

Blight and Brownfields Committee Meeting
May 21, 2015
Council Chambers City Hall
142 East Main Street, Meriden, CT

Meeting Summary

In attendance were:

Juliet Burdelski, City of Meriden
Bob Bass, City of Meriden
Larry Kendzior, City Manager
John Bondos, AECOM
Patrick Grafton, AECOM
Peter Miller, City of Meriden
Carlos Texidor, Fuss and O'Neill
Scott Bryden, Meriden Health Department
James Olsen, Tighe and Bond
Harley Langford, Tighe and Bond
David James, Meriden Land Trust
Holly Wills, Meriden Council of Neighborhood Organizations
Florence Villano, City of Meriden
MaryEllen Mordarski, Meriden Council of Neighborhood Association
Andrea Kretchemer, POKO
Ken Olson, POKO
Tom Skoglund, Meriden City Planning
Paola Mantilla, City of Meriden
Peter Shiue, Colliers International
Michael Taylor, Vita Nuova

Project Updates:

116 Cook Ave Cleanup Project

Tighe & Bond has been retained by the City to be the Licensed Environmental Professional on the project. Funding for the project is provided by a USEPA Cleanup grant. Key items reported by Jim Olsen, Tighe & Bond:

- UST removal completed under USEPA cleanup grant. Balance of USEPA grant will be used to remove hazardous debris from building.
- Tighe & Bond will be compiling tech specs for clean up work. Tech specs will include assessment for PCB, revaluation of asbestos removal and abatement design. Tech specs to be completed by end of August 2015.
- Tighe & Bond completed interior inspection/testing at site to start process (May 20, 2015)
- Remaining USEPA funds (approx \$75,000) and CDBG/Section 108 Loan (\$325,000) will be used for hazardous building material removal. City to bid out abatement work in fall 2015.

- Poko Partners selected as preferred developer. Presentation to City Council on development concept plans scheduled for June 1, 2015.

Status of HUB/50 East Main Remediation/Flood Control/Park Project

AECOM has been retained by the City to be the Licensed Environmental Professional on the project, and Vita Nuova has been retained to coordinate public outreach. Funding for the cleanup of 50 East Main Street is provided by a USEPA Cleanup grant. State and City funds are covering the cleanup and redevelopment of the entire HUB site. Key items reported by Juliet Burdelski, John Bondos and Bob Bass:



- South East corner of site subgrade surface moving forward.
- Main Bridge will come in sometime in July, construction of the bridge has started.
- Hazards materials removal substantially completed. Cap to be installed.

Environmental Assessments at 62 Cedar St, 161 State St, 144 Memorial (Mills site)

Juliet Burdelski reported City was awarded \$200,000 for assessments from CT DECD. City selected AECOM to do assessments and hazardous building material investigation. The Mills site has similar contaminants as the HUB area. Assessments will be conducted over next 60-90 days. Findings will be reported at the next B&B meeting.

177 State Street Clean up

Juliet Burdelski reported:

- 177 State Street, City recently purchased using the HUD Challenge grant. The requirement is for the redevelopment to have 20-40% of units developed to be affordable. AECOM has been retained to complete Remediation Action Plan (RAP).
- DECD has approved procurement process for 177 State St and Environmental and Engineering. City moving forward with contract.
- AECOM has been selected to be the LEP for 177 State Street.
- AECOM will use same approach used at 50 East Main St for materials handling and landscaping.
- Project to be started at end of 2015 due to permitting and design.
- Pennrose working closely with AECOM .
- Project timeline about 4 months.

1 King Place Assessment (and pre-assessment cleanup)

Juliet Burdelski reported:

- 1 King Place – the former Meriden Wallingford Hospital building. VHB completed Phase I environmental site assessment and Fuss and O’Neill completed Haz Building Materials survey and cost estimate to remove loose hazardous materials inside the building. Removal of loose materials is necessary prior to additional environmental assessment.
- City has already received a \$180k grant from DECD for Phase II/III assessments.

