

---

## City of Meriden Economic Development Department 2016 Year End Highlights

---

The mission of the City of Meriden Economic Development Department to sustain and grow the tax base, provide jobs, and create economic activity across numerous sectors within our community.

In 2016, we worked towards this mission by directly assisting 20 Meriden businesses access capital and incentives. Meriden's commercial real estate market remains strong, and numerous projects in the pipeline for 2017 suggest that this trend will continue.

Looking towards long term revitalization of downtown Meriden, we have also worked to remediate and repurpose our largest brownfield sites, including the former hospital site and the former Hub site, while fostering transit oriented development with the goal to construct 600 new housing units and 60,000 square feet of new retail space around the Meriden Transit Center over the next five years. A key milestone achieved in 2016 includes the completion of the Meriden Green, which provides the opportunity for three acres of market rate, private development located in the heart of city center. Key partners such as Midstate Chamber of Commerce, the Connecticut Small Business Development Center, 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 2016 Economic Development achievements are described below.

**In 2016, we directly assisted 20 Meriden business owners access capital and incentives through private, local, state and federal programs for their business growth.**

**Two (2) CT Small Business Express and/or Manufacturing Assistance Act grant/loans awarded:**

- Nina's Café (\$30,000 grant/loan awarded)
- Logan Steel ( \$1 million grant awarded)

**Four (4) State of CT Enterprise Zone (EZ) or Urban Jobs Tax Abatements:**

- Mirion (formerly Canberra)
- Accel International
- Logan Steel
- Aperture Optical Sciences

**Seven (7) City of Meriden EZ Tax Abatements:**

- Wepa art studio, 35 West Main St.
- Genesis hair salon, 45 Colony
- La Poblana Grocery, 39 Colony
- Meriden Community Pharmacy, 152 Colony
- C-Town, 160 Colony Street
- United Laundry, 72 Cook Avenue
- Ebenezer Restaurant

**One (1) Community Economic Dev. Fund Loans:**

- Moran's TV and Appliance (\$100,000 loan)



Two (2) tax incentives for proposed, large scale TOD mixed use projects:

- Michels Org, 11 Crown Street
- Pennrose 177 State/62 Cedar

Two (2) City of Meriden IT Zone Property Tax

Abatements:

- Record Journal, 500 South Broad Street
- Money Source, 500 South Broad Street

Two (2) City of Meriden E. Main St. Tax Abatements:

- 1324 East Main Street. Family Dollar. East Main Street incentive.
- 1388 East Main Street. Taino's. East Main Street incentive.

One (1) City of Meriden Manufacturing Loan

- Aperture, 170 Pond View Drive

**In 2016, we saw significant private sector development that will grow the Grand List**

- 24 Colony Street. New construction of a 63-unit mixed use development with 11,000 sf commercial space and a 273-space parking garage completed in 2016. Total development cost \$30 million.
- CVS. 143 South Broad Street. New construction of a 14,000 sf retail pharmacy completed in 2016.
- Aperture Optical. 170 Pond View Dr. Repurpose of a vacant 20,000 sf commercial facility into a office and manufacturing facility. Completed in 2016.
- Family Dollar. 1326 East Main Street. New construction of a 9250 sf commercial retail facility. Completed in 2016.
- 300 Research Parkway. Repurpose of vacant 35,000 sf commercial/office building into plumbing supply retail/office. To be completed in 2017.
- 1388 East Main Street. Repurpose vacant 8500 sf former restaurant into new restaurant. To be completed in 2017.
- 161/177 State Street. New construction of 75-unit mixed use development with 6,500 sf commercial space to be completed in 2017. Total development cost \$24 million.

**In 2016, we worked with our partners throughout the year to help inform small business owners about available tax incentives and business planning resources.**

- Worked with the Midstate Chamber, Liberty Bank and CEDF to hold a 6-week Small Business Workshop Series attended by 20 aspiring and existing business owners.
- Partnered with the Small Business Development Center (SBDC) to provide free technical assistance to Meriden businesses at City Hall two days per week.

