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Welcome to the Blight & Brownfields
Committee

December 13, 2018

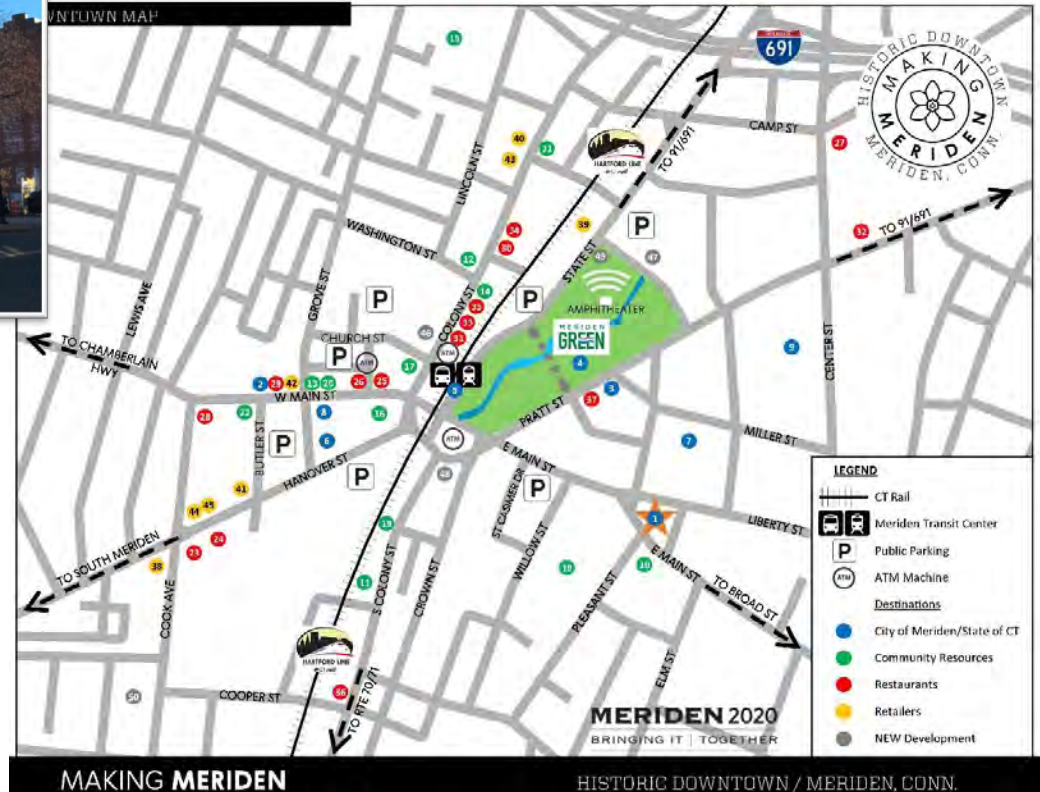
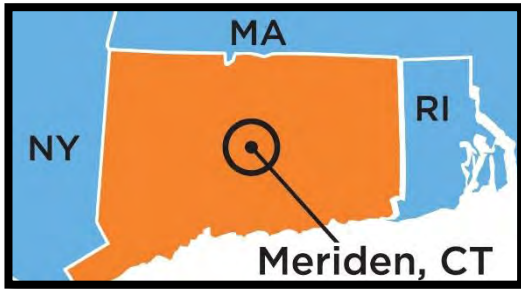


Meriden, CT

"Silver City"

W. Main/Colony National Historic District
Transit Oriented Development Community

Enterprise Zone
Opportunity Zone



MAKING MERIDEN

HISTORIC DOWNTOWN / MERIDEN, CONN.

Challenges to development

	US Census 1701-1703, 1708-1710, 1714
Population	12,677
Unemployment	20.7%
Poverty Rate	33.8 %
Percent Minority	69%
Median HH Income	\$27,638
Moved in last 5 yrs	48%
Owns home	23%
Tax exempt properties	26%
Residential land	42%
Commercial	30%