- City applied for DECD loan for “interim” cleanup to make building safe for future environmental assessments. Estimated cost is \$221,000. DECD has approved loan; staff will move forward with agreement subject to City Council approval.
- Loan will be use to continue to removing hazardous materials and make the building safe for additional investigations. Tech specifications to be developed following forward award of loan funds.

11 Crown St

Juliet Burdelski reported:

- City has submitted an application for \$1.75 million for full demolition and remediation project. City made presentation to DECD on May 13 along with Tighe & Bond and Peter Wood from the Michaels Organization, which has been selected as the preferred developer.
- Property enrolled in voluntary remediation program.
- Tighe and Bond reported site contaminants include PCB and asbestos from previous years and uses. RAP to be updated for demolition.

Redevelopment Activities Update

See attached powerpoint presentation.

Anti-Blight Ordinance Update

Peter Miller reported over 100 blighted properties has been brought into compliance since the blight ordinance was adopted over 10 years ago. The City is currently tracking 39 properties with blighted conditions (see list attached). Many properties have been referred to corporation counsel for foreclosure. Legal is working with outside counsel to speed process on these blighted properties.

Other Business

Mike Taylor from VitaNuova informed Juliet Burdelski will be a panelist at the Redevelopment Institute’s Brownfields Workshop at the CT Convention Center on June 25. The workshop will be presenting the “Prepared Workbook” tool designed to assist cities manage their brownfields and ask the right questions. Meriden is the model to start training. First, free online course to be held June 19 from 11-1pm.

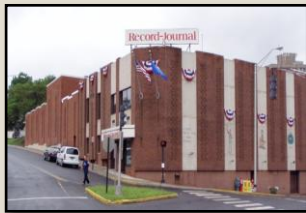
Bob Bass provided an update on the flood control project, Cooper Street Bridge to open June 5. Redevelopment of 116 Cook Avenue will also require continued construction of Harbor Brook flood control infrastructure.

The next meeting was scheduled for 12PM, Thursday, October 29, 2015.

Meeting Adjourned at approximately 1 PM.

Meeting summary prepared by Juliet Burdelski, Director of Economic Development and Paola Mantilla, Economic Development Associate.

