



**GUY SCAIFE**  
*City Manager*

**City of Meriden, Connecticut**  
**OFFICE OF THE CITY MANAGER**

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November 13, 2017

EPA Region 1  
Attn: Mr. Frank Gardner  
5 Post Office Square  
Suite 100, Mail code: OSRR7-2  
Boston, MA 02109-3912  
Phone (617)-918-1278

Dear Mr. Gardner:

Below please find the information requested for the Transmittal Letter (IV.C.I.) of the City of Meriden's proposal for a Brownfields Cleanup Grant for Co-Mingled Petroleum and Hazardous Substances. The City is seeking Cleanup Grant funding for 1 King Place to transform a known brownfield site into a private, mixed use development comprised primarily of assisted living and elderly housing, medical services and some commercial, retail, office or light manufacturing uses. The 245,000 square-foot former Meriden-Wallingford hospital and parking garage located at 1 King Place is a 5.64-acre brownfield site acquired by the city in January 2014 via tax foreclosure. The project will focus on the removal of two USTs, associated piping and petroleum-impacted soil; removal of gross free-phase petroleum contamination from the floor of the boiler room and contaminated soils beneath; and removal of PCBs and petroleum-impacted portions of the interior concrete floors. The City will engage the community, in partnership with the Blight & Brownfields Committee, through community meetings to ensure that the community is educated about the cleanup process and activities at 1 King Place. The sensitive immigrant and children populations that live near 1 King Place will benefit from improved health and safety with the cleanup and redevelopment of this brownfield site. 1 King Place is recognized as a key redevelopment site due to its proximity to the Meriden Transit Center and its future proposed redevelopment into assisted living and elderly housing, medical services and other mixed uses.

- a. **Applicant Identification**  
City of Meriden  
142 East Main Street  
Meriden, Connecticut 06450

The City of Meriden is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government" as presented in Section III.A. of the Proposal Guidelines for Brownfields Cleanup Grants.

Applicant DUNS Number: 602159022

- b. Funding Requested
  - i) Grant Type: Cleanup
  - ii) Federal Funds Requested: \$200,000. Local match \$40,000.
  - iii) Contamination: Both Hazardous Substances and Petroleum and (\$240,000)  
\$150,000 federal for petroleum, \$50,000 federal for hazardous substances, \$40,000 local match. The city is not requesting a cost share waiver.
- c. Location: 1 King Place, Meriden, New Haven County, Connecticut
- d. Property Information:
  - i) Property name: 1 King Place, former Meriden-Wallingford Hospital
  - ii) Property address: 1 King Place, Meriden, CT 06451
- e. Contacts
  - i) Grants Administrator  
Matthew Sarcione  
City of Meriden  
142 East Main Street  
Meriden, CT 06450  
Tel: 203-630-4105  
Fax: 203-630-4274  
Email: Msarcione@meridenct.gov
  - ii) Chief Executive Officer  
Guy Scaife, City Manager  
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Tel: 203-630-4123  
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Email: [gscaife@meridenct.gov](mailto:gscaife@meridenct.gov)
- f. Population
  - i) General Population: 60,868 (U.S. Census Bureau 2010 Census)
  - ii) Not applicable
  - iii) Not applicable
- g. See Attachment for Other Factors Checklist
- h. See Attachment for Letter from CT DEEP

Sincerely,



Guy Scaife  
City Manager

**Documentation of All Applicable Threshold Criteria  
FOR CLEANUP GRANTS (III. B.)  
City of Meriden, CT**

**1. Applicant Eligibility**

The City of Meriden, Connecticut is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government" as presented in Section III.A. of the Guidelines for Brownfields Cleanup Grants.

**2. Site Ownership**

1 King Place, Meriden, Connecticut is owned by the City of Meriden. Ownership is in fee simple title.

**3. Basic Site Information**

(a) **Site name:** 1 King Place, Former Meriden Wallingford Hospital

(b) **Site address:** 1 King Place, Meriden, Connecticut 06451

(c) **Current owner:** City of Meriden

**4. Status and History of Contamination at the Site**

(a) **Contamination Type:** Co-Mingled Petroleum and Hazardous Substances

**(b) Operational History and Current use(s):**

The Site consists of a 5.64-acre parcel of land improved with an abandoned building and parking lot. The Site operated as the Meriden-Wallingford Hospital from the mid-1920s through the early 1990s. Prior to construction of the hospital, the Site was occupied by a bank, single family home, and a public school. The Site appears to have been initially developed in the 1890s.

The public school was demolished circa 1979 and was replaced with a parking garage.

Residential buildings formerly located on the southeast corner of the Site were demolished in 2007. The Site has remained vacant and subject to vandalism since the hospital closed in the early 1990s. The City acquired the Site through tax foreclosure in January 2014 to proactively stem the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to transfer the Site to a private party for redevelopment purposes.

**(c) Environmental Concerns:**

Several environmental investigations have been completed at the Site including a limited asbestos and hazardous building materials (HBM) assessment, a Phase I Environmental Site Assessment (ESA), a HBM Inspection, and a Phase II/Limited Phase III ESA. Prior environmental assessments and limited cleanup efforts reveal numerous environmental concerns at the site, including: underground storage tank (UST) systems; asbestos; lead; polychlorinated biphenyls (PCBs); contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). The environmental Areas of Concern (AOC) that will be addressed under this EPA cleanup grant include the Southern UST Area and, to the extent that funding allows, the Boiler Room. These AOCs are located adjacent to each other on the southern portion of the Site.

Two out-of-use fuel oil USTs located in the Southern UST area are expected to contain residual petroleum product. The potential exists for petroleum to have released from the UST systems into soils located in the vicinity of the UST. One soil sample collected in the vicinity of the fuel line contained extractable total petroleum hydrocarbons (ETPH) and polycyclic aromatic

hydrocarbons (PAHs) at concentrations that exceed the Residential Direct Exposure Criteria (Res. DEC) included in the Connecticut Remediation Standard Regulation (RSRs).

Free-phase petroleum product has been spilled onto the floor of the boiler room as a result of piping being damaged by trespassers that illegally accessed the Site. Previous environmental investigations identified PCB-impacted soil just below the concrete floor of a portion of the boiler room that exceeded Connecticut RSR cleanup standards.

**(d) Method of contamination and Nature and Extent of Contamination:**

*Southern UST Area*

One 15,000-gallon UST used to store Number 6 fuel oil and one 2,000-gallon Number 2 fuel oil UST are located south of the boiler room. Releases of Number 6 fuel oil associated with tank filling were reported in 1997 and 1998. The 15,000-gallon UST was installed in 1990 to replace a 20,000-gallon UST installed in 1968 and removed in 1990. No tank closure documentation was identified for the 20,000-gallon UST. The 2,000-gallon UST is connected to a back-up generator located adjacent to the boiler room inside of the site building. The 2,000-gallon UST was reportedly installed in 1982.

A release of ETPH and PAHs at concentrations that exceed the Res. DEC included in the RSRs was reported in a shallow soil sample collected from a boring advanced in the vicinity of the fuel lines associated with the USTs. No releases to deeper soils in the vicinity of the USTs were identified. However, the Site received a Notice of Violation for the 2,000-gallon UST from Connecticut Department of Energy and Environmental Protection (CTDEEP) on April 15, 2015 for failure to register the UST, having a UST that has exceeded its fifteen-year life expectancy, and failure to conduct annual tank testing. The City of Meriden plans to remove both of the USTs identified in the southern UST area as part of redevelopment activities.

*Boiler Room*

The boiler room is located in the southern portion of the site building. Several leaking containers were observed in the boiler room. Transfer lines from the USTs located in the southern UST area enter the boiler room and were observed to be damaged, resulting in a significant release of oil to the floor of the boiler room. ETPH and PCBs were reported in shallow soils (1 to 3 feet below grade [fbg]) beneath the floor of the boiler room. ETPH concentrations were below the RSR cleanup criteria. The concentration of PCBs in soil of 180 parts per million (ppm) exceed the Res. DEC, Industrial/Commercial DEC (I/C DEC), and GB Pollutant Mobility Criteria (PMC) and PAHs exceed the Res. DEC. No PCBs were reported above detection limits in nearby soil borings or a deeper soil sample collected from 3 to 5 fbg.

