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City of Meriden Blight & Brownfields Committee

Assessment and Cleanup status

July 21, 2016



Highlights of Cleanup & Assessments



- ❑ \$200,000 from USEPA for Community wide environmental assessments
- ❑ \$200,000 from DECD for Mills Memorial Housing Complex Environmental Assessments
- ❑ \$401,000 1 King Place Assessment and Interim cleanup
- ❑ \$100,000 from DECD Brownfields Areawide Planning
- ❑ \$2 million for demolition and remediation of the Mills
- ❑ \$580,000 in USEPA & HUD funds for 116 Cook Ave Cleanup
- ❑ \$1.73 million from DECD for 11 Crown Street Demo & Remediation
- ❑ \$597,000 for cleanup of 177 State Street
- ❑ \$240,000 EPA grant for Hub/50 East Main St. (close out in process)



USEPA FY 2015 Assessment Grant-\$200,000

Community Wide Assessments

Current Activities

- Completed lead paint testing at 51-53-55 Colony Street
 - LBP is present. Use lead safe contractors when making improvements to building exterior
- Phase I/II Environmental Site Investigation at 664 W. Main St. (Moran's)
 - Former gas station. Phase II/to determine extent/boundaries of potential contamination. Owner seeking assistance to assess and cleanup up

Future tasks

- Phase I -60 Tremont Street. Site of community garden.
- Phase I and Haz Mat Building Survey 21 Colony Street
- QRWA Project to be determined
- Other sites to be determined
- Site reuse planning 1 King Place (former hospital)

\$100,000 DECD Brownfields Areawide Revitalization (BAR) Grant

Current Activities

- Consultant selection in process. Consultant selection by Sept 2016

Future tasks

(1) Market Assessment:

- (1) Primary focus on opportunities for commercial/office/retail development and lease up within the target area.
- (2) Recommend mix of office/retail/commercial development in the BAR Target Area/Choice Neighborhood Area, and include projected rental rates.
- (3) Recommend specific incentives to attract developers to the TOD area.
- (4) Identify at least three potential commercial/retail/office partners likely to consider locating in downtown Meriden.

(2) Marketing Materials: Prepare a standardized marketing package targeting potential commercial/ retail/ office tenants.

(3) Site Reuse concept plans, including at least one rendering per site:

- 1 King Place
- 16 Church Street
- 25-33 Colony Street

DECD 2014 Assessment Grant-\$200,000

Mills “Megablock”

Purpose of the project is to complete environmental site assessments to help advance demo of existing structures and facilitate new development at 161 & 177 State Street and 62 Cedar Street.

	177 State St.	161 State St.	62 Cedar St.	144 Mills Memorial
Phase I Assessment	AECOM Completed 10/2015	AECOM Completed (2015)	AECOM Completed (2015)	AECOM Completed (2015)
Phase II/III Assessment	AECOM Completed 2014	AECOM Completed	DRAFT COMPLETED	DRAFT COMPLETED
Remedial Action Plan	AECOM Completed 2014	AECOM Completed (2015)		
Haz Mat Building Survey				COMPLETED (2015)
Development/ Reuse Plan	Pennrose/MHA 75 Rental Housing Units including 23 Mills replacement units	To be developed with 177 State Street	Pennrose/MHA future phase	City to Implement Harbor Brook Flood Control Project, Daylight Harbor Brook
Remediation/ Cleanup	\$597,000-DECD grant	TBD	TBD	\$2 million DECD grant awarded Feb 2016
Developer	MHA/Pennrose	MHA/Pennrose	MHA/Pennrose	City/Flood Control

Cleanup at 116 Cook Avenue

\$430,000 USEPA and HUD/CDBG Section 108 Loan



- Tighe & Bond-LEP
- Select Demo-Contractor
- Cleanup to begin 7-25-2016. Removal of selective hazardous materials from inside building prior to redevelopment (asbestos, PCBs, lead, hydraulic oil)
- Future redevelopment by POKO Partners

Cleanup/Demo at 11 Crown Street (Record Journal)

DECD Grant-\$1.73 million



- Tighe & Bond LEP
- Demolition of structure and removal of hazardous materials
- Bid documents to be released August 2016 with demo to be completed by 12/2016 (target dates).
- Master Development Agreement in place with the Michaels Org (March 2016). 81 unit development to be constructed.

