



Kenneth E. Morgan
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March 27, 2018

Ms. Binu Chandy State of Connecticut
Department of Economic and Community Development

VIA email to: brownfields @ct.gov

Re: BROWNFIELD AREA -WIDE REVITALIZATION (BAR) PLANNING GRANT

Dear Ms. Chandy:

The following items address the required elements of the Transmittal Letter for the BAR Planning Grant:

Grant Amount requested: \$100,000. Match amount: \$10,000. Total Project: \$110,000

Applicant Eligibility: The City of Meriden is a municipality.

Consistency with Local and State POCD: The grant funds will support the development and implementation of strategies to increase private commercial, retail, and arts activities in the Transit Oriented Development (TOD) area. Activities are consistent with the City of Meriden Plan of Conservation and Development, adopted in 2009.

How Project Meets BAR Planning Grant Program Goals: The goal of the BAR Planning Grant Program is to help eligible applicants develop a comprehensive implementation plan for the remediation and redevelopment of neighborhoods burdened with multiple brownfields. Meriden's BAR Planning Grant application meets this goal in that it is proposing to complete site reuse plans for up to four properties located in Meriden's Choice Neighborhood and Transit Oriented Development Zoning District, an economically distressed neighborhood that includes at least 35 known or suspected brownfield sites. The project will focus on specific strategies aimed at repurposing existing sites and structures including but not limited to 9-11-13-15 Colony Street, 55 West Main Street, 43 West Main Street, 116 Cook Ave., or other sites to be determined.

How the Project meet the match requirements: The City of Meriden will utilize at least \$10,000 from its FY 2015 US Brownfield Assessment grant as matching funds for the project. The USEPA grant may be used for project management, brownfield assessments, and for site reuse planning. The City will reserve \$10,000 of its \$50,000 in remaining grant funds to

conduct activities in conjunction with the site reuse planning tasks proposed in this application.

How the BAR Project Area satisfies RFA definitions: The BAR Project Area includes the Choice Neighborhood target area, which encompasses the TOD area, located in the center of Meriden. The BAR Project Area includes the West Main Street/Colony Street National Historic District, which is part of the TOD Zoning District. It also includes 35 brownfield properties, consisting of former manufacturing sites, the former Meriden Wallingford hospital site, and dilapidated housing and commercial structures. More than a dozen of the sites are city-owned and more than a dozen are currently vacant. The BAR Project Area encompasses sites within walking distance to the new transit center and commuter rail service between Hartford and New Haven. Portions of the BAR Project Area are located in 100-year and 500-year floodplain, although flooding is being addressed in a comprehensive manner through the implementation of the Harbor Brook Flood Control Plan.

Council Resolution: The City Council Resolution authorizing submission of the application, agreement to fulfill the match requirements (up to \$10,000) and authorizing the City Manager to sign the grant agreement, if awarded, is was adopted by the Meriden City Council at its regular meeting on Monday, March 19, 2018. A copy of the adopted resolution is attached.

Certification by Applicant: See attached.

Support Letters: See attached.

Project Contacts: The BAR Planning Grant will be managed by Juliet Burdelski, Director of Economic Development with support provided by Matthew Sarcione, Grants Administrator. Ms. Burdelski may be contacted by email at [jburdelski @meridenct.gov](mailto:jburdelski@meridenct.gov) or telephone at (203) 630-4152.

If you need additional information, please contact me.

Sincerely,



Kenneth E. Morgan
Acting City Manager

CITY OF MERIDEN
BROWNFIELD AREA-WIDE REVITALIZATION (BAR) PLANNING GRANT

Project Narrative

The City of Meriden will utilize the Connecticut Department of Economic and Community Development (CTDECD) Brownfield Area-Wide Revitalization (BAR) Planning Grant to support the revitalization of the Transit Oriented Development Zoning District and Choice Neighborhood area in Meriden, CT. The BAR Grant will support the development and implementation of strategies to increase private commercial, retail, and arts activities at several underutilized, brownfield and historic sites located in the TOD District by undertaking select site re-use planning projects. The City is seeking \$100,000 in state funding that will be matched with at least \$10,000 in funding from a US Environmental Protection Agency Community Wide Brownfield Assessment grant. The City expects to complete the project within 12 months.

Section 1 – Project Need and Purpose

i. Economic and Social Concerns— The City of Meriden, population 60,868, is centrally located in Connecticut at the intersections of Interstates I-91, I-691 and the Merritt Parkway (Route 15), midway between Hartford and New Haven and less than two hours from Boston and New York City. Meriden is home to 1,300 businesses employing over 25,000 people, 3,000 acres of park space, and a distinguished history. Meriden, once known as the “Silver City”, enjoyed economic prosperity through the 1950’s due to a thriving silver manufacturing industry. A decline in silver industries, related plant closings, and unsuccessful urban renewal policies resulted in significant disinvestment in Meriden’s city center in the 1960’s. Several downtown “revitalization” projects, which ranged from the construction of streetscape improvements to the development of an indoor mall, were undertaken from the 1970s through the 1990s. Those efforts, however, did not have the desired effect of spurring economic activity downtown. Two major floods in 1992 and 1996, which caused over \$26 million in property damage, halted new development activities from the late 1990s to the present.

Today, approximately 10,000 people live in the BAR/Choice Neighborhood target area, which is comprised of six census tracts including 1701, 1702, 1703, 1709, 1710, and 1714. Many of the target area residents have significant economic challenges. Downtown residents, compared to citywide residents, have high unemployment levels (16.4% in the neighborhood vs. 5.2 % citywide), low incomes (\$27,638 median family income vs. \$55,547 citywide), low educational attainment (77% graduated high school) and high poverty levels (26.9% poverty rate in the neighborhood vs. 12.5 % citywide). The downtown area also has a concentration of minority (68%), foreign-born (11.1%) and transient residents (48% moved within less than seven years) compared to other areas of the city. Beginning in 2007 and continuing today, the City has been actively engaged in community planning and redevelopment in the BAR/Choice Neighborhood area with a goal to repurpose numerous brownfield sites, develop new housing, rehabilitate existing structures, and improve overall quality of life in downtown Meriden. Continuation of a concerted effort to rehabilitate and repurpose empty and dilapidated structures in the TOD district using FY 2018 BAR grant funding will help achieve the City’s long-term goal of having

an economically sustainable downtown neighborhood that meets the needs of neighborhood residents and serves as a hub of social, cultural and economic activity for all Meriden residents.