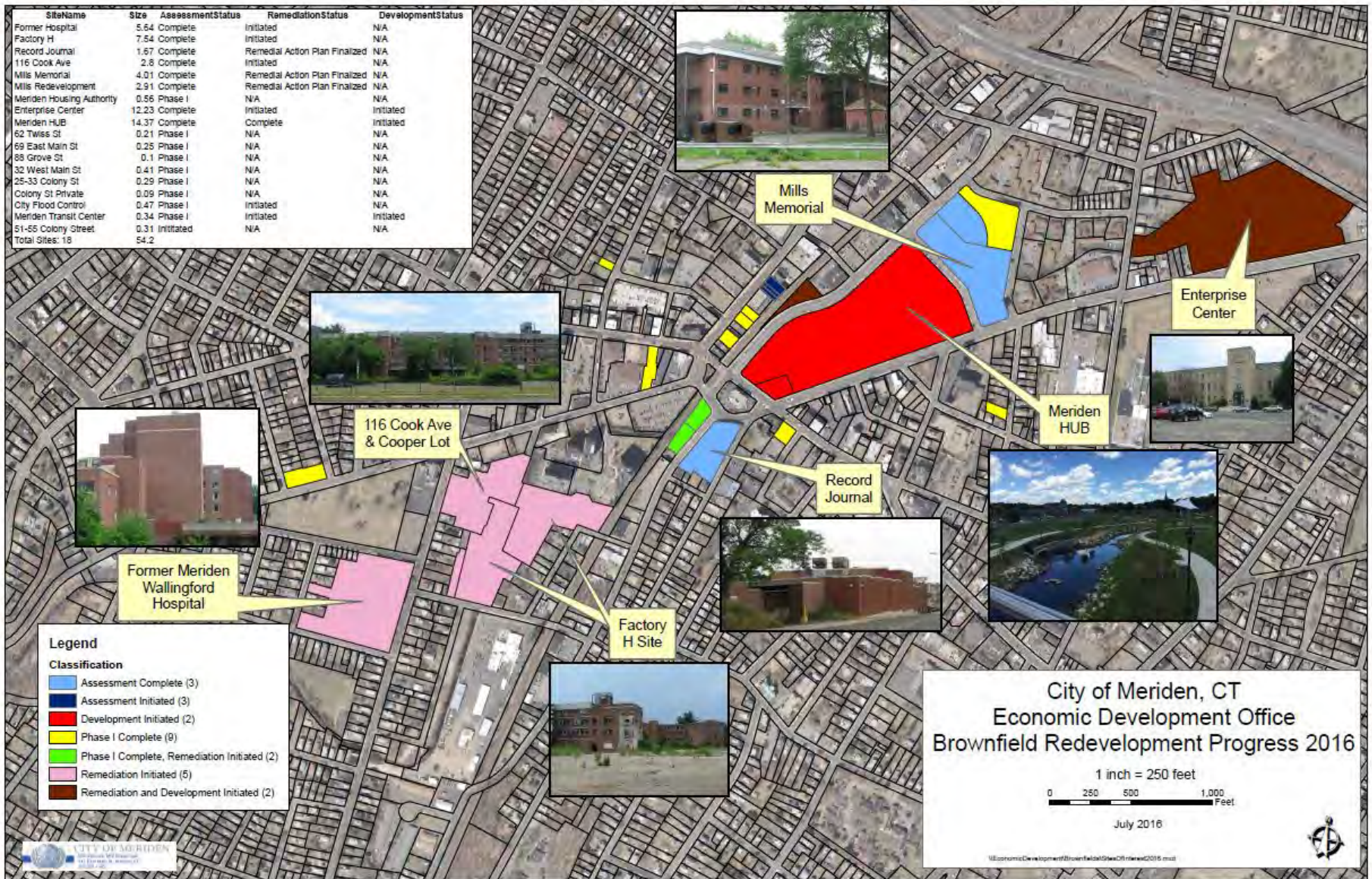
10+ years of assessing brownfield sites

ID	Address	SiteName	Owner	Size	Classification	Phase_I	Phase_II	Phase_III	HBMA	ECAF
1	1 King Place	Former Meriden Wallingford Hospital	City of Meriden	5.64	Remediation Initiated	Complete	Complete	Complete	Complete	N/A
2	104 Butler Street	Factory H Site	City of Meriden	3.75	Remediation Initiated	N/A	N/A	N/A	N/A	Complete
3	11 Crown Street	Record Journal	City of Meriden	1.67	Assessment Complete	Complete	Complete	Complete	Complete	N/A
4	116 Cook & 85 Cooper	116 Cook Ave & Cooper Lot	City of Meriden		Remediation Initiated	Complete	Complete	Complete	Complete	N/A
4	116 Cook Avenue	116 Cook Ave	City of Meriden	2.8	Remediation Initiated	Complete	Complete	Complete	Complete	N/A
5	144 Pratt Street	Mills Memorial	City of Meriden		Assessment Complete					
5	144 Mill Street	Mills Memorial	City of Meriden		Assessment Complete					
5	40 Ceder Street	Mills Memorial	City of Meriden		Assessment Complete					
5	32 & 34 Mill Street	Mills Memorial	City of Meriden		Assessment Complete					
5	40 & 42 Mill Street	Mills Memorial	City of Meriden		Assessment Complete					
5	52 & 58 Mill Street	Mills Memorial	City of Meriden		Assessment Complete					
5	161 State Street	Mills Memorial	City of Meriden	4.01	Assessment Complete	Complete	Complete	Complete	Complete	N/A
6	177 State Street	Mills Redevelopment	City of Meriden	1.31	Assessment Complete	Complete	Complete	Complete	N/A	N/A
7	62 Cedar Street	Mills Redevelopment	City of Meriden	1.6	Phase I Complete	Complete	N/A	N/A	N/A	N/A
8	249 Hanover Street	MHA	Meriden Housing Authority	0.56	Phase I Complete	Complete	N/A	N/A	N/A	N/A
9	290 Pratt Street	Enterprise Center	290 Pratt St LLC	12.23	Remediation and Development Initiated	N/A	N/A	N/A	N/A	N/A