**We advanced the sale of 12 surplus, city-owned properties**

- 77 Broad Street Rear
- 177 Mt. Pleasant Street
- 86 Hillside Avenue
- 2 Maloney Avenue
- 60 East Main St (partial) –
- 21 New Hanover Avenue-
- 125 Grove Street-
- 1 King Place (partial)
- 75 South Ave.-
- 21 South Second-St.
- 14 Breckenridge
- 27 Graveline Avenue



City of Meriden, Office of Economic Development  
142 East Main Street, Room 217, Meriden, CT 06450

PHONE (203) 630-4151 FAX (203) 630-4274

**We promoted Meriden as a great place to live, work and play through Meriden2020 campaign and through Meridenbiz.com**

- Maintained up to date information on Meriden2020.com, which had over 24,000 users in 2016 (a two-fold increase from 2016).
- Completed “Name the Park” contest for the new “Meriden Green”
- Managed the Downtown Street Banner program which resulted in 45 businesses and non-profits participating
- Created 12 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
  - Downtown Summer Music Series
  - Meriden-Wallingford United Way
  - Meriden Markham Airport Fly in Festival
  - Midstate Chamber of Commerce
  - Silver City Brew Fest
  - Meriden Kiwanis
  - US Food Truck Festival

**We acquired, assessed, remediated and furthered the reuse underused brownfield sites**

- Used \$401,000 grant for assessment and interim cleanup at former hospital, 1 King Pl
- Used \$200,000 grant for assessment of Mills Memorial Housing Complex
- Secured \$2 million for demolition and remediation of the Mills
- Used \$400,000 grant for remediation of 116 Cook Ave.
- Started assessments using \$200,000 from USEPA grant
- Started cleanup/demo of 11 Crown Street using \$1.73 million grant
- Started cleanup of 177 State St. using \$597,000 grant
- Started downtown planning using \$100,000 Brownfields Areawide Revitalization (BAR) planning grant

**We fostered Transit Oriented Development in downtown Meriden**

- Worked with Westmount, MHA and CT DOT, which completed construction of a 63-unit, mixed use “transit oriented development” and commuter parking garage at 24 Colony Street in 2016
- Completed Choice Neighborhoods “Transformation Plan” for the 140-unit Mills Memorial Housing Complex and secured funds for demolition
- Completed Master Development Agreements with Pennrose and the Michaels Organization for redevelopment at the Meriden Green and 11 Crown Street
- Completed TOD Developer RFQ/RFP and selected private developers for 116 Cook Ave., Factory H, and 1 King Place
- Worked with owner of 21 Colony Street to submit funding application for adaptive reuse and historic preservation project



**And finally, here are our 2017 priorities!**

- Assist at least 20 companies access incentive programs and financing to start and expand their business in Meriden. Businesses with opportunities for growth in 2017 include Ragozzino Foods, Aperture Optical Sciences, Accel International, Omerin (formerly Q-S Technologies), Taino's Smokehouse, Banana Brazil Restaurant, among others.
- Continue to promote Meriden as a great place to work and do business through use of 2000 hours of time on Lamar billboard, through Meriden2020.com and Meridenbiz.com and through partnerships with Midstate Chamber and MEDCO.
- Identify opportunities for reuse of the former Lowes building at 1201 East Main Street.
- Work with City Council to create tax incentive district or other financing mechanism to encourage new development in the commercial zone along West Main Street.
- Work with developers and property owners on Transit Oriented Development in downtown Meriden, with a goal to construct 600-1000 new housing units and 60,000 sf square feet of retail space within walking distance to transit within five years.
- Pursue policies and work with property owners and developers to fill empty spaces in retail/commercial space in downtown and along key commercial corridors.
- Work with developers to promote and lease new commercial/retail space in downtown Meriden, including 11,000 square feet of retail space at 24 Colony Street (now available) and 6500 square feet of retail space at 161-177 State Street (to be constructed in 2017).
- Finalize development strategy for reuse of city-owned 116 Cook Avenue, secure funds to complete building cleanup, and complete Master Developer Agreement for site redevelopment.
- Finalize development strategy for reuse of city-owned former hospital at 1 King Place, secure funds to complete building and soil cleanup, complete Master Developer Agreement for site redevelopment.
- Complete building demolition and site remediation at 11 Crown Street. Complete transfer of property to the Michaels Organization for development.
- Complete building demolition at 144 Pratt/Mills Memorial following relocation of all Mills residents and transfer of property to the City.
- Implement the Master Developer Agreements for 11 Crown Street and Meriden Green sites.
- Execute Master Developer agreements for 116 Cook Ave., Factory H, and 1 King Place.
- Support arts and special events programming for the Meriden Green.
- Implement façade improvement program for small businesses.
- Pursue strategies for housing development in mixed use and infill sites within the TOD district.
- Pursue opportunities to promote new transit service and parking in cooperation with Connecticut Department of Transportation.
- Work with the City Planning office to identify opportunities for changes to zoning regulations to encourage economic development.
- Fully integrate the city's community development staff into the Economic Development team.

**Please contact us with any comments or questions.**



City of Meriden, Office of Economic Development  
142 East Main Street, Room 217, Meriden, CT 06450

PHONE (203) 630-4151 FAX (203) 630-4274