Cleanup at Hub (77 State St./50 E. Main) park, flood control and ec dev. project

\$12.9m DEEP/DECD/EPA



- **AECOM LEP**
- **Site construction and remediation completed June 2016. Site ready for development.**
- **Park grand opening September 9, 2016 (5 pm). Community day Sept. 10, 2016.**
- **Pennrose Properties selected as Preferred Developer for 3 acres at the Hub site. Plan for 170 housing units, commercial/retail space. Phase I to begin construction fall 2017 (target date).**

Cleanup at 177 State Street

\$597,000 DECD Grant



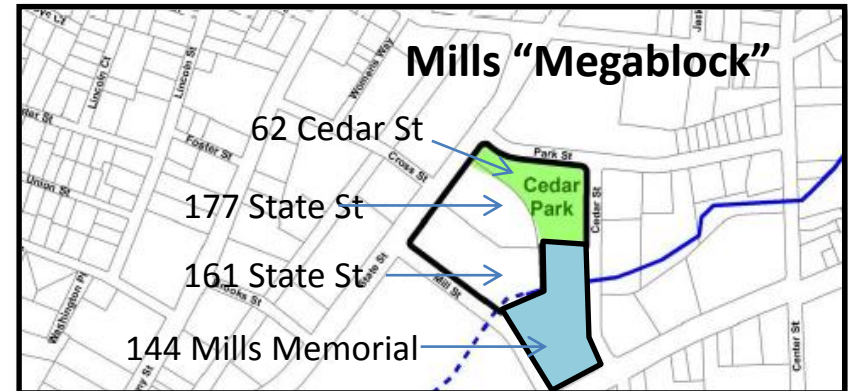
- AECOM LEP
- Remediation bid documents in final review. Remediation plan includes site requirements future development. Bid out 8-1-2016.
- City to complete site remediation prior to transfer to Pennrose Properties/MHA. 75 unit development including 23 Mills replacement units
- LIHTC funding approved 2016. Construction to begin 2016/2017.

Mills Memorial Public Housing Complex

\$2 million DECD Grant demo & cleanup

144 Mills Memorial Site

- AECOM LEP
- 4 acre parcel with 5 structures including 3 low rise and 2 high rise buildings.
- Site of 140-unit MHA Mills Memorial Public Housing Complex.
- HUD approved demolition of 2 low rise structures granted in 2015. Demo/dispo application for remaining structures pending.
- City approved transfer of 144 Mills in exchange for 177 State & 62 Cedar St.
- Demo



1 King Place-MW Hospital

\$221,000 DECD cleanup loan, \$180,000 cleanup grant



- **Fuss & O'neill LEP**
- **Asbestos cleanup-floors 1 & 2 and removal of loose drums completed. UST evaluated.**
- **Phase II/III and Haz Mat Survey completed. Structural evaluation of building and parking garage completed.**
- **Developer RFQ to be issued August 2016**
- **Remediation plan will be developed to address known hazards once developer is selected.**

