

MERIDEN 2020

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MEMORANDUM

TO: Ken Morgan, Acting City Manager
Economic Development Housing and Zoning Committee
Interested Parties

FROM: Juliet Burdelski, Director of Economic Development

RE: Update of Economic Development & Community Development Activities
July 10 through August 21, 2108

DATE: August 21, 2018

Attached please find a report of activities conducted by the City of Meriden Economic Development Department for the period **July 10 through August 21, 2018**. **A cumulative report will be prepared by the end of the year.**



City of Meriden, Office of Economic Development

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Update of Economic & Community Development Activities for the Period

July 10 through August 21, 2018

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

Objectives:

- **Collaborate** with private, public and non-profit organizations that create jobs and economic activity in Meriden.
- **Support and champion community leaders** who work to make Meriden an attractive and economically viable place to live, work and recreate.
- **Increase investment in Meriden's inner city, attract businesses to Meriden** across numerous economic sectors, and **retain existing businesses** that have invested in our community.
- **Pursue funding for and help implement critical infrastructure improvements** that are necessary to support and sustain economic growth.
- **Engage in long-term planning** while at the same time recognizing the **short-term needs of Meriden business owners, residents and workers.**

Marketing, Outreach and Strategic Planning

- **Meriden 2020.com and Meridenbiz.com:** 3700 users visited Meriden2020.com and Meridenbiz.com between July 10 and August 10. The most popular pages visited were "Events", "Downtown Redevelopment". Updated www.Meriden2020.com/news and www.Meriden2020.com/events page with current events and news items.
- **City Facebook:** Posted regular updates on city activities to City Facebook page, including weekly postings on Friday night summer music series at the Meriden Green.
- **Lamar billboard:** Contracted for the design and arranged for the broadcast of public service announcements on Lamar billboards in Meriden associated with the Lamar/City of Meriden agreement:
 - Meriden Farmer's Market-July/August 2018
 - National Night Out July/August 2018
- **Making Meriden Center:** Worked with MEDCO and Midstate Chamber to establish a downtown business center and office at 5 Colony Street to help promote downtown development and incentive programs for downtown businesses. Part time consultants are under contract with MEDCO provide onsite staffing and consulting services. \$66,500 in MEDCO/private funds raised for one year.
 - **Business Development:** City Economic Development staff meets weekly to discuss and follow up on new business leads. (See attached report on downtown business activity.)
 - **Social Media Marketing:** Summer intern assisting downtown business owners get set up on social media, Yelp and Google.
 - **Real Estate/Storefront Opportunities:** Set up page on Meridenbiz.com highlighting downtown sale and lease opportunities. <http://www.meridenbiz.com/making-meriden/properties-available-for-lease-or-sale/>
 - **Special Events:** City Economic Development staff worked with MMBC consultants to plan and hold special events to encourage new visitors to downtown.

- Friday night summer music series at the Meriden Green: July 6, 20, 27, Aug 3, 10, 17
- Saturday pop up vendor fair at the Meriden Green: July 14
- Farmer's Market: Soft opening July 7 and Grand Opening July 14.
- **CT Next/Entrepreneur in Residence:** City worked with MMBC, MEDCO and Chamber staff to prepare and submit application to CT Next/Connecticut Innovations to support continuation of MMBC and "Entrepreneur in Residence" in 2018 and 2019. Application submitted May 4, 2018. \$65,000 grant application is pending.
- **SBDC:** Continued partnership with Small Business Development Center to provide small business assistance 2 days per week at City Hall.