	BAR Target Area ¹	Meriden	State	National
Population	10,297	60,868 ²	3,596,677 ²	318,857,056 ²
Unemployment	16.4%	5.2% ³	4.6% ³	5.3% ³
Poverty Rate	26.9%	12.5% ¹	10.4% ⁴	15.1% ⁴
Median Household Income	27,648	\$55,547 ¹	\$71,755 ⁴	\$55,322 ⁴

ii. *Environmental Concerns and Brownfield Challenges*—Beginning in 2002 with the creation of the Blight and Brownfields Committee, the City of Meriden began engaging the community in the inventory, assessment and reuse of multiple brownfield sites in the community. Since that time, the City has worked to assess and remediate over 36 acres while mapping and collecting background data on 35 properties in the BAR target area. These properties include former silver manufacturing sites, a printing facility and a former hospital site. These brownfields are characterized by the potential for numerous hazardous substances including volatile organic compounds (VOCs), petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs), and the metals antimony, arsenic, copper, lead, and vanadium. These sites are sources of trash, debris, criminal activity, and animal infestations. The brownfields are surrounded by housing with children and seniors and open waterways. Residents of Meriden’s downtown area have a concern for increased exposure to environmental contaminants, including airborne toxics that might increase the risk of asthma. Resident concerns about brownfield sites are discussed at regular meetings with the Blight and Brownfields Committee. Summaries of prior Blight and Brownfield Committee meetings can be found here: <http://www.meridenbiz.com/brownfields/blight-and-brownfields-committee/>

Brownfield sites within the BAR target area have varying levels of site characterization. A number still need some level of Phase I/II/III assessment and/or hazardous building materials investigation (eg 9-11-13-15 Colony Street), several are currently under assessment using a FY15 USEPA Assessment Grant (eg 69 East Main Street, 21 Colony Street), and others have been assessed, partially remediated, remediated or are undergoing site remediation and redevelopment (11 Crown Street, Mills Mega Block, Hub, 116 Cook Ave, and Factory H). The project seeks to use BAR planning grant funding, in conjunction with a previously awarded US EPA Brownfield Assessment grant, to advance redevelopment planning and reuse studies at three (or more) potential development sites located in the target area, including 116 Cook Ave./Factory H (city owned with a developer selected), 55 West Main Street (privately owned),

¹ Data is from U.S. Census American Community Survey 2012-2016 5 year estimates

² Data is from the 2010 U.S. Census data and is available at www.census.gov.

³ Data is from the Bureau of Labor Statistics and is available at www.bls.gov/cps.

⁴ Data is from the U.S. Census 2016 American Community Survey and is available on American Fact Finder at <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

and 9-11-13-15 Colony Street (privately owned). All three property owners have expressed interest in working with the City on this effort. Additional sites will be identified and prioritized for analysis as funds allow.

Section 2 – Project Description and Vision

Broad Description of Project and BAR Project Area—The BAR target area includes the Choice Neighborhood target area, the West Main Street/Colony Street National Historic District, and the TOD Zoning District. It also includes 35 brownfield properties, consisting of former manufacturing sites, the former Meriden Wallingford hospital site, and numerous dilapidated housing and commercial structures. The area also is home to several brownfield redevelopment sites including the Meriden Green (1 State Street and 50 East Main Street), the Mills Memorial Housing Complex (177 State Street and 144 Mills), the former Record Journal site (11 Crown Street), the former Factory H site, 116 Cook Ave., and the former Meriden Wallingford hospital (1 King Place). The BAR target area encompasses sites within walking distance to the new transit center and commuter rail service between Hartford and New Haven, scheduled to be operational by 2018. Portions of the BAR target area are located in 100-year and 500-year floodplain, although flooding is being addressed in a comprehensive manner through the implementation of the Harbor Brook Flood Control Plan.

The City was awarded \$100,000 in 2015 BAR grant funds that were used to complete a Market Assessment and to develop site reuse concept plans for several sites, including 1 King Place, which was recently awarded \$4 million for site remediation, 25-33 Colony Street, which was recently improved by the City as a pocket park next to the Meriden Transit Center, and 9-11-13-15 Colony Street, which needs further site investigation (including a structural investigation and hazardous building materials survey). The BAR target area also has several sites with adaptive reuse and/or development potential, including 116 Cook Ave./Factory H, and 55 West Main Street. The 2017 Market Assessment can be downloaded here:

http://www.meridenbiz.com/Customer-Content/www/CMS/files/00-FINAL-MeridenTODReport-2017-12-01-compressed_1_.pdf

Potential development partners and owners of these sites have expressed interest in working with the City to further evaluate the costs and opportunities for development. The proposed BAR grant will be used to help advance development plans for these sites in cooperation with the property owners and potential development partners.

ii. Approach and Vision, Long Term Goals and Objectives

The TOD Market Assessment, which was completed in 2017, showed that new commercial/retail development and lease up in the TOD district is possible, however low rental rates and a significant number of empty buildings in various stages of disrepair continue to hinder new business development and investment in the BAR target area. Through property owner engagement that was initiated under the 2015 BAR grant, the City identified several property owners that have expressed interest in working with the city to complete site reuse planning and bring their empty spaces into more productive use than what currently exists. In addition to the interested stakeholders that have already been identified, there are approximately 1 million

square feet of commercial/retail space located in the West Main Street/Colony Street National Historic District; much of it is empty or underutilized. The needs and the opportunities for development are there, however we have concluded that much more needs to be done to get these sites closer to the development stage.