10	30 & 50 East Main Street	Meriden HUB	City of Meriden		Development Initiated	Complete	Complete	Complete	Complete	N/A
10	50 East Main Street	Meriden HUB	City of Meriden		Development Initiated	Complete	Complete	Complete	Complete	N/A
10	77 State St & 50 East Main	Meriden HUB	City of Meriden		Development Initiated	Complete	Complete	Complete	Complete	Complete
10	77 State Street	Meriden HUB	City Of Meriden	14.37	Development Initiated	Complete	Complete	Complete	Complete	N/A
10	77 State/Cooper Street	HUB & Factory H	City of Meriden		Remediation Initiated	Complete	Complete	Complete	N/A	N/A
11	77 Cooper Street	Factory H Site	City of Meriden	3.46	Remediation Initiated	Complete	Complete	Complete	Complete	Complete
12	85 Cooper Street	Cooper Lot/Factory H	City of Meriden	0.33	Remediation Initiated	Complete	Complete	Complete	N/A	N/A
13	62 Twiss Street	City TOD	City of Meriden	0.21	Phase I Complete	Complete	N/A	N/A	N/A	N/A
14	69 East Main Street	City TOD	City of Meriden	0.25	Phase I Complete	Complete	N/A	N/A	N/A	N/A
15	88 Grove Street	City TOD	City of Meriden	0.1	Phase I Complete	Complete	N/A	N/A	N/A	N/A
16	32 West Main Street	City TOD	City of Meriden	0.41	Phase I Complete	Complete	N/A	N/A	N/A	N/A
17	25-33 Colony Street	City TOD	City of Meriden	0.29	Phase I Complete	Complete	N/A	N/A	N/A	N/A
17	9-11, 13-17, 25, 33 Colony St	Colony Street Private	Paul Edwards (9-11, 13-17) City Of Meriden (25, 33)	0.09	Phase I Complete	Complete	N/A	N/A	N/A	N/A
18	33 South Colony Street	City Flood Control	City of Meriden	0.38	Phase I Complete, Remediation Initiated	Complete	N/A	N/A	N/A	N/A
19	51-53 South Colony Street	City Flood Control	City of Meriden	0.09	Phase I Complete, Remediation Initiated	Complete	N/A	N/A	N/A	N/A
20	60 State Street	Meriden Transit Center	Connecticut DOT	0.34	Remediation & Development Initiated	Complete	N/A	N/A	N/A	N/A

