**Blight and Brownfields Committee Meeting**

**July 21, 2016**

**Council Chambers City Hall**

**142 East Main Street, Meriden, CT**

Meeting Summary

1. **Welcome and Introductions**

In attendance were:

Juliet Burdelski, City of Meriden

Bob Bass, City of Meriden

John Bondos, AECom

Peter Miller, City of Meriden

Carlos Texidor, Fuss and O’Neill

James Olsen, Tighe and Bond

Holly Wills, Meriden Council of Neighborhood Organizations

MaryEllen Mordarski, Meriden Council of Neighborhood Association

Paola Mantilla, City of Meriden

Sean Moore, MidState Chamber of Commerce

Chuck Croce, Tighe and Bond

David Hurley, Fuss & O’Neil

Gabriella Pagliuca, AECom

Tyler Fairbain, City of Meriden

Scott Boyden, City of Meriden

Alex Richardson, City of Meriden

Don Friday, DECD Brownfields

Lilia Kieltyka, DECD Brownfields

Mark Lewis, DEEP

Robert Seale, City of Meriden

Mark Papa, Vita Nuova

Juliet Burdelski presented the following information to those in attendance using a power point presentation, which has been included as an attachment to the minutes. A summary of the information presented is as follows:

1. **Assessment Projects-Updates**
2. USEPA FY 2015 Assessment Grant

Juliet Burdelski reported that $200,000 FY2015 USEPA Assessment Grant application was approved. Under this grant, $148,000 will be available for Phase I/II/III environmental site assessments and $25,000 will be available for site reuse planning at 1 King Place (former Meriden-Wallingford hospital site). The remaining funds will be used for staff costs, supplies and travel. Funds are available through 2018.

Tighe & Bond has been selected through a competitive bid process to complete site assessments at 664 West Main Street, also known as Moran’s TV and Appliance and to conduct lead paint testing on the exterior of 51-53 Colony Street. Phase I has been completed at 664 West Main Street. Lead paint test has been completed at 51-53-55 Colony Street. A community garden at 60 Tremont Street is taking place with raised beds. About 20 plots have already been put in. Community groups or residents interested in assessing other sites of concern should contact Juliet or Paola at the Office of Economic Development or Holly Wills from the Council of Neighborhoods. Future task 21 Colony Street Phase I and HAZMAT.

1. DECD 2014 Municipal Brownfields Inventory & Assessment Grant for the Mills Public Housing Project: 62 Cedar Street, 144 Mills Memorial, 161 State Street

Juliet Burdelski reported City was awarded $200,000 to completed environmental assessments at the Mills public housing complex. City selected AECOM to do assessments and hazardous building material investigation. (177 State Street was assessed under a prior state grant.) All sites have been investigated and reports for each site are being compiled by AECOM. John Bondos reports that estimated cost to demolish Mills structures and abatement is approximately $2 million. AECOM also completed Geotech evaluation of soils at 161 and 177 State Street. John Bondos reported soils are similar to what was found at the Hub site. .

1. DECD 2016 Brownfields Areawide Revitalization Planning Grant.

The City was awarded $100,000 to complete planning in the downtown area. Community involvement will be needed and outside professional consultants in some areas will be hired. RFQ went out and there were good responses, selection in process and to be completed, by September 2016. Tasks to be completed over the next two years include:

* Analyze the potential to attract commercial/retail to the transit oriented development (TOD) projects in the pipeline.
* Review analysis with developers, local business owners, property owners, and brokers, and work together to implement recommendations.
* Identity potential commercial/retail/office development partners.
* Develop communication tools and outreach materials for potential developers and new businesses.
1. **Cleanup Projects**
2. 116 Cook Ave. Clean Up (USEPA grant, HUD Section 108 CDBG Loan), 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 and HUD/CDBG Section 108 loan funds. Clean up to start July 26, 2016 (Select Demo) and to be completed within eight weeks. Key items reported by Jim Olsen, Tighe & Bond:
* UST removal was completed under USEPA cleanup grant. Balance of USEPA grant will be used to remove hazardous debris from building.
* Tighe & Bond has completed tech specs for hazardous debris removal. Tech specs will include assessment for PCB, revaluation of asbestos removal and abatement design. Contractor bid to be leased in the next two weeks. Cleanup work to be started over the summer and to be completed by fall.
* Poko Partners selected as preferred developer to develop property following cleanup.
1. 11 Crown Street/Record Journal Building Cleanup, Demo and Redevelopment project (DECD grant for cleanup, demo), Tighe & Bond
* City awarded funds for remediation and demolition of existing structures to advance new development 11 Crown Street.
* Phase I/II/III & Haz Mat Building survey completed. $1.7 million available to demolish structure and complete remediation.
* Site entered into State of CT voluntary remediation program-Abandoned Brownfield Cleanup Program (ABC).
* Tighe & Bond has been selected at the Licensed Environmental Professional for the project.
* T&B has been retained to complete technical specifications and bid documents for demo and remediation. Bid documents to be available summer 2016. Building demolition is projected for late 2016.
* Road closures will be required and traffic management plan to be put in place, project to last eight weeks.
* The Michaels Organization was selected as Master Developer-July 2015. A Master Development agreement is in place as of March 2016 for the development of 81 units.
1. Meriden Green/50 East Main Remediation/Flood Control/Park Project