Therefore, it is the strategic objective of this grant to provide funding for site reuse planning, architectural and structural evaluations for several sites in the BAR target area that have the potential for private investment, including 9-11-13-15 Colony Street, 55 West Main Street, and 116 Cook Avenue/Factory H. Each of these property owners are interested in working with the City under the 2018 BAR planning grant to develop strategies and architectural plans for these underutilized structures so that they have the potential for lease up by small businesses that want to participate in the transformation on the downtown area. The proposed BAR grant funded activities will help support the City's long term goals and objectives including creating a dynamic downtown TOD center that promotes existing cultural resources within the City and creates a safe, healthy, vibrant, accessible, and income generating hub for Meriden residents and for residents and visitors from the Greater Hartford/New Haven region. The redevelopment and reuse of existing structures in the BAR target area will complement the long term efforts to construct 600 to 1000 new rental housing units located in proximity to public transit.

iii. Expected Outcomes and Impacts to Project Area—Government and private entities are investing millions to rebuild decayed and critical infrastructure in downtown Meriden. Approximately \$100 million in state, local, and federal funding has been used to improve and modernize the City Center, reduce flooding risks, improve access to public transportation, and construct a town green and amphitheater in the center of downtown. The City recognizes, however, that investment in the built environment alone is not enough to effect long-term economic change. Innovative ideas, stakeholder participation, and sustainable economic development are critical for a true, long-term transformation. The City is committed to engaging local stakeholders in the redevelopment of downtown Meriden and to ensure that private commercial and retail activities are developed in conjunction with the flood control infrastructure, transit and housing development. The adaptive reuse and redevelopment of underutilized sites in the BAR target area will have significant benefits to the community in terms of real tax revenue, improvement of surrounding property values once the parcels are improved, and access to jobs for downtown residents.

iv. Ongoing Brownfield Planning Efforts, including Progress with EPA/DEEP's PREPARED Workbook—The City of Meriden has invested significant effort into assessment, remediation, and planning for a number of sites located in the BAR Project Area. The City's goal for the 2018 BAR grant is to build on these plans by advancing redevelopment at key sites in the BAR target area by developing architectural plans and completing engineering and environmental investigations as need in advance of site development and the adaptive reuse of existing structures. The 2018 BAR grant will be integrated into ongoing brownfield planning efforts to date, including:

- Brownfields assessment, reuse planning and community outreach: The City has been engaged in brownfield redevelopment planning since 2002. To date, the City has completed over 100 Environmental Assessments reports on over two dozen known brownfield sites.
-

Progress on site investigation and reuse planning is regularly discussed at the Blight and Brownfield Committee meetings, which has met regularly since 2002. The Committee includes concerned residents, citizen groups, developers, planning officials, environmental consultants and regulators. Information on citywide brownfield activities is available online at <http://www.meridenbiz.com/brownfields/>

- **Planning and Zoning:** The City has completed several community planning initiatives (City Center Initiative, HUB Reuse Committee, Harbor Brook Flood Control, POCD, TOD Master Plan, Choice Neighborhoods Transformation Plan), that has resulted in TOD zoning district and the selection of private developers to undertake significant redevelopment in the TOD District and Choice Neighborhood area. The 2015 BAR grant was used to update its TOD Market Assessment, and through that process, the City engaged additional downtown property owners that have expressed an interest in working with the City to advance development plans for their downtown properties. The City will engage these property owners and developers in the 2018 BAR planning grant if awarded. Updates on the downtown development projects can be found here: <http://www.meriden2020.com/Downtown-Redevelopment/>
- Use of Prepared Workbook and Regional/State collaboration. The City participated in a regional brownfield inventory and prioritization project coordinated by REX Development. The City also completed a catalog of all environmental site assessments and has utilized the Prepared Workbook format to retain information on selected brownfield sites.

v. *Identification and Description of Known Brownfield Sites in the Area*—35 known or likely brownfield sites have been identified within the BAR Project Area. Key brownfield sites in the BAR target area including the following:

Mills Megablock including 144 Pratt/144 Mills, 62 Cedar Street, and 161 & 177 State Street- This brownfield redevelopment site includes four parcels to redevelop into mixed-use housing (4.8 acres) and open space (2 acres). 177 State Street and 144 Mills have been entered into the State Voluntary Remediation Program (VRP). Pennrose Properties LLC, which has been selected as the master developer for the property, is transforming the property into mixed income housing and commercial development site that includes 151 housing units and 7,500 square feet of commercial space. The site will be removed from the 100-year floodplain as part of the Harbor Brook Flood Control Project. The City has a \$2 million DECD cleanup grant for demolition of the Mills public housing project that will be completed in 2018.

The Meriden Green/former HUB site(50 East Main Street, 77 State Street) The Meriden Green is a City-owned 14.37-acre brownfield redevelopment site that has been transformed into a 11-acre park and flood control area with three acres reserved for future economic development. The site is enrolled in the Voluntary Cleanup Program administered by CTDEEP. Pennrose Properties has been selected to develop the site and has proposed a two-phase development that includes 170 housing units and 85,000 square feet of commercial/retail space.

1 King Place is a city-owned 5.64-acre site of a former hospital building. The site is enrolled in the Voluntary Cleanup Program administered by CTDEEP. The City will be conducting site

cleanup in 2018-2019 under a \$4 million DECD grant/loan awarded in 2017. The site has potential for redevelopment as a mixed-use market rate development following site remediation. The selected developer is One King LLC. This site is located outside of the 100-year floodplain and within the TOD zoning district. Conceptual site reuse plans for 1 King Place were completed under the 2015 BAR planning grant.

11 Crown Street/2 South Colony. Overlooking the Meriden Green is the former Record Journal site at 11 Crown Street. The City acquired the 1.6-acre property in 2013 for redevelopment purposes. The City recently completed site demolition and will be transferring the property to the Michaels Organization in 2018 for the purposes of constructing an 81-unit mixed-use development. Phase I, II, and III Environmental Site assessments and a Hazardous Materials Building Survey have been completed. The site is enrolled in the Voluntary Cleanup Program administered by CTDEEP. The parcel is zoned TOD Park.

116 Cook Avenue was once a part of the International Silver manufacturing complex. The site is enrolled in the Voluntary Cleanup Program administered by CTDEEP. The complex was converted into medical office space in the 1980s, but has been vacant since the 1990's. The City acquired 116 Cook Ave. in 2009 for redevelopment. The property includes a 73,000 square foot ft. vacant building on 5.64 acres. Prior environmental studies include Phase I/II/III Environmental Site Assessments, a hazardous building materials survey and other reports. The City utilized a USEPA Brownfields Assessment & Clean up grant to remove an underground storage tank from the property and to conduct hazardous building materials abatement at the site. The property will be removed from the 100-year floodplain following implementation of Harbor Brook Flood Control Plan. The City envisions redevelopment of this parcel into a mixed-use area that includes housing units and links to the regional greenway trail. The parcel is zoned TOD Hanover. One King LLC has been selected as the preferred site developer. 2018 BAR grant funding will be used to advance development plans for the site, including site reuse concept plans and a structural evaluation and replacement plan for the roof.