Catalog of environmental assessment reports

Site Name	Report Name	LEP	Date		Summary	Report Link
1 King Place	Phase I Environmental Site Assessment (FINAL)	VHB Inc.	5/1/2014	May/2014	Phase II ESA, Dye Test, and Ground Penetrating Radar	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/Final_May_2014_Former_Hospital_Phase I ESA - PJC Edits & formatting w. appendices.pdf
1 King Place	Remedial Action and Redevelopment Municipal Grant Program Application & Targeted Brownfield Development Loan Program Application	City of Meriden	7/14/2014	Jul/2014	N/A	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/Meriden1KingPlaceAssessmentFINAL7142014.pdf
1 King Place	Hazardous Materials Building Assessment	EnviroScience	9/22/2014	Sep/2014	Recommended Analysis of Possible Lead-Paint Chips, and Clean up of all Asbestos Containing Material	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/HazardousMaterialsBuildingAssess_1KingPlace_20141007.pdf
1 King Place	Asbestos Abatement Project Monitoring Report	EnviroScience	12/9/2015	Dec/2015	Recommended proceeding with the Cleanup on the upper floors	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/AsbProjectMonitoring_1KingPlace_20151208.pdf
1 King Place	Hazardous Building Material Inspection	EnviroScience	4/11/2016	Apr/2016	Proper management of the Asbestos, Lead, and PCB waste	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/HazardousMaterialsBuildingInspection_1KingPlace_20160425_DR.pdf
1 King Place	Hazardous Material Abatement Cost Estimate	EnviroScience	5/3/2016	May/2016	N/A	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/Cost Estimate HazardousMaterialsOpinionOfAbatementCosts_20160513_DRAFT (1).pdf
1 King Place	Structural Condition Report	EnviroScience	5/13/2016	May/2016	General Cleanup and repair of Structure	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/Structural evaluation 1 King place 6-2016.pdf
1 King Place	Phase II/Limited Phase III ESA	EnviroScience	6/3/2016	Jun/2016	Complete Phase III including addition testing of AOCs and peperation of a Remedial Action Plan	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/2016-06 Phase II-Limited Phase III ESA Report.pdf
1 King Place	Subsurface Environmental Remediation Cost Estimate	EnviroScience	6/3/2016	Jun/2016	N/A	http://gis.meridenct.gov/website/vault/EconomicDevelopment/Brownfields/E-Copy_Files/Meriden-Wallingford_Hospital/Cost Estimate Subsurface remediation 6-2016.pdf

Goal: Repurpose/reuse 54 acres of brownfields in downtown Meriden CT



Repurpose brownfield sites, and build a place where businesses want to invest... centered around the Meriden Green & Transit Center



City's Approach to Reuse of Brownfield sites

- 1. Use Planning to determine goals for site reuse planning:** EPA Community Wide, Plan of Conservation and Development, Brownfields Areawide Revitalization, TOD Plan
- 2. Evaluate site redevelopment constraints.** Does the proposed reuse conform with local land use and zoning? Meriden TOD Zoning- Hybrid form based code allowing maximum flexibility for adaptive reuse and new construction; administrative approval
- 3. Conduct due diligence prior to property acquisition:** Tax Foreclosure, Condemnation, Negotiated Purchase, Tax Lien Sale
- 4. Assess risks to site reuse through completion of Environmental Assessments and Building Evaluations (structural and presence of hazardous materials):** Phase I/II/III, USEPA Brownfield Assessment grant, DECD Brownfield Assessment Grant, TOD Pilot
- 5. Select Remediation/Abatement Strategy:** USEPA Cleanup Grant, DECD Brownfield Cleanup grant, HUD Section 108 CDBG Loan, DECD Urban Act Grant
- 6. Developer Selection and Property Transfer:** Negotiate terms through RFP/RFQ/Master Developer Agreement

City's Approach to Reuse of Brownfield sites

Sites in planning/evaluation/assessment stage:

- **69 East Main Street**
- **121 Colony Street Rear**

Sites in the cleanup stage:

- **116 Cook Ave.**
- **Mills**
- **1 King**

Sites in the Redevelopment Stage:

- **11 Crown**
- **177 State Street**
- **Hub/Meriden Green**

City's Approach to Reuse of Brownfield sites

Assessments

Planning: TOD Plan

TOD Zoning: TOD Park zone

Property acquisition/swap:
City owned (1993)

Assessments:
Louriero LEP
Phase I/II/III completed
Supplemental Phase III in progress

Remediation/demo:
2019 EPA cleanup grant application

Developer RFQ/RFP/MDA:
To be determined

69 East Main Street



Planning: TOD Plan

TOD Zoning: TOD

Property acquisition/swap:

Abandoned site

Tax Lien sale. To be acquired by City in 20
assuming no redemption

Assessments:

EPA site evaluation completed

City to conduct Phase I/II

Tighe & Bond LEP

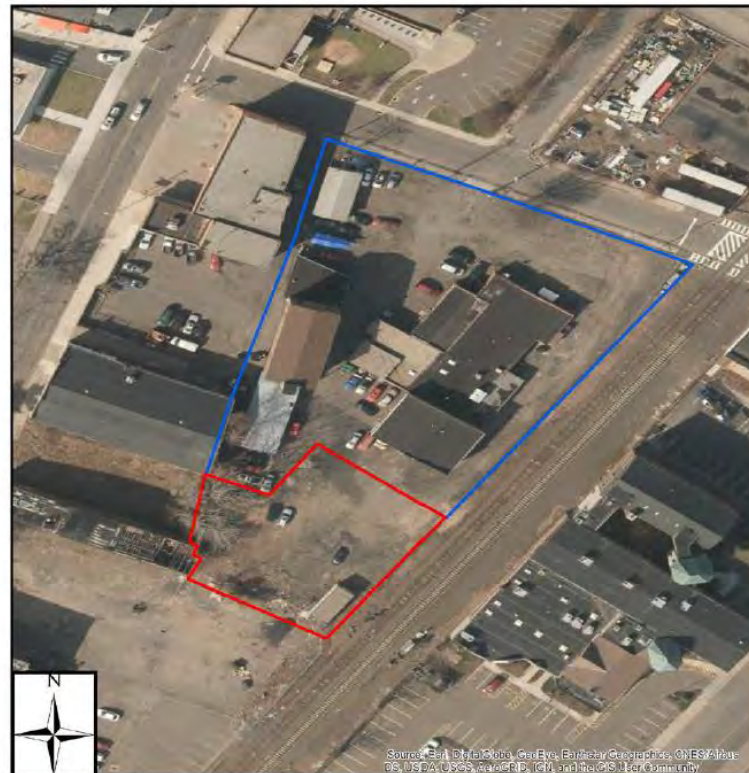
Remediation/demo:

None completed

Developer RFQ/RFP/MDA:

To be determined

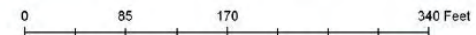
121 Colony Street Rear



Legend

- Lagoon Parcel Property Boundary
- Ogle Property Boundary

Quinlan Russell Property Boundaries



"Foundry" and "Impoundment" areas were drawn from GE's December 2016 site assessment, Fig. 2, "Site Layout", DRAFT
Site Address: 121 Colony Street (Rear)
Meriden, CT 06451



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Cleanup Sites

Mills Memorial Public Housing Complex and the “Megablock”

Planning: TOD Plan, HUD Choice Neighborhoods

TOD Zoning: TOD Park zone

Property acquisition/swap:

144 Mills: City acquired from MHA

177 State St. City purchased, transferred to MHA

62 Cedar St. City transferred to MHA

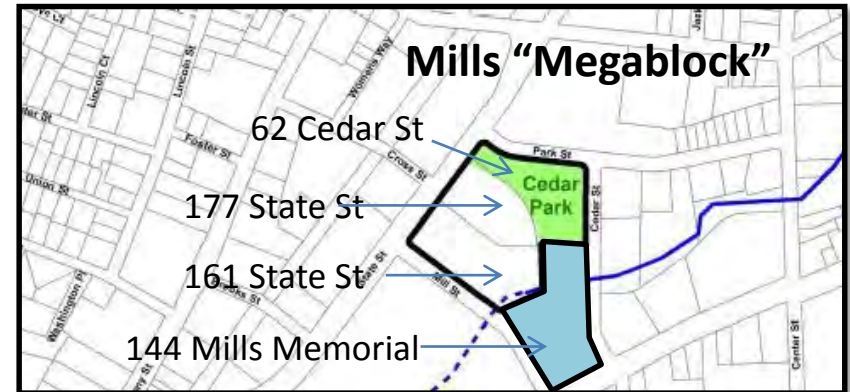
Assessments: Phase I/II/III, HBMA (4 sites)

Remediation/demo:

- \$180,000 DECD assessment grant
- \$2 million DECD demo grant 144 Mills
- \$597,000 DECD cleanup grant 177 State
- 144 Mills & 177 State entered VRP program

Developer RFQ/RFP/MDA:

- Pennrose Properties/MHA (\$50m)
- City of Meriden Flood Control Project (\$14m)