AECOM has been retained by the City to be the Licensed Environmental Professional on the project. Funding for the cleanup of 50 East Main Street is provided by a $240,000 USEPA Cleanup grant. A total of $12.9 million in EPA, DECD and DEEP grants are covering the cleanup and redevelopment of the entire HUB site. Key items reported by Juliet Burdelski, John Bondos and Bob Bass:

* 3 acres within the site are above the flood plain and are available for development. Site construction and remediation completed September 2016. AECOM completing project close out documents.
* City selected Pennrose Properties as the preferred developer. These developments will be 80% market rate and will have a component of residential and commercial space. Master development agreement completed.
* The grand opening of the park is scheduled for September 9, 2016.
* City held name the park contest. The top 10 names recommended to Council for consideration. Council vote to name the park The Meriden Green. .

Following the meeting, several residents in attendance asked questions regarding the specific development projects, total number of housing units and the condition of the Mills public housing units and parking issues in downtown. Residents are encouraged to visit meriden2020.com to review information on the specific development sites and bring forward specific questions on environmental or related issues through the Blight & Brownfield committee. Staff will ensure that the Blight and Brownfield Committee meeting notes are posted at the City Clerk’s office and on the cityofmeriden.gov website.

1. 177 State Street Cleanup & Redevelopment Project, AECom
* $597,000 DECD grant has been secured to finalize the remedial action plan (RAP) and cleanup of 177 State Street. AECOM has been selected to be the LEP for 177 State Street. AECOM is in process of completing bid specifications for cleanup. Contractor bid for site cleanup expected to be released late 2016.
* Following cleanup, city will transfer property to MHA for the purposes of redevelopment. Pennrose was selected as the developer for this site and has completed 40% design plans for a 75 unit mixed use development including 23 Mills replacement at 161-177 State Street in cooperation with Meriden Housing Authority.
* LIHTC funding approved 2016.
* Tenants are in the process of being relocated and this is being handled by MHA.
* Bob Bass reported with the Mills down, an additional 1.5 acres of green space to help continue the flood control that the City has been working on.
1. 144 Mills Memorial. City has been awarded $2 million to demolish and remediate the Mills public housing sites. MHA is moving forward with relocation of all Mills residents. Two of the five structures are currently vacant and the residents have been relocated. The completion of the following environmental reports allowed the city to apply for a demo and remediation grant to the CT DECD:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **177 State St.** | **161 State St.** | **62 Cedar St.** | **144 Mills Memorial** |
| Phase I Assessment | AECOMCompleted 10/2015 | AECOMCOMPLETED (2015) | AECOMCOMPLETED (2015) | AECOMCOMPLETED (2015) |
| Phase II/III Assessment | AEComCompleted 2014 | DRAFT COMPLETED(2015) | DRAFT COMPLETED(2015) | DRAFT COMPLETED (2015) |
| Remedial Action Plan | AEComCompleted 2014 | IN PROGRESS (2016) | To be completed 2016 | To be completed 2016 |
| Haz Mat Building Survey | NA-Vacant | NA-Vacant | NA-Vacant | COMPLETED (2015) |
| Reuse Planning | Completed | Completed | Pennrose -future phase | Implementation of Harbor Brook Flood Control Project, Daylight Harbor Brook |
| Remediation/Cleanup | $597,000-DECD Cleanup IN PROGRESS | TBD | TBD | $2 million DECD grant awarded Feb 2016 |
| Developer | Pennrose 75 Unit Development | MHA/Pennrose  | MHA Pennrose Properties | City/Flood Control |

1. 1 King Place Assessment (and pre-assessment cleanup)-former Meriden Wallingford Hospital

City was awarded $180,000 in DECD funds for environmental site assessments and $221,000 loan for interim cleanup. Approximately $180,000 in asbestos cleanup was recently completed by AAIS. True Blue Environmental has also been hired to complete removal of 7 drums containing chemicals. Interim cleanup work will be completed in April. Fuss & O’Neill has completed Phase II/III environmental assessment and hazardous building materials survey. Structural evaluation of the building and parking garage also completed. Remediation plan will follow to address identified hazards.

* City is considering applying for an EPA grant for cleanup activities.
* There are some developers interested on the site. An RFQ will be released early August for development proposals.
1. **Update on Blight Enforcement Activities**

Peter Miller reported over 145 blighted properties has been brought into compliance since the blight ordinance was adopted over 11 years ago. An updated blight enforcement list was distributed and is included as an attachment to the minutes. The City is currently tracking 18 properties with blighted conditions. Many properties have been referred to corporation counsel for foreclosure. Legal is working with outside counsel to speed process on these blighted properties.

1. **Other Business**

The City’s Brownfield Intern Alex Richardson made a presentation demonstrating the city’s Blight inventory and how to locate it on the meridenbiz.com website. The information will be host via our GIS system and will showcase map, pictures and environmental reports on each site.

1. **Next Meeting. The next meeting was tentatively scheduled for Thursday, November 17, 2016** at 12 PM at City Hall.
2. **Adjourn**

Meeting Adjourned at approximately 1 PM.

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

Attachments:

7/21/16 Staff Presentation-Update of Brownfield Activities

7/21/16 List of Properties-Blight Enforcement