77 Cooper Street, 85 Cooper Street, and 104 Butler Street, formerly known as "Factory H" together comprise 7.54 acres. The site is enrolled in the Voluntary Cleanup Program administered by CTDEEP. The site, which previously housed an International Silver Company manufacturing facility dating back to the 1890's, ceased operation in the 1970s and was abandoned for over 40 years. The City acquired Factory H in 2010, demolished the former industrial buildings in 2012, and completed extensive environmental assessment and cleanup, and disposal of hazardous materials. The former boiler house remains on the site as well as the slab that was underneath the former factory buildings. Completed environmental assessments include Phase I/II/III environmental site assessments, a hazardous building materials survey, a NEPA Environmental Assessment, soil investigation, a historic preservation report, and other work. Additional assessment work and cleanup will be required as part of completing flood control infrastructure work on site. Large portions of the property will be removed from the 100-year floodplain following implementation of Harbor Brook Flood Control Plan. The City envisions redevelopment of this parcel into a mixed use area that includes housing units and links to the regional greenway trail. This site has the potential to be combined with 116 Cook Ave. to comprise a 10-acre development parcel. The site is zoned TOD Hanover. 2018 BAR

grant funding will be used to advance development plans for the site in cooperation with the preferred developer One King LLC.

9-11-13-15 Colony Street is a key redevelopment site located within walking district to the Meriden Transit Center and Meriden Green. It includes two existing, potentially historic buildings on two parcels. Environmental site assessments have not yet been completed, but the owner has expressed interest in working with the City to develop a reuse strategy and hazardous building materials cleanup plan for the site. 2018 BAR grant funds will be used to advance development plans for the site in cooperation with the private owners.

55 West Main Street is a key redevelopment site located within walking district to the Meriden Transit Center and Meriden Green. It includes a vacant, 38,000 sf building. The owner is working with the City and the CT Main Street Center to complete a conceptual reuse plan for the site. This site is not known to be a brownfield site, however its proximity to numerous brownfield sites has affected the site's potential for reuse. 2018 BAR grant funds will be used for further architectural or site plans following the completion of the CT Main Street study in 2018.

vi. Legible map of the proposed BAR Project Area. —See Schedule D, map.

Section 3 – Project Work Plan

i. Project Budget—See Schedule C, budget.

ii. Description of proposed activities and tasks

Goal: Advance redevelopment plans for brownfield sites and/or sites located in the target area that are underutilized but have the potential for economic development.

- **Steering Committee and Stakeholder Outreach**

The Blight & Brownfields Committee, a long-standing committee of brownfields stakeholders, will serve as the Steering Committee for the project. All stakeholder outreach and deliverables will be managed by City staff with input and assistance provided by the B&B committee members. The City will hold meetings of the B&B Committee and update the public information documents (Meridenbiz.com/brownfields) using its FY 2015 EPA Brownfield Assessment Grant.

- **Inventory and Prioritization**

The City will maintain a catalog of Environmental Site Assessment reports and the CT DEEP Prepared Workbook format to track progress on the investigation and reuse of key sites. Materials will be made available to the public on the City of Meriden brownfields page: <http://meridenbiz.com/Content/Brownfields.asp>

- **Site Reuse Planning, including Architectural Designs, Engineering Designs and Environmental Assessments**

The City will retain the services of an outside firm (or firms) to complete site reuse planning, that may include architectural designs and/or structural evaluation, of existing structures with the purpose to advance site redevelopment and adaptive reuse of existing

sites in cooperation with developers and property owners. The site reuse planning tasks will be conducted by an outside firm with a demonstrated track record and experience in completing similar projects. The City will also conduct environmental site assessments and hazardous building materials investigations using its FY 2015 EPA Brownfield Assessment Grant as needed to supplement the site reuse planning activities.

Actions:

1. Conduct specific site reuse and redevelopment plans for underutilized, city owned and historic sites in the TOD Zoning District including but not limited to 116 Cook Avenue and Factory H, 55 West Main Street, 9-11-13-15 Colony Street or other sites deemed important by the City staff and B&B Committee members. Each reuse study will consider available space, use of space, costs of renovation including environmental issues, alternative programming for space, and funding necessary to complete redevelopment.
2. Identify potential housing/commercial/retail/office development partners.
3. Complete a report including renderings of each site that has been evaluated.

Deliverables:

- Site Reuse concept plans, including at least one rendering per site
- Meetings of the Blight and Brownfield Committed, during two year project period.

iii. Timetable/Schedule

Task	Deliverable	Date	DECD Share	Local Share
1.0	Steering Committee and Stakeholder Outreach – Stakeholder outreach will occur throughout the project. At least 3 Blight & Brownfield Committee meetings will be held at the beginning, middle, and end of the project.	Month 1, Month 6, Month 12		\$5,000
2.0	Site Prioritization	Month 2 - 3		\$1500
3.0	Environmental Site investigation	Month 3 - 7		\$3500
4.0	Site Reuse Planning (at least 3 sites)	Month 6 - 9		
4.1	116 Cook Ave./Factory H	Month 6 - 9	\$50,000	
4.2	55 West Main Street	Month 6 - 9	\$20,000	
4.3	9-11-13-15 Colony Street	Month 6 - 9	\$20,000	
5.0	Deliverables	Month 9 - 12	\$10,000	
	Total		\$100,000	\$10,000

Section 4 – Applicant Capacity and Capability

- i. Organizational Capability—The City of Meriden Office of Economic Development will take the lead in managing and ensuring completion of the project within 12 months after a subcontractor/site reuse planning consultant is retained. The project will be led by the Economic Development Director, Juliet Burdelski, with staff assistance and input provided by Bob Seale, Planning Director; Bob Bass, Public Works Director; Wilma Petro, Purchasing Director; and Matt Sarcione, Community Development Manager and Grants Administrator. The Blight & Brownfield Committee, a well-established city-council sanctioned committee, will serve as the project Steering Committee. See list of B&B Stakeholders, Schedule E.
- ii. Committed Staff—All brownfield projects are managed by Juliet Burdelski, the City’s Director of Economic Development. All contracts with outside consultants will be competitively awarded in compliance with state and local purchasing requirements. The City of Meriden Purchasing Officer will provide procurement assistance as necessary.
- iii. Experience and Past Performance—The City of Meriden has a history of successfully managing numerous grants. Current state grants for projects related to housing and community development, transportation, public safety, and economic development/brownfields. Schedule F, list of DECD grants.