Mills Memorial Public Housing Complex and the “Megablock” redevelopment



Mills Memorial Public Housing Complex and the “Megablock” redevelopment



Mills Memorial Public Housing Complex and the “Megablock” redevelopment



116 Cook Avenue/Factory H

Planning: EPA Community Wide Assessment, TOD Plan

TOD Zoning: TOD Hanover, 70,000 sf structure, 10 acres

Property acquisition: City acquired former office building in 2009 through negotiated purchase (\$690,000); adjacent to abandoned Factory H site

Assessments: Phase I/II/III, HBMA

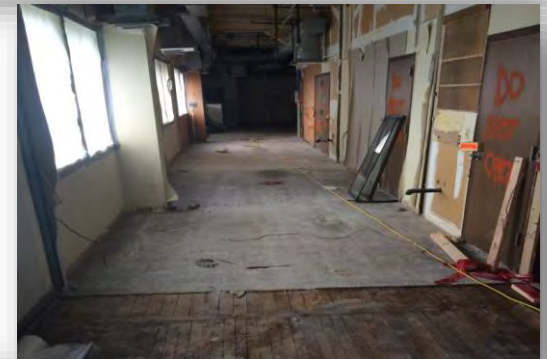
- USEPA assessment and cleanup grants (\$720,000)

Remediation/demo:

- Haz building materials cleanup ongoing
- \$1.5m HUD/CDBG Section 108 loan
 - 250 tons of haz mat, UST removed
 - Factory H demo
- \$1m needed to complete building cleanup

Developer RFQ/RFP/MDA:

- Preferred developer selected



1 King Place-former hospital

Planning: EPA Community Wide Assessment, DECD Brownfield Areawide Revitalization Planning Grant

TOD Zoning: TOD Hanover

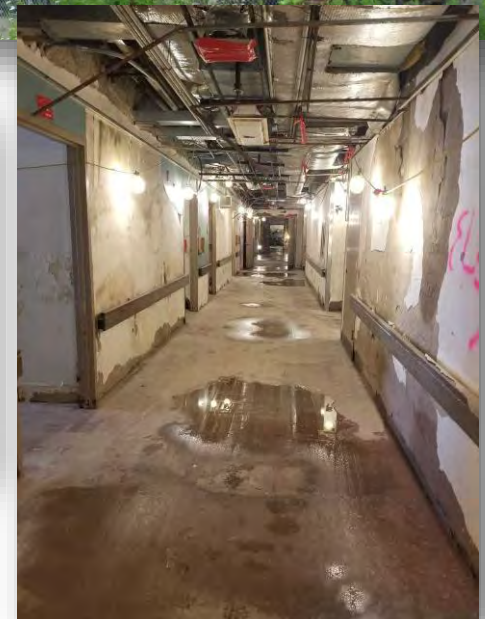
Property acquisition: City acquired 300,000 sf former hospital in 2014 (\$1.1m tax foreclosure)

Remediation/demo:

- \$4 million DECD demo grant/loan
- Fuss & O'Neill LEP, AEI abatement contractor
- \$200,000 EPA Cleanup (FY 2018)
- Prior assessment/cleanup \$401,000 DECD

Developer RFQ/RFP/MDA:

- 1 King LLC, selected as developer
- MDA signed 2017
- Mixed use, elderly housing
- 100% market rate
- Property transfer contingent on \$10m equity investment by developer



1 King Place-former hospital



City's Approach to Reuse of Brownfield sites

Redevelopment Sites

11 Crown Street/ "2 South Colony"

Planning: HUD/DECD Sustainable Communities Challenge Grant, Choice Neighborhoods

TOD Zoning: TOD Park zone

Property acquisition: City acquired for \$495,000 through negotiated purchase

Assessments: Phase I/II/III, HBMA

Remediation/demo:

- \$1.98 million DECD demo grant
- Site entered into DEEP/DECD ABC liability relief program
- **12 months GW monitoring required**

Developer RFQ/RFP/MDA:

- Michaels Organization (\$32m), 81 units
- 99 year ground lease with City (\$495,000 back to City, taxable property)
- Closing pending



Cleanup at “the Hub”-77 State & 50 East Main St.