**5. Brownfields Site Definition**

The Site meets the definition of a brownfield presented as follows in Appendix 1, "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

The City of Meriden affirms that the Site is not

- (a) listed or proposed for listing on the National Priorities List; and
- (b) subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrease issued to or entered into by parties under CERCLA
- (c) subject to the jurisdiction, custody, or control of the U.S. government



## **6. Environmental Assessment Required for Cleanup Proposals**

A Phase II/Limited Phase III Environmental Site Assessment was completed for the Site by Fuss & O'Neill in June 2016. The objective of the Phase II was to determine whether a release of petroleum or hazardous substances has occurred at AOCs and in areas identified as Recognized Environmental Conditions (RECs) at the Site. The Phase II investigation involved the completion of a ground penetrating radar (GPR) survey, floor drain dye test, advancement of 29 soil borings, installation of four groundwater monitoring wells, collection and analysis of 29 soil samples, 6 groundwater samples, 22 concrete chip samples, and 2 residual material samples. Soil and groundwater results were compared to the Connecticut Remediation Standard Regulations (RSRs) to determine whether releases occurred and/or remediation will be necessary.

In addition, a Phase I ESA report was completed for the Site by Vanasse Hangen Brustlin, Inc. (VHB) in May 2014, an Asbestos Abatement Project Monitoring Report was completed for the Site by Fuss & O'Neill on December 9, 2015, and a Hazardous Building Materials (HBM) Inspection report was completed for the Site by Fuss & O'Neill on June 17, 2016. All environmental studies have been made available to the public at

<http://www.meridenbiz.com/brownfields/1-king-place/>. A Remedial Action Plan was completed by Fuss & O'Neill for the City of Meriden on June 13, 2017. An analysis of brownfield cleanup alternatives (ABCA) is also available at reference desk at the Meriden Public Library.

## **7. Enforcement or Other Actions**

On April 15, 2015, the CTDEEP Bureau of Materials Management and Compliance Assurance, Storage Tank and PCB Enforcement Unit issued Notice of Violation (NOV) Number NOVUST-GB15-0067 to the Meriden Medical Center for violations related to one of the underground storage tanks (USTs) identified on the Site. Although the NOV references 181 Cook Avenue as the site address, this NOV has been confirmed to pertain to one of the USTs that reside on the 1 King Place Site, which is currently owned by the City of Meriden. The NOV was related to non-conformances associated with a heating oil UST identified on the Site that was not registered with the CTDEEP, exceeded its life expectancy, and was not fulfilling annual testing of its cathodic protection systems. The NOV referenced a 10,000-gallon heating oil UST that was installed in 1977, which had a 15-year life expectancy. Follow-up documentation submitted to CTDEEP by Fuss & O'Neill on June 29, 2016 clarified that the UST referenced in the NOV was in fact a 2,000-gallon heating oil UST installed in 1982 that was slated for removal as part of future site redevelopment activities. Monies requested as part of this cleanup grant will be allocated for the removal of the UST that is the subject of NOV Number NOVUST-GB15-0067.

## **8. Sites Requiring a Property-Specific Determination**

The Site does not fall into any of the categories that require a Property-Specific Determination to be eligible for funding.

## **9. Site Eligibility and Property Ownership Eligibility**

See below.

### **(a) Property Ownership Eligibility – Hazardous Substances Sites**

#### **(1) CERCLA § 107 Liability**

The City of Meriden affirms that it is not liable for any of the contamination at 1 King Place under CERCLA 107 because it did not contribute to contamination at the Site and all disposals of hazardous substances occurred before acquiring the property. The City of Meriden did not own

or operate the Site when hazardous materials were deposited there, or arrange for treatment or disposal of hazardous materials or accept hazardous materials for transport to disposal or treatment facilities at the Site. The Site was acquired by the City of Meriden in January 2014 through tax foreclosure after it had resided in a deteriorated and abandoned state for over a decade. No businesses have operated on the Site since the hospital on the Site closed in the 1990s.

**(2) Information on Liability and Defenses/Protections**

**a. Information on the Property Acquisition:**

- i) The Site was acquired by the City of Meriden through tax foreclosure.
- ii) The Site was acquired in January 2014.
- iii) Ownership is in fee simple title.
- iv) The Site was acquired from the Bradley Research Center LLC
- v) The City of Meriden has not had any familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the Site.

**b. Timing and/or Contribution Toward Hazardous Substance Disposal:**

The City of Meriden has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the site.

In order to protect the community, the City of Meriden used previously obtained state funds to remove asbestos and hazardous substances from the first and second floors of the site building. These materials were not generated by the City of Meriden.

**c. Pre-Purchase Inquiry:**

- i) A Phase I Environmental Site Assessment report was prepared for the City of Meriden in May 2014. The Phase I ESA was prepared in general accordance with ASTM E1527-13.
- ii) The Phase I ESA completed in May 2014 was prepared by a Connecticut Licensed Environmental Professional (LEP) from VHB who meets the definition of an “Environmental Professional” as set forth in 312.10 of 40 CFR 312.
- iii) Since the Site was acquired through tax foreclosure no Phase I was needed to meet this threshold criteria. Therefore, the timing that the VHB was completed is irrelevant to the acquisition date.

**d. Post-Acquisition Uses:**

The Site has remained vacant since the City of Meriden acquired the property in January 2014. The City recently selected a private development partner to redevelop the Site into a mixed-use commercial development project. If the City is able to secure cleanup funds, the City anticipates cleanup activities associated with the UST removal and, as funding allows, the boiler room floor and underlying soils will be completed by the City between October 1, 2018 and September 30, 2021.

**e. Continuing Obligations**

- i) The City of Meriden is not aware of any continuing releases that required stoppage since it acquired the Site in January 2014.
- ii) The City of Meriden has prevented any threatened future releases by using clean-up funds acquired through the Connecticut Department of Economic Development (CTDECD) in 2015 to assess and abate damaged asbestos materials and debris piles on floors one and two of the building and remove nine, 15,000-gallon drums of fluids that had been left at the Site by the previous owner or operators of the property. Approximately \$400,000 in state funds have been

spent on these activities to date.

iii) This Site has fallen prey to extensive vandalism. In an effort to secure the Site, the City of Meriden has installed fencing around the perimeter property and has welded shut doors and boarded up windows. Additionally, the property is regularly surveilled by Meriden police and Meriden housing code enforcement agents.

The City of Meriden confirms that it has and will continue to make a strong commitment to:

- i) complying with all land-use restrictions and institutional controls;
- ii) assisting and cooperating with those performing the cleanup and providing access to the property;
- iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- iv) providing all legally required notices.

## **10. Cleanup Authority and Oversight Structure**

a. The City of Meriden plans to enroll the Site in the CTDEEP's Voluntary Remediation Program (VRP) to facilitate cleanup of the property. Remediation will be coordinated and overseen by a Licensed Environmental Professional in the State of Connecticut. The LEP(s) will keep USEPA and CTDEEP apprised of remediation progress throughout the project. A cleanup contractor will be selected by the City of Meriden through a competitive process consistent with provisions of 40 CFR Part 31.36, as appropriate, and will be fully qualified in all aspects of environmental remediation.

b. The City does not expect to need permission of adjoining properties to access the Site, but all adjoining property owners will be duly notified of any cleanup actions at the Site.

## **11. Community Notification**

A Blight and Brownfields Committee was held on most recently on June 15, 2017 where participants were consulted on the proposed cleanup grant application. A public meeting was held on November 9, 2017 to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). A public notice of the meeting was published in the Meriden Record Journal newspaper on November 2, 2017 and posted on <http://www.meridenbiz.com/brownfields> from November 2, 2017 through November 9, 2017.

The grant application was made available for public review at Meriden City Hall, the Meriden Public Library and on Meridenbiz.com during the public comment period. A Community Relations Plan for the site will be compiled as part of the cleanup project and maintained on file at the Meriden Public Library and on <http://www.meridenbiz.com/brownfields>.

## **10. Statutory Cost Share**

a. In October 2017, the City Council of the City of Meriden authorized the expenditure of \$40,000 to be matched with USEPA funds requested. \$401,000 in previously awarded State of CT brownfield grant and loan funds were used to complete prior cleanup and assessment activities.

b. The City of Meriden is not requesting a hardship waiver.

November 9, 2017

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

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY 18

Dear Ms. Burdelski:

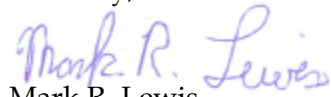
The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Meriden intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2018. The City of Meriden plans to use the grant funding to conduct cleanup activities at 1 King Place in Meriden. This property is contaminated with hazardous substances.