Section 5 – Relation to State Policies, Programs, Initiatives and Projects

- i. Description of how the proposed project is supportive of State policies—Centrally located in Connecticut, and as a designated Distressed Municipality and a Targeted Investment Community, Meriden focuses on incorporating TOD efforts with affordable housing and economic development for distressed communities, as well as historic preservation. The City will build off its Plan of Conservation and Development (POCD) and TOD Master Plan in the BAR Grant area, focusing on the creation of economic and cultural opportunities for residents living in the economically distressed downtown and citywide.

Transit Oriented Development – The Site Reuse Plans to be completed under the BAR grant are intended to maximize the potential for mixed use development in Meriden’s Transit Oriented Development Zoning District. These regulations are intended to promote and encourage pedestrian-friendly, compact, mixed-use development. The code includes a streamlined approval process, density and mixed-use incentives, reduced parking requirements and flexible regulations related to the adaptive reuse of existing structures. It takes advantage of existing infrastructure, and proximity to the new Meriden Transit Center and commuter rail service that will be operational in 2018.

Job Creation - The adaptive reuse of existing structures will help spur new provide investment in Meriden’s TOD Zoning district and will provide new employment opportunities for residents in proximity to where they live. Jobs related to the construction of housing may also be available. To ensure that existing downtown residents benefit from the advent of potential improvement, the BAR funds will support stakeholder engagement and reuse planning to ensure economic and social benefits for neighborhood residents. Some sites, such as 1 King

Place, may also attract new manufacturing businesses if the stigma of contamination is eliminated thereby attracting local jobs to the neighborhood.

Affordable Housing- The TOD redevelopment plan includes the construction of 600 to 1000 new housing units, including the replacement of 140 public housing units with affordable units in downtown Meriden. The BAR Project will help advance new development including mixed-use private development that incorporates an economically viable mix of housing and commercial/retail uses.

Historic Preservation-The BAR Project includes the completion of a Site Reuse Plan for at least three underutilized, potentially historic structures including 116 Cook Ave., 55 West Main Street, and 9-11-13-15 Colony Street.

Development of Distressed Communities- Meriden is designated a state Distressed Municipality and a Targeted Investment Community, and a State Enterprise Zone Community. Nationally, it is a HUD Community Development Block Grant Entitlement Community. The planning activities and development project will promote development in a distressed community.

ii. If BAR Project Area includes an existing or planned commuter rail or bus rapid transit station—The BAR Project Area includes the Meriden Transit Center, with current access to the Vermonter and the Northeast Regional Amtrak lines, and commuter rail service to Hartford and New Haven beginning in May, 2018. The new commuter rail service is expected to spur significant “transit oriented development” in the City center. New development will take advantage of Meriden’s central location and proximity to major employment centers. Once the rail service is operational, nearly 140,000 workers located within one mile of a rail station will be able to commute to Meriden within a 40-minute ride.

iii. Existing plans and programs or designations for the project area—By channeling the community’s existing vision, as expressed in the POCD, TOD Master Plan and Choice Neighborhood Plan into the broader area-wide planning proposed here, the City can draw strength from its past while working toward the future.

iv. Past and ongoing state/DECD funding in project area—See Schedule F, list of DECD grants and loans.

Schedule A: Certified Resolution



CITY OF MERIDEN

Item #: 13

Date: 3/19/18

RESOLUTION

PRESENTED BY: _____
David Lowell, by request

WHEREAS, pursuant to C.G.S Section 32-763, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for developing a comprehensive plan for the remediation and redevelopment of multiple brownfields (called the Brownfield Area-Wide Revitalization (BAR) Planning Grant); and

WHEREAS, it is desirable and in the public interest that the City of Meriden make an application to the State for a grant amount not exceeding \$100,000 in order to undertake the Transit Oriented Development Site Reuse Planning Project and to execute an Assistance Agreement; and

WHEREAS, grant applications are due to the Connecticut Department of Economic and Community Development by March 27, 2018; and

WHEREAS, the City Council is cognizant of the conditions and prerequisites (including the match obligations) for the state financial assistance imposed by C.G.S Section 32-763 and the Guidelines of the BAR Planning Program;

NOW, THEREFORE, BE IT RESOLVED that the filing of an application for State financial assistance by the City of Meriden in an amount not to exceed \$100,000.00 is hereby approved and that Acting City Manager Kenneth Morgan is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Meriden;

AND BE IT FURTHER RESOLVED that the City of Meriden agrees to fulfill the required 10% cash match of the BAR Planning Grant Program if the application is successful and that the City of Meriden will authorize up to \$10,000.00 from its FY 2015 USEPA Assessment grant as matching funds for the BAR grant for the purpose of brownfield site reuse planning and project management.


Agenda date:	3/19/2018
Action taken:	Adopted
Mayor's signature:	
Legal notice:	
Public hearing:	
Acknowledgment:	
Referred to:	
Copies sent to:	Lou N. Carney Clerk of the Council

Schedule B: Certification by Applicant

SCHEDULE B – BAR PLANNING GRANT

CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the federal Environmental Protection Agency are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, regional agencies, state agencies (including the CT Department of Energy & Environmental Protection, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the U.S. Environmental Protection Agency, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the Connecticut Environmental Policy Act (“CEPA”), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the Department of Economic and Community Development (DECD). DECD reserves the right to amend or cancel this RFA, to modify or waive any requirement, condition or other term set forth in this RFA or the Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this RFA, or to reject any or all such applications, in each case at DECD’s sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this RFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Name/Title: 
Signature/Date: Kerhsta Morgan 3/27/18



Schedule C: DECD BAR Budget Form

SCHEDULE C - BAR PLANNING GRANT



Connecticut
still revolutionary Department of Economic and Community Development

CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT					
Project Financing Plan & Budget - BAR Planning Program					
Original (Mark X):			Revision#:		
Applicant:	City of Meriden		Fed ID#:		
Project:	BAR Grant		Project #:		
Program:	Brownfield Redevelopment	Budget Start:	6/1/2018	Budget End:	6/1/2020