Business Retention, Expansion and New Development

- **29 Pratt Street.** Mixed use building with market rate residential above and retail below. Construction nearing completion. ED Staff working with owner to find first floor tenant 1200 sf.
- **39 W. Main Street.** Flavorite Smoothie shop. New downtown business. Ribbon cutting held July 18, 2018.
- **Hair and Nail Art Studio 152 Colony Street.** New downtown business. Ribbon cutting held July 11, 2018.
- **24 Colony. 11,000 sf retail space available.**
 - ED staff assisting potential tenant (hair salon) with small business loan application.
 - ED staff assisting with small business grant for Beer Tap Room (Brothers in Ale)
- **Meriden Commons 1 at 161 State Street.** Deli tenant in fit out stage (1500 sf). 2nd potential business tenant (4000 sf) in negotiation with owner.
- **28-32 West Main Street.** Working with owner to seek restaurant tenant. Participating in Meriden Match façade improvement program.
- **Downtown Coffeeshop.** 31 West Main Street. New owner (former Café Dolce).
- **1336 East Main Street.** 7500 sf office building new construction. Plans and financing in progress.
- **82 West Main Street** (former Cassidies Diner). Working with new owner on site drainage issues. Plans to reopen restaurant in 2018.
- **436 Preston Ave.** Hall Farm. Working with broker and owner on development feasibility study. In progress.
- **16 Church Street.** Show Lab. Assisting with small business financing.
- **1388 East Main Street.** Tainos Prime. Interior finishing in progress.

Brownfield Redevelopment and Transit Oriented Development (TOD) projects

1 King Place

- Retained Licensed Environmental Professional/Engineer Fuss & O'Neill to oversee abatement of hazardous building materials at former hospital site (building and parking garage).
- Issued bid documents for haz mat abatement contractor. Selected American Environmental Inc. (AEI) as haz mat abatement contractor.
 - \$3.4 million abatement contract. Source of funds is DECD grant/loan awarded in 2018.
 - Bi-weekly project meetings held. AEI on-site as of July 9, 2018.

- Fencing installed. Staging for smokestack demo installed Aug 6. Stack demo permit issued 8/20/18.
- Cleanup to be completed in 170 working days.
- \$200,000 EPA grant awarded for UST removal. Funds available 10-1-2018 through 10-2021.
- Continued discussions with Midstate Medical Center on future site cleanup cost sharing.

Mills/144 Pratt Street

- City took title on May 25, 2018. Demolition ceremony held August 2, 2018.
- City retained AECOM to oversee demo and abatement project.
- City issued bid documents for haz mat abatement and demolition. City selected Bestech Inc. as abatement and demolition contractor.
 - \$2.2 million abatement and demolition contract. Source of funds is DECD grant awarded in 2016 (\$1.9 million) and City CIP funds (\$300,000).
 - Abatement/mobilization commenced June 2018.
 - Fencing installed. Bi-weekly job meetings to be held throughout project.
 - Abatement of low rise 1 & 2 completed. Abatement of high rise 1 commenced.
 - Demo low rise 1/2 to be completed in September. Demo high rise 1 to be completed in October.

Meriden Commons/161-177 State Street

- Phase 1 completed May 2018. 75 units, 5500 sf retail space.
 - Residential lease up in progress. Onsite leasing office open. 15 market rate units, 25 units set aside for Mills replacement units, 30 units set aside for residents at 60% AMI.
 - Commercial lease up in progress. Charter Realty brokers. 2-3 commercial units. (1500sf, 2000sf, 2000sf).
- Phase 2 construction began in July 2018. 76 residential units and 1500 sf commercial. Mix of apartments and townhome style units at 177 State Street and 62 Cedar.
- Groundbreaking and Grand Opening held July 23 & 24.

11 Crown Street

- Awarded \$1.98 million for building demo and site remediation. Source of funds is DECD grant awarded 2016 (\$1.98 million). Demo/abatement is substantially completed. Demo/abatement project close out is in progress.
- Coordinating meetings regarding utility relocation associated with site redevelopment. Final utility relocation plans in progress. Transformers to be relocated to city property at 51 South Colony Street.
- Finalizing all documents associated with property transfer to the Michaels Organization (ground lease, tax abatements, parking agreement, utility easements, environmental reviews). Property transfer is planned for mid-September. Construction of 81 housing units to begin immediately following property transfer. At closing \$495,000 to be transferred to park maintenance fund for the Meriden Green.

116 Cook Avenue

- Selected One King LLC as preferred developer.
- Held conceptual development plan review meeting April 16, 2018.
- Developer submitted proposed development agreement for consideration. Terms under review by Economic Development staff.
- \$3.49 million in state funds awarded for Harbor Brook flood control channel work behind 116 Cook Ave./Factory H site. Flood control work expected to proceed in 2018/2019.
- Brownfield cleanup application due fall 2018. City to submit \$1m cleanup application.