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including among others the Voluntary Remediation program pursuant to CGS § 22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, the Urban Sites Remedial Action Program pursuant to CGS §22a-133m, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at [http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_GID=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626).

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at [mark.lewis@ct.gov](mailto:mark.lewis@ct.gov). Good luck with your application.

Sincerely,



Mark R. Lewis  
Brownfields Coordinator  
Office of Constituent Affairs & Land Management

c: Ms. Dorrie Paar, EPA (via e- mail)

## **1. Community Need**

### ***a. Target Community and Brownfields***

***Community and Target Area Description:*** Meriden, CT was once one of the state's leading manufacturing cities. Once known as the "Silver City" due to the predominance of silver manufacturers, Meriden's city center today suffers from economic disinvestment that followed the departure of the silver industry beginning in the 1970's. This disinvestment led to a hollowed out downtown, degraded neighborhoods and over two dozen known and abandoned brownfield sites located in the heart of the city center.

1 King Place, the subject of this cleanup grant, is an abandoned brownfield site located in the center of downtown Meriden. It includes a 245,000 square-foot building occupying two city blocks, a parking garage, and land totaling 5.64 acres. The target area is known as the "Choice Neighborhood" target area, which includes census tracts 1701, 1702, 1703, 1709, 1710, and 1714. The Choice Neighborhood delineation is the result of a successful HUD housing grant award. The target area includes 11,250 primarily low income and minority residents and commercial areas most affected by the decline of the silver manufacturing industry and the associated job loss, economic disinvestment, and environmental hazards. 1 King Place is located within walking distance of several large brownfield sites including 116 Cook Ave. and the former Factory H site. Redevelopment of the site is a key priority due to the blighting effect on the surrounding neighborhood. Through a competitive procurement process in 2016, the City selected a preferred developer, One King LLC, to redevelop the site following site remediation. In 2017, the City executed a Master Developer Agreement with One King LLC, which has committed to redeveloping the existing structure into a mixed-use development that will include assisted living and elderly housing, medical services, commercial, retail, office or light manufacturing uses. Future redevelopment can take advantage of tax incentives available due to its location in the state-designated Enterprise Zone. Its location in the City's Transit Oriented Development Zoning District allows for mixed-use development as an adaptive reuse project.

The redevelopment of 1 King Place is a key component of the City's efforts to transform the Choice Neighborhood target area into a walkable, vibrant neighborhood with access to jobs, housing and commercial/retail areas and public transportation, including new commuter rail service scheduled to begin operation in 2018. The remediation and adaptive reuse of 1 King Place will help ensure that the City's most vulnerable residents participate in the emerging economic and social revitalization of downtown Meriden.

***Demographic Information and Indicators of Need:*** 11,250 target area residents are primarily low income and minority residents impacted by high levels of unemployment and lack of economic opportunity. 29.5% of target area residents are living below the poverty line. 39% of target area residents are unemployed. The area is 46% Hispanic, 22% black and 33% mixed race including white and Hispanic. Area residents are low income with a median household income of \$34,900. High unemployment in the target area is in stark contrast from local, state and national figures. Median household income reflects a poor, economically distressed target area that would benefit from access to jobs, affordable housing, and medical services.



	Target Area/Census Tracts:	City:	State:	National
	1701,1702,1703,1709,1710, &1714	Meriden	Connecticut	U.S.
Population:	11,250 <sup>1</sup>	60,868 <sup>2</sup>	3,574,097 <sup>2</sup>	308,745,538
Unemployment:	39% <sup>1</sup>	4.9% <sup>3</sup>	4.1% <sup>3</sup>	4.0% <sup>3</sup>
Poverty Rate:	29.5% <sup>1</sup>	15.1% <sup>2</sup>	9.7% <sup>2</sup>	15.1% <sup>2</sup>
Percent Minority:	68% <sup>1</sup>	25% <sup>1</sup>	22.4% <sup>2</sup>	26.7% <sup>2</sup>
Median Household Income:	\$34,900 <sup>1</sup>	\$49,144 <sup>2</sup>	\$67,427 <sup>2</sup>	\$49,445 <sup>2</sup>
1. 2011-2015 American Community Survey 5-Year Estimates 2. 2010 US Census 3. CT Dept. of Labor, Sept 2017, <a href="https://www1.ctdol.state.ct.us/lmi/laus/lmi121.asp-2011">https://www1.ctdol.state.ct.us/lmi/laus/lmi121.asp-2011</a>				

**Brownfields and Their Impacts:** The 1 King Place property is comprised of a 245,000-square foot building and a parking garage occupying two city blocks. The property is located in the middle of a residential area. Previous site assessment revealed multiple environmental concerns, including the presence of UST systems, asbestos, lead, PCBs, contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). 1 King Place had been used primarily as a hospital for nearly 100 years. Vacant since the 1990s, the building is debris filled, subject to repeated vandalism, and a potential danger to the surrounding neighborhood. The City acquired 1 King Place through tax foreclosure in 2014 as the sole bidder to proactively prevent further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to clean up the site prior to transfer to a private party for redevelopment. 1 King Place is just one of at least two dozen known and potential brownfield sites in the target area. In 2015, the City mapped and collected background data on these properties primarily in the inner ring neighborhoods, which have been reviewed and discussed with Meriden's Council of Neighborhoods and Action 13 Neighborhood Association along with members of the City's Blight and Brownfields (B&B) Committee, the City's stakeholder-driven committee formed in 2002 tasked with guiding brownfields redevelopment. The sites range from former silver manufacturing sites, to a former printing facility, to an abandoned hospital (1 King Place), and automotive related sites intermingled with residential areas, public open space and commercial areas. Six vacant and tax-exempt sites (totaling 36 acres) in the target area are city-owned brownfields sites in various stages of assessment and reuse. 1 King Place is located .7 miles from the former Hub brownfields site, a 14-acre former industrial site which is now an 11-acre public park ("Meriden Green") with 3 acres set aside for future mixed-use development.

The presence of known and unknown environmental contaminants at numerous sites throughout target area has negative impacts on the entire target area. Many of the sites were once part of the silver manufacturing industry, whose legacy now includes the presence of hazardous substances including volatile organic compounds (VOCs), petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs), and metals including antimony, arsenic, copper, lead, and vanadium.

Development in the target area is hindered by both the real and perceived environmental hazards, and no significant market rate private development has occurred in this area in more than 40 years since the silver manufacturing industry left.

***b. Welfare, Environmental, and Public Health Impacts:***

***Welfare Impacts:*** This brownfield property is of major concern to the welfare of residents in the surrounding neighborhood. Target area residents have expressed concern for increased exposure to environmental contaminants, including airborne toxins that might increase the risk of asthma or other health conditions. While the city has obtained ownership of the property, the risks associated with trespassing, homeless living in the building, and potential fire spreading contaminants remains a major concern. Hazardous materials (lead, asbestos, PCBs and other contaminants) have been identified on the property in addition to multiple USTs. Many Spanish-speaking immigrants residing in the target area are unable to report health concerns or act to combat them due to a language barrier. The outcomes from cleanup and revitalization of the Site will address the risks to the welfare of the neighborhood residents noted above.

***Cumulative Environmental Issues:*** The U.S. EPA Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on-and off-site. Meriden has five reporting TRI Facilities that annually produce 3.9 million lbs. of waste and dispose of 9.6 thousand lbs., 9.4 thousand lbs. of which are air emissions. In addition, Meriden has 2 RCRA regulated treatment, storage and disposal facilities, a municipal waste transfer station, a municipal wastewater treatment plant, a municipal water treatment plant and the Meriden Markham airport. EJ concerns noted are in the prevalence of asthma in the minority populations of the city.