Update on TOD & Brownfields Projects



City of Meriden
Blight & Brownfields
Committee
May 21, 2015



Meriden's Transit Oriented Development Putting the Plan into Action

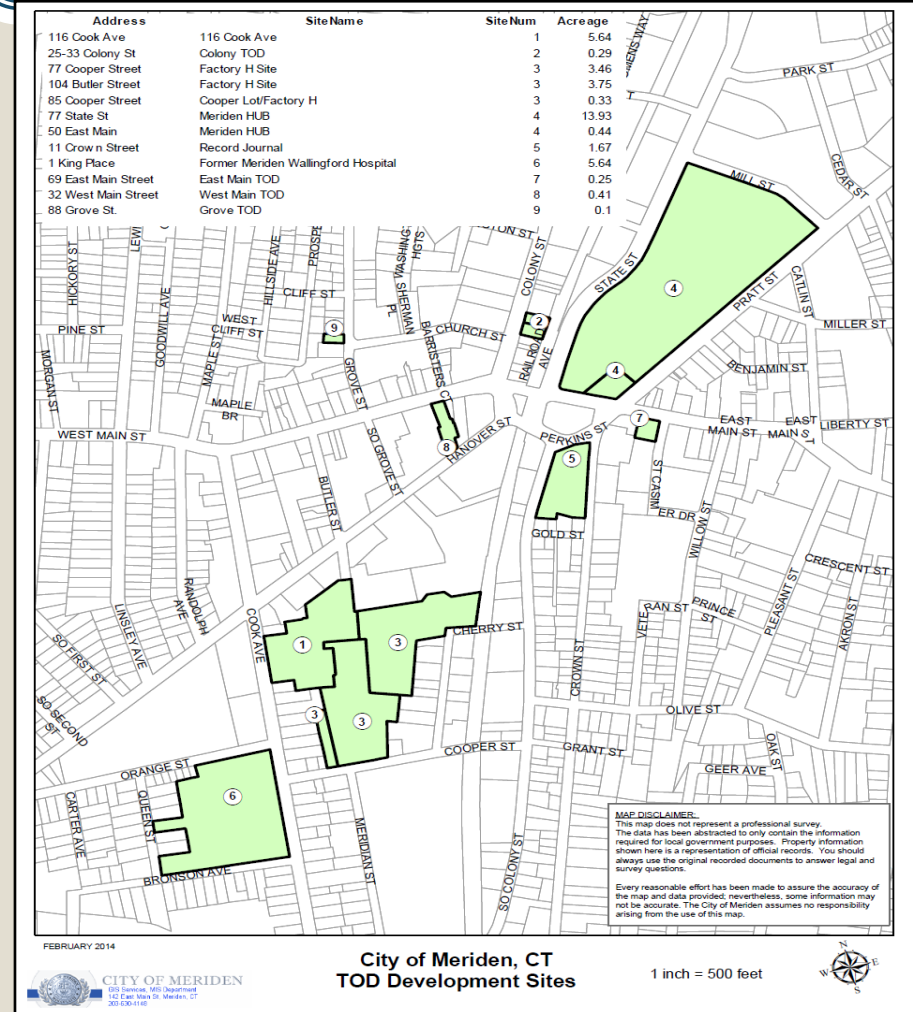
Public Private Partnerships

- Completed developer RFQ/RFP in 2015 . Selected:
 - Pennrose Properties (HUB site)
 - Michaels Organization (11 Crown)
 - POKO (116 Cook Ave & Factory H)

Mixed Use

- 435 housing units
 - ✦ 130 (30%) “affordable” below 80% AMI
 - ✦ 305 (70%) “market rate”
- 87,300 sf commercial/flex
- \$125 million

Transit Oriented -all projects 1/2 mile from Meriden Transit Center



Hub Site (1-77 State St., 30-50 E. Main)



Goal: Transform the former Hub site into a premier economic development and community gathering spot

Park & Flood Control

- 2015 Completion & 2016 Grand Opening

Developer selected

- Pennrose Properties & The Cloud Company
- 223,300 sf mixed use

Transit Connection

Meriden Transit
Center/Hartford Springfield
Commuter Rail and Parking
Areas under construction



Proposed HUB Development

Pennrose Plan

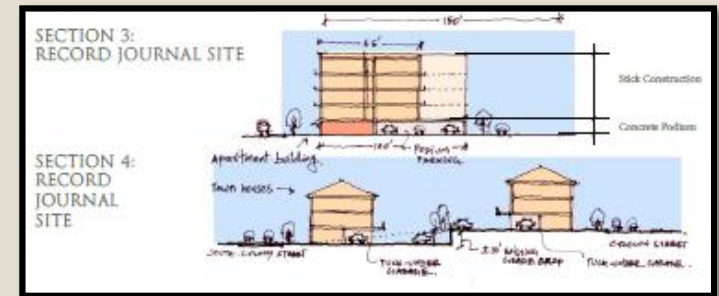
- 170 Rental Units
 - 34 affordable units
 - 136 market rate units
- 72,300 gross sf non residential flex space
- 165 parking spaces
 - 117 covered
 - 48 open
- 1600 sf rentable retail in pavilion/café
- \$1.25 m up front payment to City
- Seeking long term tax abatement for residential
- Coordination with Mills redevelopment
- \$44 million TDC



The Michaels Organization 11 Crown St.

