

**Community Relations Plan
U.S. EPA Brownfields Cleanup Grant
1 King Place– Comingled Petroleum and Hazardous Substances Remediation
Meriden, Connecticut
November 2018**

Overview

The purpose of the Community Relations Plan (CRP) is to explain the City of Meriden's (the City) strategy to address resident's concerns with contamination at 1 King Place (the site). The CRP explains how the City has involved, and will continue to involve, affected residents, local organizations and City officials in the decision-making process with regard to environmental remediation at the site.

The success of the Comingled Petroleum and Hazardous Substances Remediation and site redevelopment is based on a process, which is open and transparent to all affected citizens. The City has diligently notified and solicited feedback from active individuals and community organizations.

Spokesperson and Information Repository

The spokesperson for this project is Juliet Burdelski, Director of Economic Development for the City of Middletown. She may be contacted at:

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The Information Repository is located at the Meriden Public Library, 105 Miller Street and online at <http://www.meridenbiz.com/brownfields/>. All public meetings will be held at City Hall, which is across the street from the Library where the Information Repository is located.

Site Description and History

The site consists of 5.6 acres with a vacant 245,000 ft², 7-story building located at 1 King Place in Meriden, Connecticut. The site also includes an abandoned parking lot and garage. Several large brownfield sites are in walking distance from the site, including 116 Cook Ave and the former Factory H site.

The Site operated as the Meriden-Wallingford Hospital from the mid-1920s through the early 1990s. Prior to construction of the hospital, the Site was occupied by a bank, single family home, and a public school. The Site appears to have been initially developed in the 1890s.

A number of Environmental Studies and Assessments have been conducted at the site from 2014 to 2016, including the following:

- VHB, Inc., Phase I Environmental Site Assessment (ESA), May 2014
- Fuss & O'Neil, Limited Asbestos & Hazardous Building Materials Assessment, November 2014
- Fuss & O'Neil, Hazardous Building Materials Assessment, June 2016
- Fuss & O'Neil, Phase II/Limited Phase III ESA & Structural Evaluations, May/June 2016

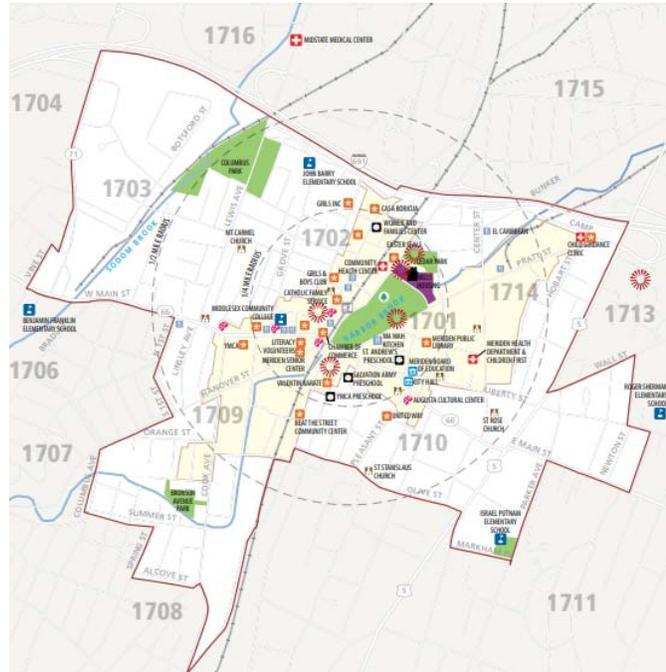
Environmental assessments and limited cleanup completed by the City reveal numerous environmental concerns at the site, including: underground storage tanks (USTs); asbestos; lead; polychlorinated biphenyls (PCBs); contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). The environmental concerns that are to be addressed by the USEPA Brownfields Cleanup Grant includes the removal the two USTs, associated piping and petroleum contaminated soils, as well as remediation of PCB impacted soils. Remediation of asbestos, lead, and other contaminants in the building is ongoing but is being funded by a \$4 million grant/load from the State of CT. The USEPA Brownfields Cleanup Grant work is concentrated in and around the Boiler Room and the southern UST area, both of which are located in the southern portion of the site building. Not only have there been documented releases of petroleum in the past from the UST's, but both UST's have also exceeded their life expectancies. The status of both USTs in the southern UST area therefore represents a continued threat of release to the environment.



Community Background

The subject site is located in the Action 13 neighborhood and within a half mile of the Meriden Green, the new Meriden Transit Center, and the central business district (West Main & Colony Streets). Located in Census Tract 1709, this area has a population of 2,006 persons of which 18.2% are black and 51.2% are Hispanic (2010 Census). The area's median income is only \$24,854, while the percent of the population below the poverty level is 18.5%. Furthermore, unemployment remains a major concern in the census tract, with an estimated 15.2% of the population unemployed (2012-2016 ACS 5-Year estimates). This number is well above state and national unemployment figures. This area represents some of the highest unemployment rates, poverty rates and largest minority population in the City.