***Cumulative Public Health Impacts:*** Several cumulative public health issues, such as asthma and exposure to lead paint, disproportionately affect the residents of the target area and remain a concern. A State of Connecticut Department of Health Burden of Asthma report indicated that 14.8% of Meriden residents suffered from asthma in comparison to the state average of 9.2%, with documented findings that asthma rates were twice as high for those with an annual household income less than \$15,000. Asthma, a leading cause of student absenteeism and disability, currently affects 1,633 (16.3%) of school age children in Meriden. Exposure to lead paint is also a continuing concern to neighborhood residents. Target area residents have a greater risk of exposure to lead than other city-wide residents due to the age of the housing stock and the prevalence of lead based paint in these older housing structures. The Meriden Health Department provided lead testing results from January 1, 2014 to December 31, 2015, reporting that 71 children with blood lead levels of 5 to 19 micrograms per deciliter of lead in blood and 6 children with blood lead level above 20 micrograms per deciliter of lead in blood were identified. Residents who participated in prior community meetings, including the 2010 “Healthy Neighborhoods” workshops and 2014-2015 Choice Neighborhood survey stated they had concerns about cumulative public health impacts in their neighborhood. Concerns were evidenced by a high rate of asthma within families and concerns about their physical fitness and quality of life. The National Cancer Institute recognizes New Haven County (in which Meriden is located) as having the highest cancer rate in the state, and Susan G. Komen data shows

Meriden as one of six urban centers in Connecticut with high rates of late stage breast cancer. The redevelopment of 1 King Place for new housing, recreational and open space uses will help to reverse these impacts.

***c. Financial Need***

***i. Economic Conditions:*** EPA Brownfields funds are needed for this project for several significant reasons. First, while a preferred developer has been selected, the private redevelopment will not move forward until cleanup funds can be identified. USEPA funds will be critical to unlocking other funding sources for cleanup at 1 King Place. Second, the City has been designated as a "distressed municipality" and has no General Funds set aside for cleanup purposes. The City has a self-imposed bonding cap, typically less than \$5 million per year for all City projects, which significantly limits the availability of funds for non-essential capital projects. Federal and state funds have been critical to its cleanup efforts to date. Finally, in order to address its fiscal problems, the Meriden City Council has limited its General Fund operating budget growth to no more than the growth in its Grand List tax base. With little or no growth in the tax base, new General Funds are scarce. While the City has highly prioritized redevelopment of brownfield sites, City funding for site cleanup is limited. EPA grant funds have been indispensable to the City in order to further brownfield cleanup and redevelopment in the economically distressed target area. Finally, presence of brownfield sites in the neighborhood have depressed home values in the immediate neighborhood. This trend is only worsening as evidenced by residential home values decreased 7% city-wide within the past five years. While an average price of a single- family home in Meriden was \$159,000 in 2016 according to the City Tax Assessor, recently home sales in the neighborhood are significantly lower. Recent home sales in the neighborhood range from \$36,000 to \$50,000 for a single-family home. Depressed home values continue to affect the City's ability to grow the tax base and therefore grant funds are critical to addressing brownfields in the neighborhood.

***ii. Economic Effects of Brownfields:*** The existence of brownfields sites in the downtown hinders economic growth, depresses property values and limits the City's ability to generate tax revenue. Recent appraisals of sites of interest in the TOD district, including 1 King Place, show current property values at 50% or more below assessed value. 11% of the properties in the target area are vacant and 26% of the properties in the target area are tax exempt and realize no tax revenue to the City. A recent revaluation of residential properties (2016) shows that residential property values citywide fell 7% since the 2011 revaluation. The City overwhelmingly relies on property taxes to fund City services and therefore decreases in property values and the large presence of vacant and City-owned properties that generate no taxable income affects the City's ability to fund both essential and non-essential services. Private investment in underutilized brownfields sites has been difficult if not impossible to secure due to the weak market conditions and due to the low economic profiles of the residents living in the downtown area.

**Project Description and Feasibility of Success**

***a. Project Description***

***i. Existing Conditions:*** 1 King Place consists of a 5.64-acre parcel of land, a 245,000-square foot former hospital and a parking garage. The site has remained vacant and subject to vandalism since the hospital closed in the mid-1990s. The site appears to have been initially developed in the 1890s. The site formerly operated as the Meriden-Wallingford Hospital from the mid-1920s

through the early 1990s. The City acquired the Site through tax foreclosure in January 2014 to proactively prevent the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to transfer the site to a private party for redevelopment purposes. The City has worked diligently to secure the property and to inform residents from the surrounding neighborhood of ongoing efforts to address public health and safety concerns posed by the abandoned site. The facility is in poor condition, with hazardous materials and universal waste throughout the building. The Action 13 community group has strongly advocated that the City address the blighted 1 King Place structure by repurposing the building or demolishing it.

Environmental assessments and limited cleanup completed by the City reveal numerous environmental concerns at the site, including: underground storage tanks (USTs); asbestos; lead; polychlorinated biphenyls (PCBs); contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). Environmental investigations completed include a limited asbestos and hazardous building materials (HBM) assessment, a Phase I Environmental Site Assessment (ESA), a Hazardous Building Materials (HBM) Inspection, a Phase II/Limited Phase III ESA and structural evaluations of the structure and parking garage. The results of the Phase I ESA and Phase II/Limited Phase III ESA are pertinent to the portion of the site that is the subject of this EPA cleanup grant – the southern UST area and, as funding allows, the boiler room.

One 15,000-gallon UST used to store Number 6 fuel oil and one 2,000-gallon Number 2 fuel oil UST are located south of the boiler room. Releases of Number 6 fuel oil associated with tank filling were reported in 1997 and 1998. The 15,000-gallon UST was installed in 1990 to replace a 20,000-gallon UST installed in 1968 and removed in 1990. No tank closure documentation was identified for the 20,000-gallon UST. The 2,000-gallon UST is connected to a back-up generator located adjacent to the boiler room inside of the site building. The 2,000-gallon UST was reportedly installed in 1982. The CTDEEP issued a Notice of Violation (NOV) to the Site in April 2015 for non-compliance of the 2,000-gallon UST. The NOV was specifically related to UST's exceedance of its life expectancy, failure to register the UST, and failure to conduct annual tank testing.

The boiler room is located in the southern portion of the site building. Transfer lines from the USTs located in the southern UST area enter the boiler room and were observed to be damaged, resulting in a significant release of oil to the floor of the boiler room. Extractable Total Petroleum Hydrocarbons (ETPH) and PCBs were reported in shallow soils (1 to 3 feet below grade [fbg]) beneath the floor of the boiler room. The concentration of PCBs in soil of 180 parts per million (ppm) exceed the Residential Direct Exposure Criteria (Res DEC), Industrial/Commercial Direct Exposure Criteria (I/C DEC), and GB Pollutant Mobility Criteria (PMC) and Polycyclic aromatic hydrocarbons (PAHs) exceed the Residential DEC. ETPH concentrations were below the RSR cleanup criteria. No PCBs were reported above detection limits in nearby soil borings or a deeper soil sample collected from 3 to 5 feet below grade (fbg). PCB contaminated soils are estimated to be located in a 10-foot by 10-foot by 3-foot area beneath the boiler room floor.

The current status of both USTs in the southern UST area represents a threat of release to the environment. 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.

**ii. Proposed Cleanup Plan:** Specific cleanup activities that will be completed using the \$240,000 EPA clean-up grant will include: 1) Removal of two USTs, associated piping and petroleum-impacted soil located south of the building boiler room (the Southern UST Area); and 2) removal of gross free-phase petroleum contamination from the floor of the boiler room and contaminated soils beneath the floor of the boiler room. An estimate of cleanup cost provided by Fuss & O'Neill, a Licensed Environmental Professional (LEP) in the State of Connecticut, projects that the proposed cleanup can be completed within the \$240,000 budget. Funds will be used to remove two USTs in the Southern UST Area (along the building exterior, south of the boiler room) which are located adjacent to an approximately 75-foot tall smoke stack. The goal will be to safely remove the USTs, associated piping and petroleum-impacted soil which may be encountered, without compromising the structural integrity of the smoke stack. To achieve this goal, tasks may include advancing appropriate shoring or other structural support prior to commencing UST removal activities.

Following the removal of the USTs; a subsidiary project goal will be to clean the free-phase petroleum product from boiler room floor within the interior of the Site building and to address the remediation of a limited area of PCB-impacted soils beneath the boiler room floor. The proposed cleanup activities will consist of the following:

- 1) Preparation of bid specifications, health and safety plan (HASP) and other pre-construction documents. This will include a structural analysis of the smoke stack to identify if shoring will be required to support the structural integrity of the smoke stack during UST removal activities.
- 2) Mobilization to the site and installation of erosion and sediment controls and a decontamination pad.
- 3) UST Removals
  - a. Install shoring around stack, as appropriate, uncover USTs, remove residual liquid contents from the UST systems and inert USTs.
  - b. Remove USTs and ancillary piping from the ground, decontaminate UST systems, and dispose properly offsite.
  - c. Excavate contaminated soils that are encountered and dispose properly offsite.
  - d. Collect confirmatory soil samples in accordance with CTDEEP's Site Characterization Guidance Document.
  - e. Backfill UST excavations.
- 4) Preparation and submittal of appropriate tank closure documentation and UST notification.

