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Welcome to the Blight & Brownfields Committee May 17, 2018



www.Meridenbiz.com/brownfields



AGENDA

- I. Welcome and Introductions
- II. Assessment Projects-Updates
- III. DECD Cleanup Projects-Updates
- IV. USEPA Cleanup Project-Updates
- V. Update on Blight Enforcement Activities
- VI. Other business
- VII. Public Comments



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Assessment Projects



USEPA FY 2015 Assessment Grant

Community Wide Assessments

- Environmental Assessments completed:
 - Lead paint testing at **51-53-55 Colony Street**
 - Façade improvement –CDBG/Meriden Match program
 - Phase I/II Environmental Site Assessment at **664 W. Main St. (Moran's)**
 - Phase I Environmental Site Assessment, Crystal Grocery, **208-226 W. Main**
 - Phase I Environmental Site Assessment, **48 Arch Parkway**
 - 2-family residential construction
 - Phase I/II Environmental Site Assessment and Hazardous Building materials investigation **21 Colony Street**
 - Adaptive reuse/historic preservation
 - Phase II **69 East Main Street**
 - Commercial/mixed use development
 - Phase II **84-88 Grove Street**
 - Residential development
- Environmental Assessments in progress (Loureiro):
 - Phase III Environmental Site Assessment for **69 East Main Street**

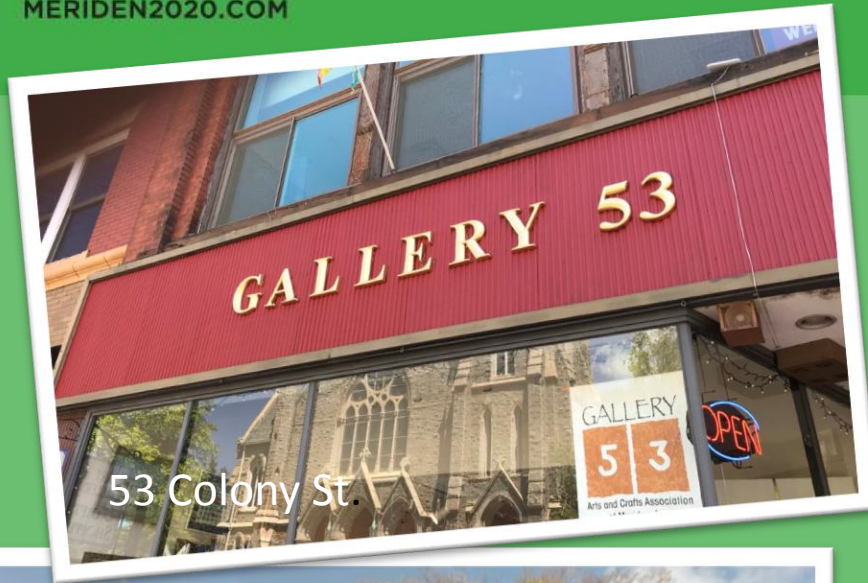
Other Activities

- \$82,000 in USEPA funds available for assessments through 2018
- City will seek budget extension through 2019

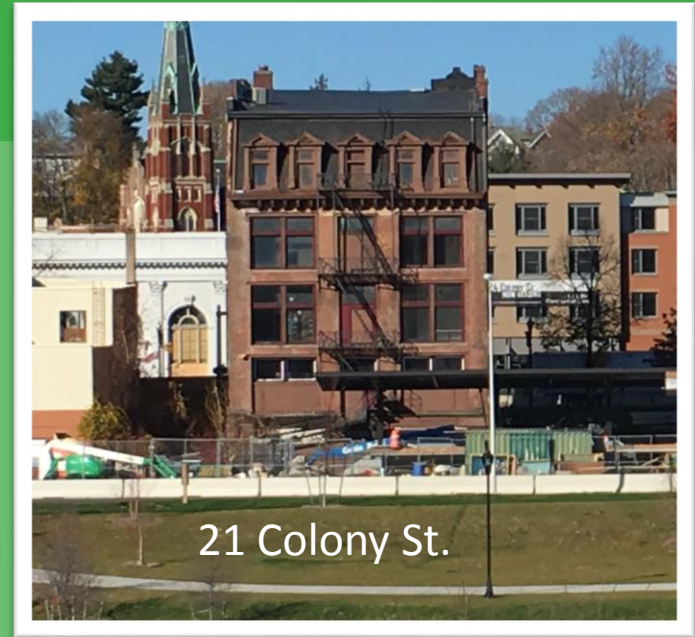
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53 Colony St.



21 Colony St.



84-88 Grove St.



69 East Main St.

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DECD Cleanup projects



Cleanup/Demo at 11 Crown Street (former Record Journal) DECD Grant-\$1.98 million



- Tighe & Bond LEP, Manafort Brothers demo contractor
- Demo/soil remediation substantially completed October 2017
- Found additional 2,500 cubic yards (3,500 tons) of previously unknown polluted urban fill. DECD provided funding for additional cleanup. Work is in progress.
- Next steps:
 - Complete urban fill removal May 2018
 - Transfer property to the Michaels Organization June 2018
 - Development of 81 Units, 14,000 sf flex space. Construction 2018-2019
 - Electric transformer utility relocation to S. Colony St.
 - Groundwater site monitoring during and post-construction