Planning: Hub site reuse planning

TOD Zoning: 14 acre site in TOD Park zone

Property acquisition: City acquired former 14 acre commercial site through condemnation

Assessments: Phase I/II/III, HBMA

- USEPA Targeted site assessment

Remediation/demo:

- \$2 million demo grant (Urban Act)
- \$480,000 interim site cleanup (USEPA)
- \$12.9 million DECD (Urban Act, DEEP)
- VRP
- ELUR pending

Developer RFQ/RFP/MDA:

- Meriden Green park and flood control
- Pennrose- preferred developer 3 acres

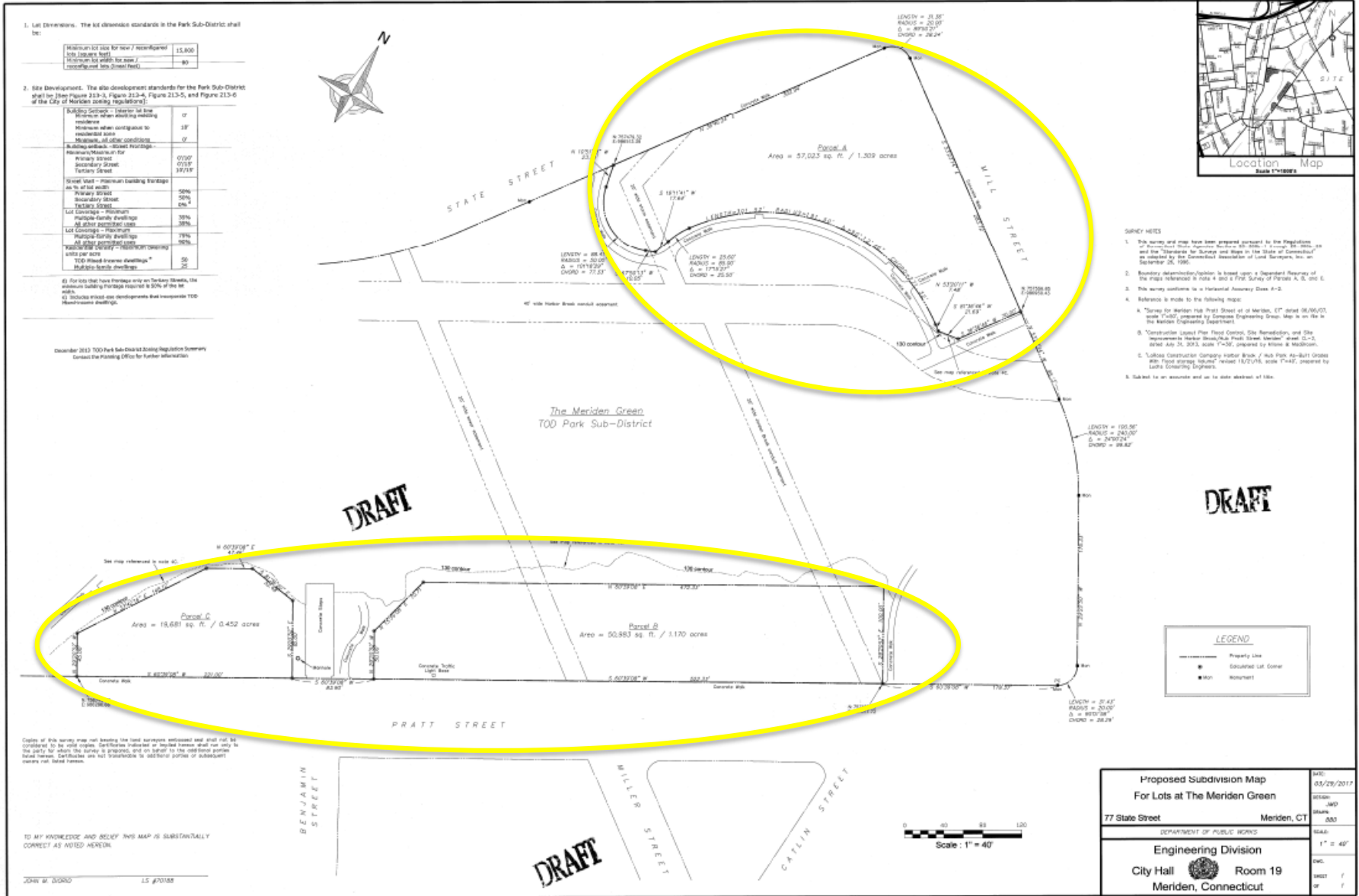


Cleanup at “the Hub”/Meriden Green



<http://www.meriden2020.com/Downtown-Development/The-Meriden-HUB-Park-and-Flood-Control-Project/>