Following the completion of the tasks listed above, additional monies remaining in the grant will be used to initiate the following cleanup activities:

- 5) Power wash gross free-phase petroleum product from the Boiler Room floor and appropriate disposal of the wash water.



- 6) Remediation of a limited area of PCB-impacted soil located beneath the Boiler Room floor.
  - a. Sawcut, remove, transport and dispose of an approximately 10-foot by 10-foot area of concrete floor where underlying PCB-impacted soils exist.
  - b. Excavation and proper off-site disposal of PCB-impacted soils beneath the boiler room floor in an area estimated to be 10-feet by 10-feet by 3-feet deep (approximately 11 cubic yards total).
  - c. Collection of confirmatory soil samples in accordance with 40 CFR 761.61.
  - d. Backfill the excavation and replace the concrete floor to facilitate future redevelopment of the Site.
- 7) Preparation of a Remediation Summary Report. Cleanup is anticipated within 12 months.

**iii. Alignment with Revitalization Plans:** In October 2016, the City selected a private developer to redevelop 1 King Place into a mixed-use commercial development that will incorporate housing, senior housing, medical offices and community services. This project directly aligns with Meriden's revitalization plans as a key redevelopment site in its TOD Zoning District and within walking distance of the Meriden Transit Center and commuter rail service, slated to begin in 2018. The project is part of the overall redevelopment strategy for Meriden's Inner Ring Neighborhoods including the brownfield redevelopment sites of Meriden Green, 116 Cook Avenue, Factory H, and 11 Crown Street. HUD Sustainable Community Challenge Grant funding received in 2011 developed the TOD planning and rezoning. This project is a direct alignment with these planning efforts.

#### ***b. Task Description and Budget Table***

##### ***Task Description***

**Task 1: Cooperative Agreement Oversight.** This includes up to 50 hours (\$2000 total) to be completed by City of Meriden Economic Development Specialist (\$36/hour salary) or by the Economic Development Director (\$51/hour). Hours will be allocated to cooperative agreement oversight, including: 1) Obtain QEP remediation contractor services, 2) Prepare request for proposals from cleanup contractor, 3) Evaluate applications; conduct interviews; hire cleanup contractor, 4) Prepare cleanup contractor scope of work, 5) Prioritize, track, and evaluate contractor tasks, 6) Production of EPA Quarterly Reports and ACRES data entry and, 7) Financial management of the Cooperative Agreement. \$500 in Travel Costs are estimated for attendance at EPA regional conferences and workshops.

**Task 2: Community Involvement:** This task includes up to 60 hours (\$2500) to be completed by City of Meriden Economic Development Specialist (\$36/hour salary) or by the Economic Development Director (\$51/hour). Estimated cost is \$2,500 for personnel costs. This task also includes \$2,500 for supplies directly related to the project, including the direct costs associated with posting signs, printing public notices, and maintaining documents online ([www.meridenbiz.com/brownfields](http://www.meridenbiz.com/brownfields)). City staff and consultants will continue to work with community-based organizations to ensure commitments are implemented. Information will be exchanged at regular meetings of the City's Blight & Brownfields Committee, which will be held at least quarterly. This task will ensure that the community is educated about the cleanup process and cleanup activities at 1 King Place. Approximately 12 meetings are anticipated during the grant period including a public meeting on the Draft Analysis of Brownfields Cleanup

Alternatives (ABCA). Potential outcomes include increased community knowledge and understanding of the cleanup activities

**Task 3a: Site-Specific Activities/Cleanup Oversight – Petroleum.** This includes up to 60 hours (\$2500 total) to be completed by City of Meriden Economic Development Specialist (\$36/hour salary) or by the Economic Development Director (\$51/hour) and \$190,000 in contractual services for QEP services and cleanup including the following subtasks:

- 1) Preparation of bid specifications, HASP, and other pre-construction documents. (Approximate Cost: \$13,500).
- 2) The removal of one (1) 15,000-gallon and one (1) 2,000-gallon underground storage tank and up to approximately 600 tons of non-hazardous petroleum-impacted soil. This also assumes stabilization/shoring measures to protect the smoke stack will be implemented (Approximate cost for stack stabilization, UST removal and disposal, impacted soil excavation and disposal is \$156,000).
- 3) QEP and Engineering field oversight during UST removal activities (including a structural evaluation of the adjacent smoke stack), final tank closure documentation and project management. (Approximate Cost: \$20,500).

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**Task 3b: Site-Specific Activities/Cleanup Oversight – Hazardous Substances.** This includes 10 hours (\$500 total) to be completed by City of Meriden Economic Development Specialist (\$36/hour salary) or by the Economic Development Director (\$51/hour) and contractual services for QEP.

- 1) Cleaning of gross free-phase petroleum product from the boiler room floor and removal and off-site disposal of PCB-impacted soil from a limited area beneath the boiler room concrete slab floor. (Approximate Cost: \$30,000).
- 2) QEP/LEP oversight during boiler room cleanup, soil confirmation sampling and preparation of a remediation summary report. (Approximate Cost: \$9,500). Hazardous materials related task. Cost estimates are based on engineer probable cost estimate provided by Tighe & Bond, Licensed Environmental Professional and experience with similar EPA-funded projects.

*ii) Budget Table*

Budget Categories	Project Tasks (programmatic costs only)				Total
	Task 1: Cooperative Agreement Oversight	Task 2: Community Involvement	Task 3a: Site-Specific /Cleanup Oversight of <u>Petroleum</u>	Task 3b: Site Specific /Clean up Oversight of <u>Hazardous Substances</u>	
Personnel	\$2,000	\$2,500	\$2,500	\$500	\$7500
Fringe Benefits					
Travel	\$500				\$500

Equipment					
Supplies		\$2,500			\$2,500
Contractual			\$190,000	\$39,500	\$229,500
Other					
<b>Total Federal Funding (not to exceed \$200,000)</b>	<b>\$2,500</b>	<b>\$5,000</b>	<b>\$192,500</b>		<b>\$200,000</b>
<b>Cost Share (20% of requested federal funds)</b>				<b>\$40,000</b>	<b>\$40,000</b>
<b>Total Budget</b>	<b>\$2,500</b>	<b>\$5,000</b>	<b>\$192,500</b>	<b>\$40,000</b>	<b>\$240,000</b>

### ***c. Ability to Leverage***

The City has previously leveraged the following amounts from outside sources related to the assessment and cleanup of 1 King Place: 1) \$180,000 grant provided by the Connecticut Department of Economic and Community Development (DECD) for environmental site assessments, 2) \$221,000 provided by a DECD Targeted Brownfield Development Loan for partial removal of asbestos debris and hazardous substances inside of the first and second floors of the site building and to secure the site from trespass, 3) City wrote down \$1.3 million in back taxes when it acquired the property in 2014 under a tax foreclosure, and 4) In-kind services to compile a development plan by 1 King Place LLC within 6 months. These leveraged resources have been applied to the project during the period January 2014 through October 2017. Documentation of leveraged resources is provided as an attachment.

The City will also seek state, local and private funds for complete site cleanup prior to redevelopment. Funding from the State of Connecticut Office of Brownfield Remediation and Development may be available for this purpose. Over the past decade, the City has been successful in leveraging over \$20 million for brownfield reuse and redevelopment at 10 sites in the target area. In addition, the City contributes significant time of economic development, planning, and GIS support personnel to manage and develop the brownfields program at no cost to the grant (estimated at approximately \$10,000 a year). In addition, Blight & Brownfields Committee members donate staff and volunteer time and meeting space to the City's brownfield endeavors (estimated at \$500-\$2,500 per organization per year). The City has successfully leveraged EPA grants with outside funding sources as demonstrated by the progress at the former Hub site (70 State Street and 50 East Main Street), where the City used approximately \$610,000 in US EPA cleanup and assessment grants to leverage \$12.9 million in state and local cleanup funds.