Mills Memorial Public Housing Complex

\$2 million DECD Grant demo & cleanup

144 Pratt St./Mills Memorial Site

- AECOM LEP consultant
- 4 acre parcel with 5 structures
- City to utilize parcel for expansion of park/Harbor Brook flood control project.
- DECD \$2 million grant for abatement/demo. (Grant does not cover soil remediation.)
- \$2.16m contract awarded to Bestech Inc of CT.
- Demo/abatement to begin May 2018, completed by December 2018.
- Next steps:
 - MHA to transfer 144 Pratt/Mills to City
 - City to transfer 62 Cedar St. to MHA
 - Demo/abatement, foundation removal in 2018
 - Park/flood control design in 2019
 - Park/flood control implementation at the site in 2020/2021



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Post-cleanup development Meriden Commons 1



Opening May 2018! Pre-leasing

<https://www.pennrose.com/apartments/connecticut/meriden-commons/>



Post-cleanup development Meriden Commons 1



Figure 1 – Proposed Housing Site



1 King Place-former MW Hospital



- **Fuss & O'Neill LEP**
- **Completed asbestos cleanup-floors 1 & 2; removed 7 drums.**
- **Phase II/III and Haz Mat Survey, structural evaluation completed.**
- **Master Developer Agreement signed with One King LLC June 2017.**
- **DECD \$2 million grant + \$2 million loan for cleanup.**
 - **\$3.4 m contract awarded to American Environmental Inc.**
 - **8-month haz mat abatement project**
 - **Balance of grant to be used for soil remediation in 2019**

1 King Place-former MW Hospital

- **USEPA \$200,000 cleanup grant! Awarded April 2018.**
- The City of Meriden plans to remove both of the USTs identified in the southern UST area as part of redevelopment activities and to remediate the PCBs in the boiler room.
- The City plans to enter the Site into the CTDEEP's Voluntary Remediation Program (VRP), which uses the Connecticut Remediation Standard Regulations (RSRs) as cleanup criteria.

Review winning grant application here:

<http://www.meridenbiz.com/brownfields/1-king-place-environmental-reports/>

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Update on Blight Enforcement



Blighted Properties active enforcement updated 12/13/17

- 70 North Spring Street – Heading for foreclosure.
- 42 – 44 Woodland Street – Rehab work underway.
- 48 Bradley Avenue – New blight order. Appealed. Order upheld by NRAB. Notice of Assessment (intent to lien) sent 5/14/2018.
- 465 New Hanover Avenue – Notice of order sent 3/25/15. Monitoring conditions. Per Citation Hearing Officer owner has until 6/1/2018.
- 91 Kensington Heights – Notice of order sent 4/1/15. Owner saved house from foreclosure. Minimal progress. Monitor.
- 72 Twiss Street – New owner. Major rehab work under way.
- 144 Lincoln Street Rear. Notice of Assessment (intent to lien) sent 5/14/2018.
- 83 Coe Avenue. Much improvement to grounds. Painting.
- 86 Pettit Drive. New owner as of 5/11/2018.



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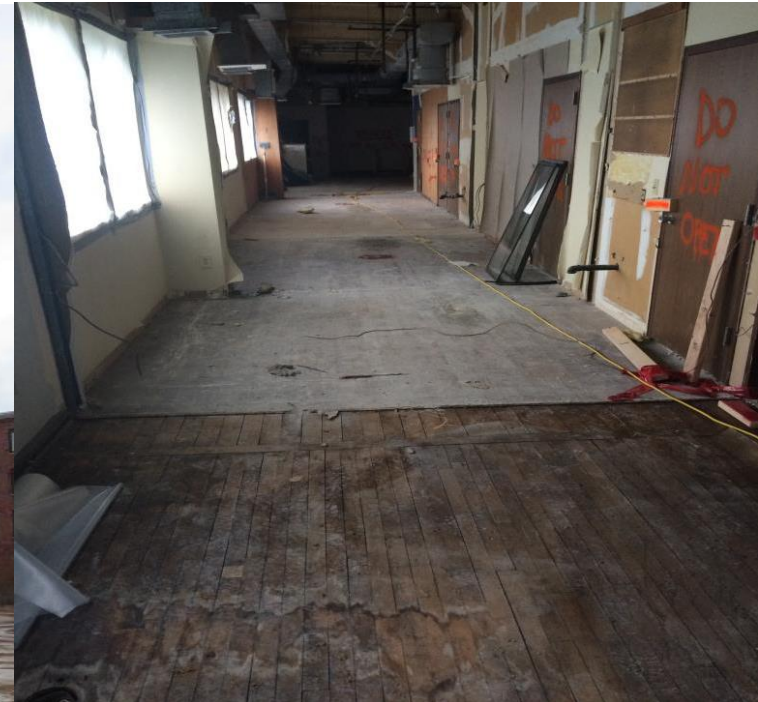
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Other Projects



Cleanup at 116 Cook Avenue



- 250 tons of Hazardous Building Material removed July –Sept 2016.
- \$1 million cleanup (building materials) remains onsite.
- City selected One King LLC as preferred developer October 2017. Preferred Developer Status renewed in May 2018.
- CT awarded \$3.4 million for flood control improvements-HBFC
- Conceptual development plan presented to City for consideration.
- City to resubmit cleanup application to DECD in next funding round.

Meriden Match Façade Improvement Program



- \$100,000 PY43 CDBG funds for façade improvement
 - Five year forgivable loan
 - Incentive to encourage businesses to improve properties, improve quality of life downtown.
- \$100,000 FY 44 CDBG funds for additional projects in 2018/2019
- \$200,000 Urban Act Application pending for additional projects

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THANK YOU!

**Juliet Burdelski, Director of Economic Development
Matt Sarcione, Community Dev. Manager**

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