Meriden Transit Center/CT Rail

- **Commuter Rail Service commenced June 18, 2018.** www.HartfordLine.com
 - Free parking available at State Street commuter lot through September 3.
 - Tickets available for purchase at the station.
 - Two electric vehicle charging stations available on State St. Charge Point account required.

Community wide brownfield assessments & planning

- USEPA brownfield assessment: Awarded \$200,000 USEPA funding for community wide environmental assessments, reuse planning, community outreach, and project management (covers % of designated city personnel costs, supplies, related travel and LEP consulting services). Work is ongoing. Assessment sites include: 53 Colony, 55 Colony and 664 W. Main Street (Moran's), 208-226 West Main Street (Crystal Grocery)124 Hanover Street, 48 Arch Parkway, 21 Colony Street, 69 East Main Street, 84 Grove Street and 88 Grove Street.
 - Phase III completed on 69 East Main Street. Future development of 69 East Main Street must incorporate site cleanup cost. Cleanup costs may make site development infeasible in short term. Additional phase II/III testing to be completed in 2018 to further refine cleanup costs under 2 development scenarios (parking only and commercial only)
 - A no-cost extension and budget amendment for this grant was sent to USEPA on May 30, 2018. If approved, the grant period would be extended to September 30, 2019.

Grants Administration

- CDBG-Program Year 44/FY 2019. \$1,053,112 available for FY 2019.
 - Annual action plan-HUD review in progress. Contracts to subgrantees in progress.
- CDBG Program Year 43/FY 2018
 - \$934,701 in FY 2018.
 - CAPER (year end report) in progress.
 - Meriden Match façade improvement program:
 - 28-32 West Main Street. Glass storefront to be installed pending SHPO review. 3 quotes were received.
 - 219 West Main Street. New painting/siding approved by SHPO. Work to be completed in 2018.
 - 31 Pratt Street. Awnings approved. Awnings to be installed pending completion of environmental review (site located in 100 yr flood plain).
 - 88-92 West Main Street. Applicant withdrew.

- 53 Colony Street. No bids received for painting. Project to be re-scoped in cooperation with new owners of 51 Colony Street in 2018.
- 48 Cook Ave. Pre-application submitted. Project scope to be determined.
- Urban Act Application for an additional \$200,000 in funding from CT DECD is being prepared for submission in Fall 2018.
- OPM Cemetery Grant. \$2000 awarded August 2018 for improvements to West Cemetery at Cook Ave. Funding will be used to maintain cemetery grounds, including fencing repair and mowing.

Economic Development Task Force

The Department of Economic Development manages the acquisition and disposition of city owned property. City owned property transfers and sales approved and/or pending:

- 823 Paddock Ave. Sale pending for new construction (\$41,000)
- 835 Paddock Ave. Sale pending for new construction (\$41,000)
- 40 Pine Street. Sale pending for rehab of existing home (\$36,500)
- 62 Twiss Street. Sale pending to adjacent owner (\$2500)
- 143 Lewis Ave. Sale pending to adjacent owner (\$6500)
- 29 Goodwill Ave. Sale pending to adjacent owner (\$2500).

Committees/Boards and other activities

- Making Meriden Business Center: Attended weekly meetings to discuss potential business leads and related business outreach activities.
- Midstate Chamber meetings: Attended monthly board meetings.
- MEDCO: Attended quarterly board meetings and monthly Executive Committee meetings.
- Blight & Brownfields Committee: May 17, 2018. Next meeting fall 2018.
- Economic Development Task Force was held July 10, 16 and August 6, 2018
- Farmers Market: Staff attended monthly meeting and assisting on weekend activities

Upcoming Activities

- **September 24, 2018.** Opportunity Zone workshop in cooperation with MMBC and CCIM (commercial real estate broker institute).
- **October 10, 2018.** Manufacturers Breakfast in cooperation with MXCC, Midstate Chamber and MEDCO to discuss job training and other programs for Meriden manufacturers.

Staffing/Administration

Report prepared by Juliet Burdelski, Matt Sarcione and Paola Mantilla, August 21, 2018.

Attachment-MMBC update report prepared by Dave Cooley and Lisa Biesak.