## **2. Community Engagement and Partnerships**

**a. Engaging the Community:** The City of Meriden has an ongoing community involvement program through its B&B Committee. Formed in October 2002 to guide the City in redeveloping underutilized/vacant/brownfields properties and to support anti-blight efforts, the B&B Committee includes residents and members of key stakeholder groups in Meriden—non-profits,

state and federal agencies, local government, and community-based organizations. The B&B Committee meets quarterly and is open to the general public. Over 150 residents and businesses have participated in these meetings since 2002. The Meriden Council of Neighborhoods has played a significant role in having their members/constituents attend B&B meetings, by announcing the events at individual group meetings, distributing information through the Meriden Council of Neighborhoods monthly newsletter, and through the Meriden Council of Neighborhoods website. A B&B Committee was held on June 15, 2017 where participants were consulted on the proposed cleanup grant application. A public meeting was held on November 9, 2017 to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). A public notice of the meeting was published in the Meriden Record Journal newspaper on November 2, 2017 and posted on <http://www.meridenbiz.com/brownfields> from November 2, 2017 through November 9, 2017. The grant application was made available for public review at Meriden City Hall, the Meriden Public Library and on Meridenbiz.com during the public comment period. A Community Relations Plan for the site will be compiled as part of the cleanup project and maintained on file at the Meriden Public Library and on <http://www.meridenbiz.com/brownfields>.

By using licensed environmental professionals and contractors that work in compliance with local, state and federal laws, the City will ensure the proposed cleanup activities are conducted in a manner that is protective of the sensitive populations and nearby residents. The City will inform the neighborhood residents about the cleanup project by communicating with the Meriden Council of Neighborhoods, a community organization representing over 25 neighborhood groups, and the Action 13 neighborhood association about the cleanup activities. Signage will be posted at the site informing residents of the cleanup activities, and public meetings will be held at key milestones of the cleanup process. Grant and outreach information will be made available for public review at City Hall. All information will also be included on the City of Meriden's brownfields webpage <http://www.meridenbiz.com/brownfields/>. All information and websites will be provided in English and Spanish. In addition, communication will be carried out in English and Spanish, as needed, throughout the process. Assisting in this effort is Meriden's Economic Development Specialist, Paola Mantilla, who is bilingual. Our prior experience with managing comprehensive cleanup projects and have shown that the City's community outreach efforts are appropriate and effective for the target area.

***b. Partnerships with Government Agencies:*** The City plans to enroll the Site in the CTDEEP's Voluntary Remediation Program (VRP), which designates a Connecticut Licensed Environmental Professional (LEP) to oversee environmental cleanup activities. The LEP will keep USEPA, CTDEEP, and CTDECD apprised of remediation progress throughout the project. The City of Meriden will solicit a remediation contractor through a competitive process consistent with provisions of 40 CFR Part 31.36, as appropriate, that will be fully qualified in all aspects of environmental assessment and remediation. Assisting in this effort will be the City of Meriden Purchasing Division, which has experience procuring services and maintaining records for state and federally funded cleanup projects.

City staff also works hand-in-hand with the City Health and Human Services Department. The local health department has a representative on the B&B Committee and participates fully in all decision-making by the body. CTDECD and CTDEEP, as well as EPA Region 1, all serve on the

B&B Committee and are integrally involved in community outreach and strategic decision-making. CTDEEP participation in the B&B Committee is invaluable since it is responsible for overseeing the brownfields program. The US Department of Housing and Urban Development has also been a key partner in the revitalization efforts. HUD funding through the Sustainable Communities Challenge Grant in FY 2011, through the Choice Neighborhoods Program in FY 2013, and annual funding through the Community Development Block Grant (CDBG) Program has been instrumental allowing the City to engage stakeholders in community planning efforts that will foster development of a mixed-use, walkable, transit-oriented community. These efforts have been continued in 2017 with the implementation of the Brownfields Areawide Revitalization (BAR) planning grant recently awarded to the City by the State of Connecticut Department of Economic and Community Development. The BAR has been used, in conjunction with a FY 2015 USEPA community wide assessment grant, to plan for the reuse of 1 King Place and other sites following site remediation. The goal of the planning effort is to ensure that 1 King Place is redeveloped in conjunction with the other transit oriented development sites located throughout the target area.

***c. Partnerships with Community Organizations:***  
***Community Organizations Description & Role:***

Meriden Council of Neighborhoods: Meriden CON is a 501(c)(3) nonprofit organization representing 25 neighborhood associations in Meriden. Holly Wills, President, will commit to informing CON organizations citywide and the residents throughout the community about the efforts to cleanup and repurpose this site, attend the Blight and Brownfields meetings and/or distribute information from the B&B meetings to our stakeholders, and commit to participating in planning efforts for the reuse of the site following cleanup. Ms. Wills will be a key player in soliciting feedback and maintaining open lines of communication to neighborhood residents.

Midstate Chamber of Commerce: The Chamber represents approximately 585 members from Meriden and the surrounding community. Mr. Moore and the Chamber will act as liaisons with the business community and assist the City in hosting and organizing community meetings directed at their constituents. Mr. Moore has been on the B&B Committee for ten years.

One King LLC has recently been selected as the preferred developer of the site. 1 King Place will commit to working with the City to put forward a development plan for the site following site remediation and work to ensure that residents from the surrounding neighborhoods are provided information throughout the development planning process.

***d. Partnerships with Workforce Development Programs:*** The City will ensure that the Connecticut Office of Brownfield Remediation and Development and CT Works (a partner of the State Department of Labor), are made aware of work opportunities resulting from this project and will establish MBE/DBE set asides as required. The City will promote these opportunities through local and minority news media include the Meriden *Record Journal* and *La Voz*, a Spanish newspaper serving central Connecticut. The City will also reach out to Northwest Regional Workforce Investment Board, a current recipient of USEPA funds for Workforce Development and training programs, regarding job opportunities created by the cleanup grant.



#### **4. Project Benefits:**

**a. *Welfare, Environmental, and Public Health Benefits:*** Meriden is a highly developed community with limited remaining developable land. Citywide, approximately 70% of its land is considered developed. Of its remaining undeveloped land, due to extreme topography, poor soil types, wetland, and/or areas subject to flooding, planning data estimates only 10% of its vacant land is developable. The limited developable land constrains the City in new residential construction and in significant development for industrial and commercial growth. As a result, the City must focus on strategies to adapt or reuse brownfield land in its older, developed neighborhoods to accommodate future growth. In the target area, 11% of the properties are vacant and represent development opportunity. Further, redevelopment of the 1 King Place will allow the city to redevelop a vacant, abandoned, tax exempt site without having to invest in power, sewer, and water infrastructure, which are already present at that site.

The current development plan is to utilize a multi-phased, multi-use, and multi-tenant approach for the property. The building will be subdivided with housing, senior housing, medical offices and community services as the anchors. The residents in the target area will benefit directly by cleaning up this site and eliminating the public health risks of vandalism and fire. Removing these hazards will reduce health risks and proactively eliminate any fire and asbestos risk (e.g., potential to spread contaminants) in close proximity to housing occupied by young children and seniors. Removal of petroleum contaminated soil will minimize the risk of petroleum contamination impacting nearby Harbor Brook. The target area will benefit overall by redeveloping a large blighted property, providing opportunities for housing for seniors and families and social services for the community. This project and the City's overall revitalization program are intended to correct the disparities found within the inner ring neighborhoods such as the target area by eliminating environmental impacts, improving economic opportunities, and increasing quality of life.

**b. *Economic and Community Benefits:*** Cleaning up and repurposing brownfields sites will help increase private ownership, grow the tax base and allow the City to fully fund all City-wide services. Redevelopment of dozens of abandoned and underutilized brownfield sites in the target area, including 1 King Place, is a key part of the City's effort to reverse the downward spiral of economic disinvestment.

The redevelopment of 1 King Place will result in increased economic returns in the form of tax dollars, job growth, and increased quality of life for the entire community. The blight associated with this brownfield site has had a significant impact on Meriden's community life, creating a barrier to the City's economic development efforts and resulting in potential threats to human health and the environment. Through the cleanup and redevelopment of the site, the City will recapture the economic value of a large TOD zoning district property, while increasing neighborhood property values and improving the neighborhood overall. Following site remediation, the repurposed facility will become a source of new jobs and taxes and provide senior housing, medical services and other commercial uses within the TOD District. The City of Meriden recently selected a qualified developer through a RFQ/RFP process. The developer, 1 King Place LLC, has formulated a development plan and budget for the site at its own costs. Total development cost, not including site remediation, is estimated at \$30 million. Using various jobs estimators (ARRA, Strategic Economic Research, IMPLAN, etc.) for the

construction of mixed use projects, the project has the potential to create over 300 full time jobs (46% of jobs directly related to construction and 54% associated jobs).