Michaels Plan:

- Demo existing structure/cleanup
 - \$1.75 million demo/abatement cleanup application pending. Tighe & Bond LEP.
 - City to administer demo/cleanup prior to transfer.
- Construct mixed use development
 - 5 story building facing Perkins Square
 - 3-story townhomes facing Crown
- 63 rental units, 18 town homes
 - 59 affordable units
 - 22 market rate
- Developer seeking:
 - Long term tax abatement for residential w/Up front payment to City
 - 9% LIHTC or 4% LIHTC for affordable units
- 20 replacement units for Mills/MHA (proposed)



POKO 116 Cook Ave & Factory H

Highlights of Development Plan:

- Adaptive reuse 116 Cook Ave.
 - 64 rental units at 116 Cook Ave.
- Four new mixed use buildings at former Factory H
 - 120 units
- Developer seeking :
 - Long term tax abatement for residential
 - State and federal historic tax credits, DOH, CHAMP
- \$570,000 cleanup of UST and Haz Mat building materials underway (USEPA & HUD CDBG/Section 108).
- Additional brownfields cleanup TBD
- Property sits in 100 year floodplain. Exemption from state floodplain requirements will be required.
- 20% affordable units



1 King Place –former MW Hospital



City acquired property in Jan 2014 through tax foreclosure

Vacant/abandoned 17+ years

Debris cleanup recommended prior to further environmental assessment work is completed.

- **\$180,000 DECD Assessment grant awarded 2014.**
- **\$221,000 DECD interim cleanup pending**

Phase II/III can be completed following interim cleanup.

Future use or demo TBD



Pennrose/MHA Mills Redevelopment



Goal: Replace Mills complex with mixed use, mixed income scattered site development that provides better housing choices and improved quality of life for downtown residents

Next Steps:

- Complete Choice Neighborhoods “Transformation Plan” including plan for redevelopment of the Mills site
- Complete Environmental Assessments (62 Cedar St., 144 Mills Memorial, 161 State Street). \$200K DECD
 - Assessment grant underway (AECOM selected LEP)
- Complete Environmental Cleanup (177 State St.) \$597K
 - DECD Cleanup grant underway. (AECOM)
- Transfer City owned properties to MHA/Pennrose for development



Anticipated Needs:

- \$6-8 million to demolish Mills and other site cleanup (anticipated)
- 9% LIHTC application in 2015 for Phase I Mills redevelopment

Rail/Transportation Program



Goal: Transform transit center area into centerpiece of TOD District

Next Steps:

- Complete construction of MTC, parking areas
- 24 Colony Street development
 - 63 units
 - 11,000 sf commercial
 - Groundbreaking May 2015
- City to complete \$1million roadway improvements W. Main/Colony under CIP program. \$100,000 from TOD OPM grant in place to finalize engineering design plans. Construction in 2015.
- SCRCOG “First Mile/Last Mile study in 2015/2016”. \$25,000 TOD OPM to coordinate.

Other needs

- \$15 Million to implement TOD Roadway Improvement plan & two way traffic



Flood Control & Linear Trail Project (Update)



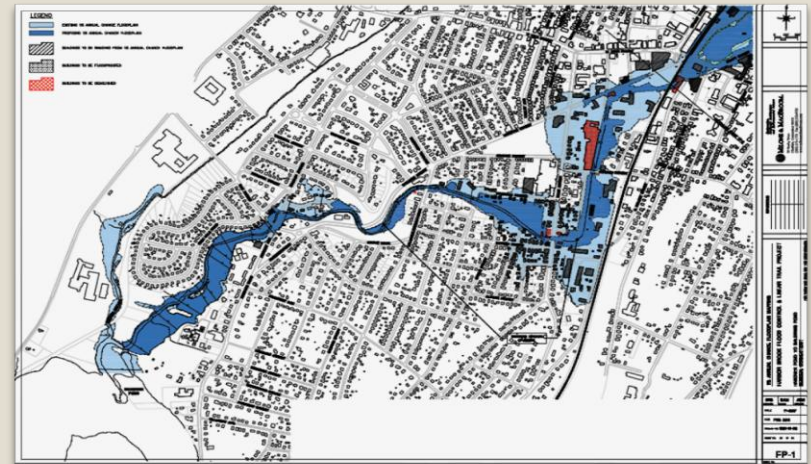
Goal: Significantly reduce risk of flooding and provide linear recreational trail across Meriden

Next Steps:

- Amtrak Bridge Bypass Culvert (\$2.3m FEMA). Final Design underway, 2015 construction.
- Initiated work on Columbus Ave. Bypass Culvert. Complete construction 2015.
- Complete design of Center Street bridge
- Complete design, construction of Cooper St. bridge
- Linear Trail Phase II completed, Phase III in design
- Select Developer/116 Cook Ave. & Factory H

Other needs:

- \$20 million channel improvements
- \$3 million Center St. bridge construction
- \$3 million Mill Street bridge construction
- \$2 million construction of Phase III Linear Trail



Thank you!