Future development "On the Green"



Future development “On the Green”

- Pennrose Properties
- 170 units
- Ground floor retail
- On-site parking spaces
- \$1.2 m to City



<http://www.meriden2020.com/Downtown-Development/The-Meriden-HUB-Park-and-Flood-Control-Project/>

Advancing brownfield sites to the development stage

	The HUB	Mills	11 Crown	116 Cook & Fac H	1 King	69 East Main	121 Colony St. Rear
Planning-EPA Community Wide, Plan of Conservation and Development, Brownfields Areawide Revitalization, Transit Oriented Development Planning	X	X	X	X	X	X	X
TOD Zoning- Hybrid form based code allowing maximum flexibility for adaptive reuse and new construction; administrative approval	X	X	X	X	X	X	X
Property acquisition/Site Control- Tax Foreclosure, Condemnation, Negotiated Purchase, Tax Lien Sale	X	X	X	X	X	X	In process
Environmental Assessments (Phase I/II/III)-USEPA Brownfield Assessment grant, DECD Brownfield Assessment Grant, TOD Pilot Grant	X	X	X	X	X	X	X
Building Materials Assessments/Structural Evaluation	X	X	X	X	X		
Remediation/Abatement Demolition-USEPA Cleanup Grant, DECD Brownfield Cleanup grant, HUD Section 108 CDBG Loan, DECD Urban Act Grant	X	X	X				
Developer Selection (RFP/RFQ/Master Developer Agreement)	X	X	X	X	X		
Property Transfer/Sale/Redevelopment	X	X	X				

10/12/2018

1 King Place | Brownfields Project in Meriden, Connecticut



ASSESSMENT AND CLEANUP AT THE FORMER HOSPITAL - 1 KING PLACE

Reports on prior environmental assessments and cleanup activities may be downloaded below.

DOCUMENTS RELATED TO THE CLEANUP OF 1 KING PLACE:

- [Phase I Environmental Site Assessment-1 King Place \(May 2014\)](#)
- [Hazardous Building Material Assessment Report \(Nov 2014\)](#)
- [Asbestos Abatement Project Monitoring Report \(Dec 2015\)](#)
- [DECD Assessment Grant Application 2014 - 1 King Place](#)
- [DECD Interim Cleanup Loan Application 2015 - 1 King Place](#)
- [Waste Generator Report \(March 2016\)](#)
- [Phase II & Limited Phase III-1 King Place \(June 16, 2016\)](#)
- [Hazardous Building Materials Inspection Report \(June 17, 2016\)](#)
- [Structural Condition Report-Building & Parking Structure \(May 23, 2016\)](#)
- [Hazardous Building Materials Inspection Report -Parking Structure \(June 7, 2016\)](#)
- [Remedial Action Plan \(RAP\) \(June 2017\)](#)

10/12/2018

Catalog of Environmental Reports



CATALOG OF ENVIRONMENTAL REPORTS

The City has completed environmental assessments and other related reports of brownfield sites since the 1990s. A complete list of the available reports may be downloaded here:

[Catalog of Environmental Reports 1989-2016](#) (updated June 2016)

<http://www.meridenbiz.com/brownfields/catalog-of-environmental-reports/>

<http://www.meriden2020.com/Downtown-Redevelopment/mixed-use-development-projects/>

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Update on Blight Enforcement

Blighted Properties Active Enforcement Update

- **70 North Spring Street: Heading for foreclosure or sale to City or new owner.**
- **42 – 44 Woodland Street: Sale fell through. Back to square one.**
- **48 Bradley Avenue: Blight citation issued and upheld.**
- **465 New Hanover Avenue: Notice of Order sent 3/25/15. Monitoring conditions.**
- **91 Kensington Heights: Notice of Order sent 4/1/15. Owner saved house from foreclosure. Rehab work to start soon.**
- **144 Lincoln Street Rear: Notice of Order sent 8/29/17.**
- **86 Pettit Drive: Notice of Order sent 11/27/17. New owner as of 5/11/2018.**
- **142 Foster Street: Notice of Order sent 11/15/18.**

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70 North Spring Street



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42-44 Woodland Street



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48 Bradley Avenue



465 New Hanover Avenue



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91 Kensington Heights



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144 Lincoln Street Rear



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86 Pettit Drive



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142 Foster Street



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