	<u>DECD</u>		<u>NON-DECD</u>	<u>TOTAL</u>
	<u>GRANT</u>	<u>LOAN</u>		
DECD: <i>BAR Program</i>	\$ 100,000			\$ 100,000
DECD: <i>Program 2</i>				\$ -
Other: <i>Applicant, Private, Bank, Fed., Local etc.</i>			\$ 10,000	\$ 10,000
Other: <i>Applicant, Private, Bank, Fed., Local etc.</i>				\$ -
Other: <i>Applicant, Private, Bank, Fed., Local etc.</i>				\$ -
Total Sources	\$ 100,000	\$ -	\$ 10,000	\$ 110,000

	<u>DECD FUNDS</u>		<u>NON-DECD FUNDS</u>	<u>TOTAL</u>
	<u>PROGRAM #1</u>	<u>PROGRAM #2</u>		
USES OF FUNDS				
DECD Legal Costs				\$ -
Land Acquisition (including appraisals & legal)				\$ -
Relocation (only if approved)*				\$ -
Planning Studies (pre-dev work, CEPA, historic etc.)	\$ 100,000.00		\$ 10,000.00	\$ 110,000.00
Haz. Building Material Survey (asbestos, lead, etc.)				\$ -
Env. Site Assessment (Ph. I,II,III, RAP etc.)				\$ -
Design/Architectural/Engineering Work				\$ -
Env. Remediation (soil, groundwater etc.)				\$ -
Abatement (lead, asbestos, PCBs etc.)				\$ -
Demolition				\$ -
Construction Admin./Management				\$ -
Gen. Const./Rehab (permit, mtl.-test. insurance etc.)				\$ -
Revolving Loan Fund				\$ -
Office/Computer Equipment (only if approved)*				\$ -
Machinery & Equipment (only if approved)*				\$ -
Salaries (only if approved - complete Sched. A)*				\$ -
Other Administration Costs (only if approved)*				\$ -
Other - please include DECD line item & code* / **				\$ -
Contingency- (only budgetary, no charge to line item)				\$ -
Total Uses	\$ 100,000.00	\$ -	\$ 10,000.00	\$ 110,000.00

*Note: These line items are not eligible for funding through most DECD programs unless specifically approved by the State Bond Commission or is an approved use under the Funding Program. Please discuss with DECD PM regarding eligibility. Additional schedules may be requested.

Applicant Name: City of Meriden
 I request approval of this Project Financing Plan and Budget in accordance with the terms and conditions of the Assistance Agreement and as the duly authorized individual representing the applicant, affirm that the project will be operated in accordance with this budget.

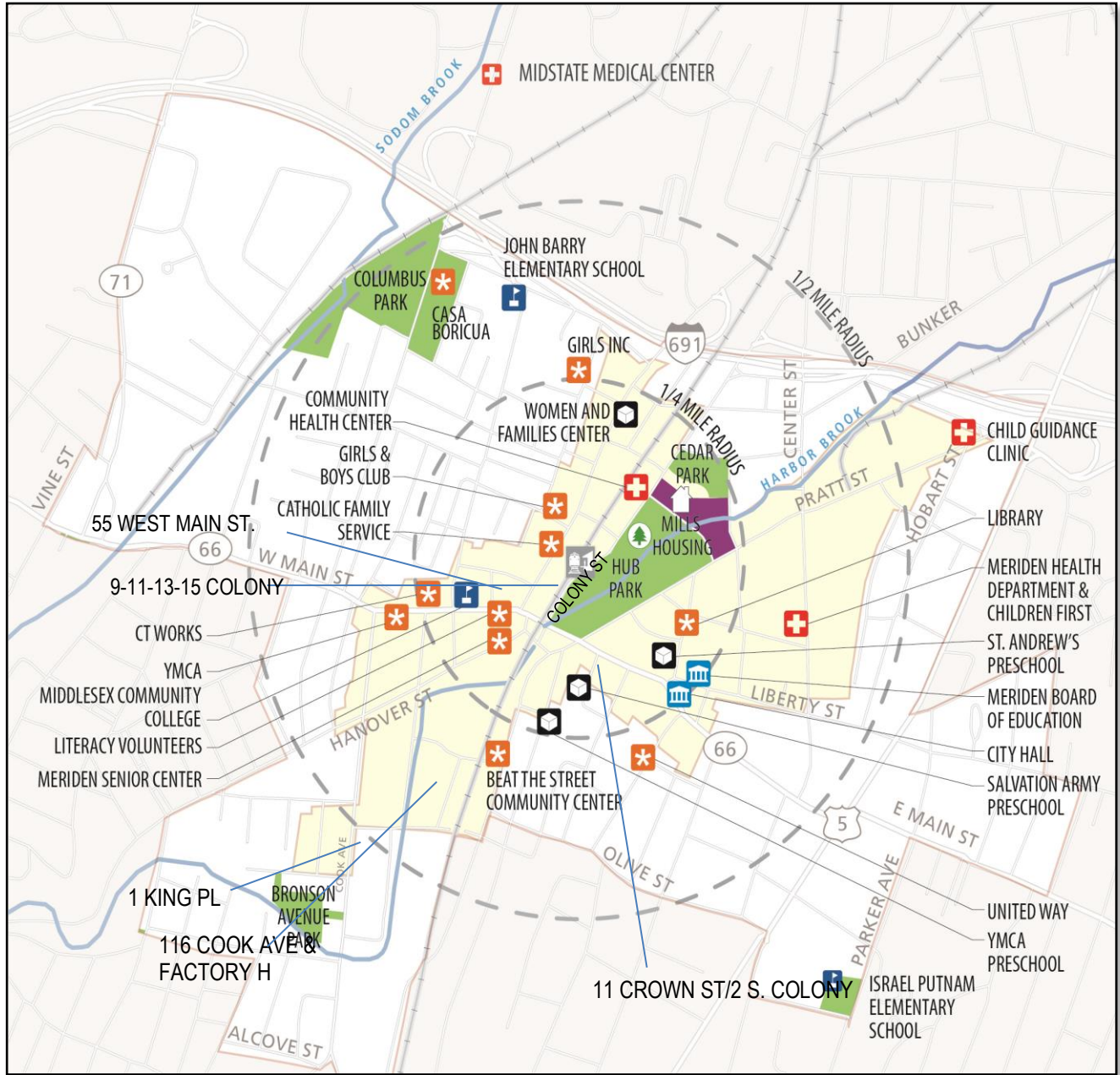
_____ 3/27/18
Date
Kenneth Morgan, Acting City Manager