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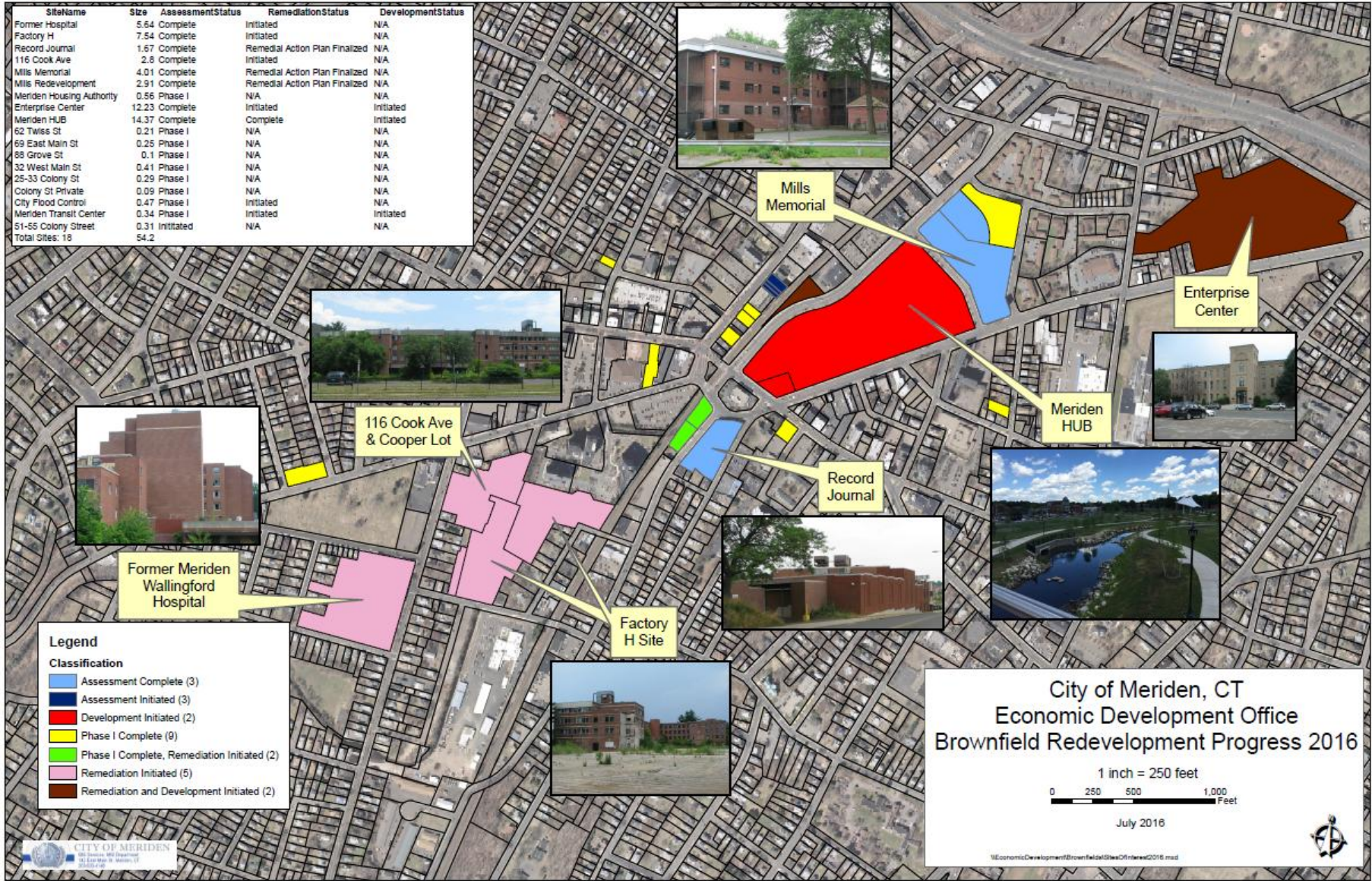
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Catalog & Inventory of Brownfield sites



SiteName	Size	AssessmentStatus	RemediationStatus	DevelopmentsStatus
Former Hospital	5.54	Complete	Initiated	N/A
Factory H	7.54	Complete	Initiated	N/A
Record Journal	1.67	Complete	Remedial Action Plan Finalized	N/A
116 Cook Ave	2.8	Complete	Initiated	N/A
Mills Memorial	4.01	Complete	Remedial Action Plan Finalized	N/A
Mills Redevelopment	2.91	Complete	Remedial Action Plan Finalized	N/A
Meriden Housing Authority	0.56	Phase I	N/A	N/A
Enterprise Center	12.23	Complete	Initiated	Initiated
Meriden HUB	14.37	Complete	Complete	Initiated
62 Twiss St	0.21	Phase I	N/A	N/A
69 East Main St	0.25	Phase I	N/A	N/A
88 Grove St	0.1	Phase I	N/A	N/A
32 West Main St	0.41	Phase I	N/A	N/A
25-33 Colony St	0.29	Phase I	N/A	N/A
Colony St Private	0.09	Phase I	N/A	N/A
City Flood Control	0.47	Phase I	Initiated	N/A
Meriden Transit Center	0.34	Phase I	Initiated	Initiated
51-55 Colony Street	0.31	Initiated	N/A	N/A
Total Sites: 18	54.2			



Legend

Classification

- Assessment Complete (3)
- Assessment Initiated (3)
- Development Initiated (2)
- Phase I Complete (9)
- Phase I Complete, Remediation Initiated (2)
- Remediation Initiated (5)
- Remediation and Development Initiated (2)

City of Meriden, CT
Economic Development Office
Brownfield Redevelopment Progress 2016

1 inch = 250 feet
 0 250 500 1,000 Feet

July 2016

\\EconomicDevelopment\BrownfieldSiteUseOff\news\2016.mxd



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THANK YOU!

**Juliet Burdelski, Director of Ec. Dev.
Paola Mantilla, Ec. Dev. Associate
Alex Richardson, Intern**

**City of Meriden
Office of Economic Development
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