## **5. Programmatic Capability and Past Performance**

**a. Audit Findings:** The City has no adverse audit findings as of FY 2017. Administrative structures are in place to ensure that requirements and deadlines are met for all federal grants.

**b. Programmatic Capability:** The City of Meriden has a history of successfully managing numerous state and federal grants. The City has leveraged over \$20 million for assessment and cleanup of brownfield sites in the target area. The City is currently administering a FY 2015 USEPA community wide assessment grant and \$5.2 million in state grants related to the cleanup and assessment of city-owned brownfield sites in the target area. All brownfield projects are managed by the staff of the Economic Development Department. Playing a significant role in project implementation is Paola Mantilla, Economic Development Specialist. Paola has over 15 years of experience in small business lending and municipal economic development. Ms. Mantilla is also a native Spanish speaker. Paola has successfully participated in the management of two brownfield cleanup projects (50 East Main Street and 116 Cook Ave.) and is currently the lead manager on the FY 2015 USEPA Brownfield Assessment grant.

The City does not anticipate any change in project leadership, but should the need arise to hire additional city staff or recruit new leadership, the City has a hiring process and will ensure that all new hires have experience in managing large federal grants, specifically EPA Brownfields funding. All contracts with outside remediation contractors will be competitively awarded in compliance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Part 31.36, as appropriate. The City has a process in place that encourages proposals from small and disadvantaged businesses. As with all contracts with the City, any contracts awarded under this cleanup grant would be evaluated using a variety of criteria, including, but not limited to, expertise, availability, past work, and cost. The City will utilize the resources of its Grants Administrator and Purchasing Director to ensure that all federal requirements are met during the duration of the cleanup project.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes :** The anticipated output of the project will be to improve public health and the environment by removing two underground storage tanks and removing PCBs from the site. The outcomes will be measured by qualified environmental professionals (QEP) that will monitor the remediation in progress and document the removal and proper disposal of the contamination. Community outreach efforts completed as part of the Choice Neighborhood planning process show that residents stated they had concerns about contamination in the building and its effects on the neighborhood. By remediating the known contaminants at 1 King Place, the city is addressing the target community concerns and removing environmental hazards from the neighborhood. The effects and outcomes of the cleanup will be made known to the neighborhood through distribution of information to the community associations for distribution in their monthly newsletters (<http://www.meridencon.org/>) and on the City brownfields website (<http://www.meridenbiz.com/brownfields/>).

## **d. Past Performance and Accomplishments**

**i) Currently or Has Ever Received an EPA Brownfields Grant:** Meriden has successfully managed numerous EPA Brownfields Grants (FY 15, FY 13, FY12, FY 09). The City has one active USEPA grant, a FY 2015 Community wide brownfield assessment grant, which will be completed by September 2018. Two cleanup grants (116 Cook Ave. and 50 East Main Street) were completed in 2016. The City has complied with all relevant quarterly progress reports, financial and reporting measures, and final reports, where applicable. The City has complied with all financial and programmatic reporting on its awards and all data collected on the following grants were reported to EPA in the ACRES database.

1. Compliance with Grant Requirements and Accomplishments

Grant Title and Description	Compliance with grant requirements	Purpose and Accomplishments
<b>\$200,000 FY 15 EPA Brownfield Assessment</b>	<b>In progress. Quarterly reports submitted and up to date. 35% of grant funds drawn to date and over 70% of the funds are obligated.</b>	Community wide assessments, reuse planning and community outreach. Task 1: QEP selected 7/16 for 3 sites: 664 W. Main, 53 Colony & 55 Colony. QEP selected 12/16 for 6 additional sites: 69 East Main, 84-88 Grove, 226 West Main, 21 Colony, 48 Arch Pky, 124 Hanover. Environmental consultant selected for site reuse planning 1 King Pl. Task 2: B&B meetings held quarterly. Task 3: Phase I/AIA/QAPP completed 664 W. Main Street., lead paint testing completed 51-53-55 Colony. Task 4: Phase II completed 664 W. Main Street, reuse planning 1 King Pl underway.
<b>\$240,000 FY13 EPA Cleanup Grant (BF 96179501)</b> • 50 East Main Street (Hub site) • \$200,000 • \$40,000 local	<b>Completed</b>	Task 1: All quarterly reports have been submitted on time and all work is on schedule. Task 2: Community meetings held in 2014; Signage posted at HUB site; information and Comm. Relations Plan posted to meridenbiz.com. in 2014. Grand Opening of the completed site (Meriden Green) 9/16. Task 3: Finalized cleanup scope of work with QEP. Work leverages \$12.89 million state and City funded activities at 1-77 State Street (Meriden HUB site), 30-50 East Main Street. Task 4: Contractor selected to complete remediation and site construction. Cleanup to be completed within 18 months.
<b>\$240,000 FY12 EPA Cleanup Grant (BF 96166191)</b> • 116 Cook Avenue	<b>Completed.</b>	Task 1: City finalized scope of work and executed agreement with EPA. All quarterly reports have been submitted on time and all work is on schedule.

Grant Title and Description	Compliance with grant requirements	Purpose and Accomplishments
<ul style="list-style-type: none"> <li>• \$200,000 federal</li> <li>• \$40,000 local</li> </ul>		<p>City contracted with QEP 6/13.</p> <p>Task 2: Community meetings held in 2014. Information and Comm. Relations Plan posted to meridenbiz.com. in 2014 and updated in 2016.</p> <p>Task 3: QAPP completed for 116 Cook Ave. RFP for Site Clean completed July 2014 and updated in 2016. UST removal completed 11/2014 and hazardous materials removal completed 7/16.</p>
<p><b>\$200,000 FY09 EPA Assessment Grant (2B96110701 - Recovery Act)</b></p>	<p><b>Completed</b></p>	<p>Completed community outreach and stakeholder meetings. Completed Phase IIs for 116 Cook Ave. and 85 Cooper St. Completed Phase IIIs for 77 and 85 Cooper St., 104 Butler St., and 116 Cook Ave. Completed building hazards report for 116 Cook Ave. and soil sampling at 104 Butler St.</p>

### Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: \_\_\_\_\_

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	9
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



**Order of Magnitude Opinion of Probable Cost  
Former Meriden Hospital  
Meriden, Connecticut**

**Subsurface Environmental Remediation**

Item No.	Description	Estimated Cost
This cost estimate <b>does not</b> include costs for actions and remedial efforts necessary for complying with Direct Exposure Criteria (DEC) for polluted fill as identified within the Connecticut Remediation Standard Regulations (RSRs). Additionally, this estimate <b>does not</b> include costs for remediating PCB-impacts to various areas of the concrete floor within the Site building.		
<b>CONSTRUCTION SERVICES</b>		
Assumes all work will be conducted in one mobilization.		
1	<b>Contractor Mobilization/Demobilization</b>	<b>\$35,000</b>
	Includes Erosion/sediment control & decontamination pad	
2	<b>Underground Storage Tanks</b>	<b>\$65,000</b>
	Includes decon, removal & disposal of USTs and excavation & disposal of associated petroleum impacted soil (assumes non-hazardous) Assumes shoring & structural stabilization is required to maintain integrity of nearby stack & retaining wall - costs for this included in project contingency.	
3	<b>Boiler Room Cleanup &amp; TSCA Soil Excavation</b>	<b>\$35,000</b>
	Includes powerwashing oil from boiler room floor and disposal of washwater, sawcutting & slab removal over a 10x10 foot TSCA impacted area. Excavation and disposal of TSCA PCB impacted soil (assuming a 3-foot excavation; 11 cy) will also be required in this area.	
<b>CONSTRUCTION SERVICES SUBTOTAL:</b>		<b>\$135,000</b>
<b>LEP &amp; ENGINEERING SERVICES</b>		
1	<b>Pre-Construction Deliverables</b>	<b>\$23,000</b>
	RAP, Bid Specs, HASP, Project Set up, TSCA PCB Workplan	
2	<b>UST Field Oversight, confirmation sampling &amp; lab analysis</b>	<b>\$18,000</b>
3	<b>Boiler Room Cleanup Oversight &amp; TSCA Confirmation Sampling</b>	<b>\$5,000</b>
4	<b>Remediation Summary Report &amp; Final Documentation</b>	<b>\$10,000</b>
5	<b>Project Management</b>	<b>\$1,800</b>
<b>LEP &amp; ENGINEERING SERVICES SUBTOTAL:</b>		<b>\$57,800</b>
<b>Project Subtotal</b>		<b>\$192,800</b>
<b>Contingency Allowance (20%)</b>		<b>\$39,000</b>
<b>PROJECT TOTAL (Rounded):</b>		<b>\$240,000</b>
<p><i>This is an order of magnitude cost estimate that is expected to be within -30 to +50 percent of the actual project cost. Fuss &amp; O'Neill has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions. Fuss &amp; O'Neill's opinion of probable Total Project Costs and Construction Cost are made on the basis of Fuss &amp; O'Neill's experience and qualifications and represent Fuss &amp; O'Neill's best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but Fuss &amp; O'Neill cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Fuss &amp; O'Neill. If prior to the bidding or negotiating Phase the Owner wishes greater assurance as to Total Project or Construction Costs, the Owner shall employ an independent cost estimator.</i></p>		
<b>Date:</b> October 19, 2016		<b>Prepared By:</b> SKW
		<b>Checked By:</b> DRJ & DFH