The Project Financing Plan and Budget is hereby approved in the amounts and for the time period indicated.
 (**Please Note:** Budget revisions only require the Unit Director's signature):

_____ Date
Director/Executive Director/CD Director, DECD
 _____ Date
Catherine H. Smith, Commissioner

Schedule D Map

BAR Project Area -TOD/Choice Neighborhood Area
Meriden, CT



Schedule E

Blight & Brownfields Committee Members/Stakeholders as of March 2018

Andy Piatek, Meriden Resident
Bob Bass, City of Meriden
Carlos Texidor, Fuss and O'Neil
David James, Meriden Land Trust
David Ringquist, CT DEEP
Harley Langford, Tighe and Bond
Holly Wills, Meriden Council of Neighborhood Organizations
James Olsen, Tighe and Bond
Jing Chen, CT DEEP
Juliet Burdelski, City of Meriden
Kathy Castagna, Vita Nuova
Ken Olson, POKO
Kenneth Morgan, Acting City Manager
MaryEllen Mordarski, Meriden Resident
Matthew Sarcione, City of Meriden
Michael Taylor, Vita Nuova
Patrick Grafton, AECOM
Peter Miller, City of Meriden
Peter Shiue, Colliers International Real Estate Brokers
Robert Seale, Meriden City Planning
Scott Bryden, Meriden Health Department
Sean Moore, Midstate Chamber of Commerce

Schedule F: Past State Funds

City of Meriden DECD grants and loans

- a) Remediation of the Meriden Hub site, grants totaling up to \$12,809,793, including DECD Urban ACT for \$3,500,000 dated June 15, 2012, DECD Brownfield Grant for \$500,000, DEEP grant Public Act PA 07-7 JSS, Sec 13(d) (32) for \$5,659,793 and DEEP grant Public Act PA 07-7 JSS. 13(d)(32) \$3,150,000. Work is approximately 100% complete. Grant close out is in process.
 - b) 2014 DECD Municipal Brownfields and Inventory Assessment grant. \$200,000 (funds committed on April 16, 2014) for assessment of Mills "Mega Block" including assessment of 161 State Street, 144 Mills Memorial, and 62 Cedar Street. Assessment in progress. Work is approximately 100% complete.
 - c) 2014 DECD Municipal Brownfields Cleanup grant. \$597,000 (funds committed on August 27, 2014) for cleanup of Mills "Mega Block Site" including cleanup of 177 State Street. Work is 100% complete.
 - d) 2015 DECD Municipal Brownfields Assessment grant and loan. \$221,000 loan (funds committed May 27, 2015) for interim cleanup of former Meriden Wallingford hospital located at 1 King Place. \$180,000 grant (funds committed September 22, 2014) to complete Phase II/III Environmental Site Assessments. Work is 100% complete.
 - e) 2015 DECD Municipal Brownfields Cleanup grant, \$1.725 million (funds committed July 13, 2015) for demolition and cleanup of former Record Journal headquarters located at 11 Crown Street. Budget amendment has been requested. Project to be completed in 2018.
 - f) 2015 DECD Municipal Brownfield Cleanup grant, \$2 million for demolition and cleanup of the Mills. Project is 5% complete. Project to be completed in 2018.
 - g) 2017 DECD Municipal Brownfield Cleanup grant and loan, \$4 million for remediation of 1 King Place. Project to commence in 2018. Project is 5% complete.
 - h) 2015 DECD Brownfields Areawide Revitalization Planning Grant, \$100,000 for Market Assessment and Reuse Planning in TOD District. Project is 100% complete.
-

Schedule G

Letters of support and commitment of matching funds

- Letter from One King LLC, selected developer, in support of site reuse planning at city-owned 116 Cook Ave.
 - Letter from Aaron Twersky, owner representative 9-11-13-15 Colony Street, in support of site reuse planning at 9-11-13-15 Colony Street.
 - Letter from Henry Le, owner 55 West Main Street, in support of site reuse planning at 55 West Main Street.
 - USEPA FY 2015 Grant Agreement, Brownfield Assessment in Meriden CT
-

1 KING PLACE, LLC

March 26, 2018

Ms. Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

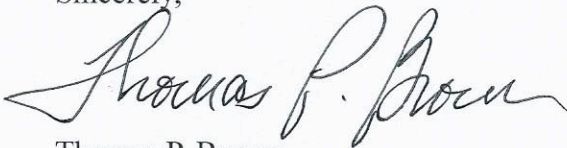
Dear Ms. Burdelski,

We are aware that the City of Meriden is applying for funding under the State of Connecticut "Brownfield's Areawide Revitalization" planning grant for the purpose of completing site reuse plans and/or architectural specifications for possible redevelopment sites in the BAR Project Area. Sites of interest include 9-11-13-15 Colony Street, 55 West Main Street and 116 Cook Ave.

As the selected, preferred developer of 116 Cook Avenue, we are interested in working with the City of Meriden on these planning activities and fully support the City's efforts to secure State funds for this purpose.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Thomas P. Brown".

Thomas P. Brown
1 King Place, LLC



March 26, 2018

Via E-mail

Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, Connecticut 06450

Dear Ms. Burdelski,

I am aware that the City of Meriden is applying for funding under the State of Connecticut "Brownfields Areawide Revitalization" planning grant for the purpose of completing site reuse plans and/or architectural specifications for possible redevelopment sites in the BAR Project Area. Sites of interest include 9-11-13-15 Colony Street, 55 West Main Street and 116 Cook Avenue.

As the owner of 9-11-13-15 Colony Street, CBD & Sons, Ltd. is interested in working with the City of Meriden on these planning activities and support the City's efforts to secure state funds for this purpose.

If you have any questions, please feel free to contact me.

Sincerely,

Aaron Twersky
Vice President, CBD & Sons, Ltd.

