerce, the Connecticut Small Business Development Center, the US Small Business Administration, the Meriden Housing Authority, MEDCO and the Connecticut Department of Economic and Community Development are helping make Meriden's economy strong and poised for growth. Highlights of our 2015 Economic Development activities are described below.

In 2015, we assisted 16 Meriden business owners access capital and incentives through private, local, state and federal programs for their business growth.

Six (6) CT Small Business Express applications:

- Ebenezer Restaurant (grant/loan approved)
- Turbo America Tech (grant/loan approved)
- Accel International (grant/loan approved)
- Taino's Smokehouse (grant/loan approved)
- Nina's Café (grant/loan application pending)
- Logan Steel (grant/loan application pending)

Two (2) Community Economic Dev. Fund loans:

- Ebenezer Restaurant
- Shield Driving School

Two (2) Spanish American Merchants

Assoc./HEDCO loans:

- Mangu Restaurant
- Wepa Art Studio

Two (2) State of CT Enterprise Zone(EZ) or Urban Jobs Tax Abatements:

- Turbo America Tech
- Accel International

Two (2) City of Meriden EZ Tax Abatements:

- C-Town, 160 Colony Street
- United Laundry, 72 Cook Avenue

One (1) City of Meriden IT Zone Property Tax Abatement:

- The Money Source, 500 South Broad Street

One (1) City of Meriden East Main Street Tax Abatement:

- JD Byrider, 1187 East Main Street



Four (4) City of Meriden Manufacturing

- Relocation Assistance Reimbursements:
- JD Byrider, 1187 East Main Street
 - Turbo America Tech, 1400 Old North Colony
 - Aperture, 170 Pond View Drive
 - Logan Steel, 119 Empire Avenue

Two (2) CPACE Energy Retrofit Projects Installed

- Meriden Enterprise Center, 290 Pratt Street
- YMCA, 110 West Main street

In 2015, we worked with our partners throughout the year to help inform small business owners about available tax incentives and business planning resources.

- Worked with US Small Business Administration and the Midstate Chamber to hold a 6-week Small Business Workshop Series attended by 20 aspiring and existing business owners.
- Held hands-on Quickbooks training at the Meriden Public Library for 12 small business clients.
- Partnered with the Small Business Development Center (SBDC) to provide free technical assistance to Meriden businesses at City Hall
- Facilitated meetings for three (3) small businesses to help them understand the local building application process (Taino's Smokehouse, Aperture, Accel International)
- Facilitated meetings for three (3) small businesses to help them understand local zoning codes related to the sale of liquor (Condado Grill, Wepa Art Studio, Crystal Grocery Store)

We promoted Meriden through Meriden2020 campaign and Meridenbiz.com

- Maintained up to date information on Meriden2020.com, which had over 12,000 users in 2015.
 - Relaunched Meridenbiz.com with updated content and graphics in 2015.
 - Managed "Name the Park" contest which resulted in the submittal of 750 entries
 - Administered the Downtown Street Banner program which resulted in 45 businesses and non-profits participating
 - Created 10 billboards for the I-91 billboard campaign which provides 2000 annual hours for city public service announcements.
- Participating groups included:
- Meriden Parks Department Silver Lights
 - New Opportunities Walk for Warmth
 - Meriden Farmer's Market
 - Meriden Daffodil Festival
 - Meriden Council of Neighborhoods National Night Out
 - Downtown Summer Music Series
 - Meriden-Wallingford United Way
 - Meriden Markham Airport Fly in Festival
 - Midstate Chamber of Commerce



We acquired, assessed, remediated and furthered the reuse of 5 brownfield sites

- Secured \$221,000 loan and \$180,000 grant for 1 King Place Assessment and Interim cleanup and substantially completed cleanup
- Secured \$200,000 from DECD for Mills Memorial Housing Complex Environmental Assessments. Completed assessments of buildings and property in 2015
- Secured \$2 million for demolition and remediation of the Mills
- Reprogrammed \$580,000 in USEPA, HUD fund for 116 Cook Ave Cleanup
- Secured \$200,000 from USEPA for Community wide environmental assessments
- Secured \$1.73 million from DECD for 11 Crown Street Demo & Remediation
- Secured \$597,000 for cleanup of 177 State Street
- Secured \$100,000 from DECD for Brownfields Areawide Revitalization (BAR) planning

We fostered Transit Oriented Development in downtown Meriden

- Worked with Westmount, the Meriden Housing Authority and CT DOT, which commenced construction of a 63-unit, 11,000 square foot mixed use “transit oriented development” and commuter parking garage at 24 Colony Street
- Initiated redevelopment planning for 140-unit Mills Memorial Housing Complex, a distressed and obsolete high-rise public housing complex under HUD “Choice Neighborhoods” Planning Grant. Secured approval to dispose of 24 public housing units
- Completed TOD Developer RFQ/RFP Process and selected three private developers to construct mixed use development at four city owned sites comprising 25 acres of the TOD District (116 Cook Ave., former Factory H, HUB, 11 Crown)
- Substantially negotiated Master Development Agreements with Pennrose and the Michaels Organization for redevelopment of the Hub and 11 Crown Street



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