The subject site is also located in the “Choice Neighborhood” target area, which includes census tracts 1701, 1702, 1703, 1709, 1710, and 1714. The Choice Neighborhood target area includes 11,250 primarily low income and minority residents and commercial areas most affected by the decline of the silver manufacturing industry and the associated job loss, economic disinvestment, and environmental hazards. 29.5% of target area residents are living below the poverty line and 39% of target area residents are unemployed. The area is 46% Hispanic, 22% black and 33% mixed race including white and Hispanic (2011-2015 ACS 5-year estimates). Median household income reflects a poor, economically distressed target area that would benefit from access to jobs, affordable housing, and medical services.



Chronology of Community Involvement

The City of Meriden has an ongoing brownfields community involvement program through its Blight & Brownfields Committee. The B&B Committee was formed in October 2002 to guide the City in redeveloping underutilized/vacant/brownfields properties and to support anti-blight efforts. The B&B Committee includes members of key stakeholder groups in Meriden—non-profits, state and federal agencies, local government, and community-based organizations. Over 150 residents and businesses have participated in these meetings since 2002. The Meriden Council of Neighborhoods has played a significant role in having their members/constituents attend B&B meetings, by announcing the events at individual group meetings, distributing information through the Meriden Council of Neighborhoods monthly newsletter, and through the Meriden Council of Neighborhoods website. The B&B Committee met on June 15, 2017, at which time participants were consulted on the proposed cleanup grant application.

The City of Meriden notified the community about the cleanup application for the 1 King Place property in a number of different ways. The City and Economic Development website contained postings indicating the application was being prepared and encouraged public participation. A final copy of the application and environmental reports for the site were also made available on the website.

The community was also notified of the City of Meriden’s intent to apply for a USEPA Cleanup grant on November 2, 2017, via an advertisement in the Meriden *Record Journal*. The ad announced that the City was soliciting public comments on and review of the draft Analysis of Brownfield Cleanup Alternatives (ABCA) until November 13, 2017. The advertisement was also placed on the Meriden Economic Development website at <http://www.meridenbiz.com/brownfields>. The City also held a public

meeting regarding the ABCA on November 9, 2017. No comments were received at the public meeting or during the public comment period.

Continued Community Involvement

The B&B Committee meets on a regular basis. All meetings are open to the public. Meeting notices are posted on the City and Economic Development websites. Public notices are also issued in the *Record Journal* when applicable.

At these meetings, all brownfields issues and cleanup progress will be discussed. Information about the cleanup progress will be posted on the website and distributed to the B&B Committee. The meetings will occur at times when it is convenient for the community to attend. The City will work with consultants to make sure that the technical information that is presented at these meeting uses language that is easily understandable for people in their native language, avoids jargon, and is presented in easy to follow graphics. All information will be available in both English and Spanish. Blight & Brownfields committee meetings, or other public meetings, if required, will be scheduled at key milestones of the cleanup process.

An online presence the 1 King Place cleanup project has been established. A 1 King Place cleanup page was placed under the Brownfields heading on the City of Meriden's economic development website at www.meridenbiz.com. When appropriate, project updates and other information will be posted on the City of Meriden's Facebook page. This online presence will serve as a source of news and information regarding the site and its status. Flyers announcing meetings will be posted by community groups, and made available at City Hall, the City Health Department, and Public Library, as applicable. All project information will also be made available on the City of Meriden's Brownfield webpage.

By using licensed environmental professionals and contractors that work in compliance with local, state and federal laws, the City will ensure the proposed cleanup activities are conducted in a manner that is protective of the sensitive populations and nearby residents. The City will inform the neighborhood residents about the cleanup project by communicating with the Meriden Council of Neighborhoods, a community organization representing over 25 neighborhood groups, and the Action 13 neighborhood association about the cleanup activities. Signage will be posted at the site informing residents of the cleanup activities. In addition, communication will be carried out in English and Spanish, as needed, throughout the process. Our prior experience with managing comprehensive cleanup projects and have shown that the City's community outreach efforts are appropriate and effective for the target area.

CRP Implementation and Updates

The City of Meriden will be responsible for implementation of this CRP. This plan will be consulted during the course of the abatement program at 1 King Place to ensure appropriate community involvement and stakeholder engagement is fulfilled. This plan, and associated contacts and information, will be updated as necessary during the project.

Estimated Remediation Schedule and Milestones

Below is an estimated schedule for the remediation activities that are to take place at the project site. These dates are merely estimates and can change based on weather, site conditions, and the overall progression of the cleanup of 1 King Place.

Part 1 – UST Removal

Milestone	Date
Publish Request for Bids for Removal of two (2) USTs and Petroleum Impacted Soils	11/15/2018
Bid Due date and Opening	12/18/2018
Awarding of Contract	12/28/2018
Mobilizing of Contractor on Site	1/14/2019
Complete Removal of two (2) UST's from Site & Petroleum Impacted Soils	3/15/2019

Part 2 – Boiler Room Remediation

Begin Remediation of Petroleum Hydrocarbons and PCBs in Boiler Room Floor and PCB Impacted Soils	1/2/2019
Completion of All Remediation Activities	2/15/2019
Remedial Action Report following Completion of Activities	12/31/2019
Grant Closeout	12/31/2020