For more information, please contact:

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Online Resources:
meriden2020.com | meridenbiz.com | meridenct.gov

QUARTERLY BLIGHT REPORT – 5/20/15

1. 27 Parkview Avenue – blight lien recorded; sent to Legal to record lis pendens; tax sale list
2. 20 Elliot Street – lis pendens recorded; sent to Legal for foreclosure; need to demo; tax sale list
3. 132 Spring Street – large fine collected; property for sale
4. 48 Arch Parkway – city owned; seeking funds for demolition
5. 1190 No. Colony Road – seeking funds for demolition
6. 87 Wilcox Avenue – hardship situation; porch collapsed
7. 70 No. Spring Street - \$100.00 citation; conditions deteriorating
8. 41-43 Webster Street – rehabilitation stalled; need to contact owner
9. 2 Maloney Avenue – foreclosure completed 1/26/15; seeking funds for demolition
10. 32 Garden Street – foreclosure under way; on tax sale list
11. 69 Meridian Street – sending to Legal for foreclosure
12. 65 Goodwill Avenue – being foreclosed by bank; NPP loan repaid; follow-up with bank
13. 102 – 104 Lewis Avenue – demolition imminent; waiting for power lines to be disconnected
14. 75 South Avenue – foreclosure by City under way
15. 140 Grove Street – sent to Legal to record lis pendens; property now bank owned
16. 42 – 44 Woodland Street – sent to Legal to record lis pendens; going to outside attorney
17. 560 New Hanover Avenue – some recent progress; property about to change hands
18. 18 Sylvester Street – sent to Legal to record Anti-blight lien
19. 69 Springdale Avenue – new owner; work under way; should be removed from list soon
20. 340 Brownstone Ridge – \$42,000.00 delinquent tax liens; on tax sale list
21. 45 Prospect Street – sent to Legal to record Anti-blight lien; on tax sale list
22. 385 Pomeroy Avenue – getting worse; citations issued 3/19/15; hand delivery by police
23. 5 Foster Court - \$2500.00 citations; Notice of Assessment sent; bank foreclosing; need lien
24. 21 South Avenue - \$2500.00 citations; Notice of Assessment sent 3/3/15
25. 178 Newton Street – yard under control; need to work on house
26. 52 Hillside Avenue – sent to Legal to record lis pendens; property on tax sale list
27. 298 Hanover Street – new owner; property clean; rehab work under way
28. 50 Vine Street - \$1500.00 citations paid; some clean-up done by bank
29. 179 Miller Avenue – sales contract signed; new owner to demolish; \$500.00 citation 3/26/15
30. 102 Corrigan Avenue – significant progress toward compliance; Zoning and Building issues
31. 41 Piedmont Street – \$100.00 citation sent; Citation Hearing Officer extends to 7/1/15.
32. 212 Colony Street – Notice of Order sent 10/23/14; owner working on repairs
33. 61 Lambert Avenue – Notice of Order sent 11/18/14; extension granted to 6/1/15
34. 69 Randolph Avenue – Notice of Order sent 1/21/15; permits for repair work have been pulled
35. 701 Hanover Road – Notice of Order sent 1/22/15; \$100.00 citation sent 3/26/15
36. 18 Amity Street – Notice of Order sent 1/22/15; hearing officer grants extension to 6/30/15
37. 29 Pratt Street – Notice of Order sent 1/26/15; working toward compliance
38. 48 Bradley Avenue – Notice of Order sent 3/11/15. Hearing board grants to 6/22/15
39. 465 New Hanover Avenue – Notice of Order sent 3/25/15
40. 91 Kensington Heights – Notice of Order sent 4/1/15