March 27, 2018

Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

Dear Ms. Burdelski,

We are aware that the City of Meriden is applying for funding under the State of Connecticut “Brownfields Areawide Revitalization” planning grant for the purpose of completing site reuse plans and/or architectural specifications for possible redevelopment sites in the BAR Project Area. Sites of interest include 9-11-13-15 Colony Street, 55 West Main Street, 116 Cook Ave.

As the owner of 55 West Main Street, Meriden CT, we are interested in working with the City of Meriden on these planning activities and support the City’s efforts to secure state funds for this purpose.

If you have any questions, please feel free to contact me.

Sincerely,

Henry Le

Owner, 55 West Main Street

Phone 857 271 9800

March 28, 2018

To Whom it may concern:

The City of Meriden has a balance of \$108,857.38 available for drawdown from its FY 2015 USEPA Brownfield Assessment grant # BF96196601. The balance from the ASAP.gov drawdown system is below.

Signed,



Juliet Burdelski, Project Manager

3/27/2018

Initiate Payment Requests

BUILD: 2018.03.14(26.0.0.4) | CLONE: (ASAPGov_Cluster_Clone3) | Current Cycle Date: 03/27/2018



Juliet Burdelski
Working For 1125448

Home Enrollments Payment Requests Agency Functions Reports Inquiries Help Log Off

Initiate Payment Requests (PR)


Step 2 of 4
Enter Payment Transactions
[Display Selection Criteria](#)

Payment Request Type : Individual
Payment Method : ACH
Bank Relationship : 011103093*****8590
Requested Settlement Date : 03/28/2018

Your criteria matched 9 account(s)
8 accounts not shown because they are unavailable for payment or already selected

Recipient : MERIDEN CITY OF (1125448)					
Federal Agency : ENVIRONMENTAL PROTECTION AGENC (68128933)					
Cash on Hand : \$			Total : \$		
Account ID	Account Status	Requestor Reference Number	Available Balance	Amount Requested	Remittance Data
BF96196601	Open	<input type="text"/>	\$108,857.38		
BF96196601 - G100NY00 HAZARDOUS	Open			\$ <input type="text"/>	<input data-bbox="1328 1570 1349 1598" type="button" value="+"/>

Continue Sort Cancel Help for this Step

	U.S. ENVIRONMENTAL PROTECTION AGENCY Cooperative Agreement	GRANT NUMBER (FAIN): 96196601 MODIFICATION NUMBER: 0 PROGRAM CODE: BF	DATE OF AWARD 08/20/2015
		TYPE OF ACTION New	MAILING DATE 08/27/2015
		PAYMENT METHOD: Advance	ACH# 10053
RECIPIENT TYPE: Municipal		Send Payment Request to: US EPA LVFC 4220 S. Maryland Pkwy Bldg C, Ste 503 Las Vegas, NV 89119 Tel: 702-798-2471 Fax: 702-798-2423	
RECIPIENT: City of Meriden City Hall, 142 East Main Street Meriden, CT 06450 EIN: 06-6001893		PAYEE: City of Meriden City Hall, 142 East Main Street Meriden, CT 06450	
PROJECT MANAGER Juliet Burdelski City Hall, 142 East Main Street Meriden, CT 06450 E-Mail: jburdelski@meridenct.gov Phone: 203-630-4152		EPA PROJECT OFFICER Kathleen Castagna 5 Post Office Square, Suite 100, OSRR07-3 Boston, MA 02109-3912 E-Mail: castagna.kathleen@epa.gov Phone: 617-918-1429	
EPA GRANT SPECIALIST MaryEllen Stanis Grants Management Office E-Mail: stanis.maryellen@epa.gov Phone: 617-918-1173			
PROJECT TITLE AND DESCRIPTION Brownfields Assessment Program (CTYOM) This assistance agreement will provide funding to the City of Meriden, Connecticut to inventory, characterize, and assess brownfields sites in Meriden, Connecticut. The goal of the project is to develop and prioritize an updated brownfields inventory for Meriden and to conduct Phase I and II Environmental Site Assessments on priority projects for the city. Brownfields are real property, the expansion, development or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.			
BUDGET PERIOD 10/01/2015 - 09/30/2018	PROJECT PERIOD 10/01/2015 - 09/30/2018	TOTAL BUDGET PERIOD COST \$200,000.00	TOTAL PROJECT PERIOD COST \$200,000.00
NOTICE OF AWARD			
Based on your Application dated 07/08/2015 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$200,000. EPA agrees to cost-share <u>100.00%</u> of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS EPA New England 5 Post Office Square, Suite 100 Boston, MA 02109-3912		ORGANIZATION / ADDRESS U.S. EPA, Region 1 OSRR 5 Post Office Square, Suite 100 Boston, MA 02109-3912	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official for Michael Kenyon - Director Office of Administration and Resource Management Fred Weeks - Award Official delegate			DATE 08/20/2015

EPA Funding Information

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$	\$ 200,000	\$ 200,000
EPA In-Kind Amount	\$	\$	\$ 0
Unexpended Prior Year Balance	\$	\$	\$ 0
Other Federal Funds	\$	\$	\$ 0
Recipient Contribution	\$	\$	\$ 0
State Contribution	\$	\$	\$ 0
Local Contribution	\$	\$	\$ 0
Other Contribution	\$	\$	\$ 0
Allowable Project Cost	\$ 0	\$ 200,000	\$ 200,000

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 104(k)(2)	2 CFR 200 2 CFR 1500 and 40 CFR 33

Fiscal									
Site Name	Req No	FY	Approp. Code	Budget Organization	PRC	Object Class	Site/Project	Cost Organization	Obligation / Deobligation
-	15010CG016	15	E4	0110AG7	301D79	4114	G100NY00		200,000
									200,000

Budget Summary Page

Table A - Object Class Category (Non-construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$10,500
2. Fringe Benefits	\$0
3. Travel	\$3,900
4. Equipment	\$0
5. Supplies	\$2,500
6. Contractual	\$183,100
7. Construction	\$0
8. Other	\$0
9. Total Direct Charges	\$200,000
10. Indirect Costs: % Base	\$0
11. Total (Share: Recipient <u>0.00</u> % Federal <u>100.00</u> %.)	\$200,000
12. Total Approved Assistance Amount	\$200,000
13. Program Income	\$0
14. Total EPA Amount Awarded This Action	\$200,000
15. Total EPA Amount Awarded To Date	\$200,000