Order of Magnitude Opinion of Probable Cost  
Former Meriden Hospital  
Meriden, Connecticut

Subsurface Environmental Remediation

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Notes & Assumptions:

1. This is an estimate for subsurface environmental remediation for the removal of two USTs and identified release areas associated with past Site operations. It does not include costs for removal and disposal of existing equipment, building demolition, stack demolition, or removal/renovation of existing infrastructure including drainage, pavement, or utilities, or other site activities. Assessment of the environmental quality of the building concrete floor slab relative to the presence of PCBs was evaluated to an extent to determine if a release of PCBs from identified RECs such as transformers, elevator equipment, and mechanical equipment had occurred. Comprehensive evaluation of the floor slab to determine the full extent of PCB impacts has not been performed.
2. Assumes full time oversight of UST removal, petroleum impacted soil excavation, cleaning of the boiler room, and excavation of PCB impacted soil beneath the boiler room slab (11 days) plus sampling costs for closure samples from excavation areas.
3. Costs for cleaning and removal of USTs assumes a total storage capacity of 17,000 gallons (one 15,000 gallon and one 2,000 gallon USTs) and assumes 1/3 of the storage capacity contains liquid (17,000 gallons x 1/3 = 5,100 gallons).
4. Assumes smoke stack will be demolished prior to removal of USTs and shoring/bracing of the building and adjacent retaining walls *will not be* required to remove the USTs.
5. Assumes residual contaminated soil exists below the footprint of the USTs located south of the boiler room. The USTs are within 10 feet of a drywell where a petroleum release has been identified. Assumes removal and disposal of petroleum-contaminated soil over an approximate 30 x 30 area south of the boiler room for the drywell and USTs (assuming 600 Tons). Also assumes imported clean backfill to fill excavation area (600 CY).
6. Assumes boiler room will remain. This estimate contemplates cleaning of oil spilled on the floor slab from the leaking/missing pipes and cleaning up the isolated area of PCB contamination that has been identified below the floor slab. Assumes excavation of a 10 ft x 10 ft x 3 foot volume of PCB-impacted soil at SB-15. 300 CF = 11 CY Say 18 Ton
7. Coordination with regulatory agencies and preparation of cleanup plans for PCB impacts to soil and concrete floor will be required.
8. The extent of PCB impacts to the floor of the facility have not been completely characterized or delineated. Additional sampling should be performed in a coordinated fashion with a building demolition/reuse plan.

**DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES**  
**1 KING PLACE, MERIDEN, CONNECTICUT**  
**REMEDIATION OF SOUTHERN UNDERGROUND STORAGE TANK AREA AND**  
**BOILER ROOM**

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**  
**BROWNFIELDS CLEANUP GRANT**

**PREPARED FOR:**  
**CITY OF MERIDEN, CONNECTICUT**

**PREPARED BY:**  
Robin M. Staszak, L.E.P., Eolas Environmental, LLC

**DECEMBER 2016**

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## Attachments

Attachment 1 - Site Location Map

Attachment 2 - Site Plan

Attachment 3 - Climate Trend Documentation

## **I. Introduction & Background**

This document presents a Draft Analysis of Brownfields Cleanup Alternatives (ABCA) for removal of underground storage tanks (USTs) located in the Southern UST Area adjacent to the former boiler room and remediation of the concrete floor and contaminated subsurface soils in the Boiler Room (as the funding allows) of the Former Wallingford-Meriden Hospital property located at 1 King Place in the City of Meriden, Connecticut. Site redevelopment activities will incorporate remediation of HBM and contamination across the entire Site; however, the funds the City of Meriden is requesting under this Environmental Protection Agency (EPA) cleanup grant will be used specifically to remove the two USTs located in the southern UST area next to the boiler room, and to remediate the concrete floor and contaminated soils located beneath the floor of the boiler room (as the funding allows).

This Draft ABCA was prepared by Robin M. Staszak, Licensed Environmental Professional, Eolas Environmental, LLC. on behalf of the City of Meriden as part of a United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant award. This document is a draft format and will be revised pursuant to public comment and following technical review.

### **a. Site Location**

The Site is located at 1 King Place in Meriden, Connecticut in predominantly residential section of Meriden's Transit Oriented Development (TOD) zoning district. A site location map is provided as Attachment 1 and a Site Plan that shows the proposed remediation area is provided as Attachment 2.

### **b. Forecasted Climate Conditions**

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events and rises in sea level. Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the Site.

According to Federal Emergency Management Agency (FEMA) Flood Zone Map 09009C0166H (dated December 17, 2010), the Site is primarily located within Zone X of nearby Harbor Brook, which is outside the 0.2% annual chance floodplain, and minimal flooding is expected. A small portion of the Site along the southern property boundary is located within Zone AE, which is subject to flooding by the 100-year flood. While a changing climate may result in greater storm frequency and intensity that could affect the flood waters within Harbor Brook and ultimately result in changes to the flood zones, given that the topographic elevation of the Site is approximately 20-30 feet greater than the Harbor Brook, flooding of the Site is unlikely.

Increased precipitation and extreme weather could, however, result in additional surface stormwater runoff across the Site and the potential of increased erosion.

Based on the nature of the Site and its proposed reuse; changing temperature, rising sea levels, wildfires, changing dates of ground thaw/freezing, changing ecological zone, saltwater intrusion and changing groundwater table are not likely to significantly affect the Site.

Refer to Attachment 3 for a summary of the regional climate trends and scenarios for the northeast region of the US and for a copy of the FEMA Flood Zone Map.

#### **c. Previous Site Use(s) and Previous Cleanup/Remediation**

The Site consists of a 5.64-acre parcel of land improved with an abandoned building and parking lot. The Site operated as the Meriden-Wallingford Hospital from the mid-1920s through the early 1990s. Prior to construction of the hospital, the Site was occupied by a bank, single family home, and a public school. The Site appears to have been initially developed in the 1890s.

The public school was demolished circa 1979 and was replaced with a parking garage. Residential buildings formerly located on the southeast corner of the Site were demolished in 2007. The Site has remained vacant and subject to vandalism since the hospital closed in the early 1990s. The City acquired the Site through tax foreclosure in January 2014 to proactively stem the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to transfer the site to a private party for redevelopment purposes.

One 5,000-gallon fuel oil UST and petroleum-impacted soil was removed from the northern courtyard on the Site in 1999. Confirmatory soil samples were collected and indicated that petroleum hydrocarbons were below applicable cleanup standards.

In the spring of 2015, the Connecticut Department of Economic and Community Development (DECD) awarded the City a Targeted Brownfield Development Loan to remove hazardous substances left in the abandoned hospital building. The purpose of the removal action was to eliminate the potential exposure of the public, town personnel, and contractors to these materials, and to facilitate completion of a comprehensive Phase II ESA. The removal action involved the removal of damaged asbestos materials and debris piles located on the first and second floors of the site building that had been left at the Site by the previous owner or operators of the property.

#### **d. Site Assessment Findings**

Several environmental investigations have been completed at the Site including a limited asbestos and hazardous building materials (HBM) assessment, a Phase I Environmental Site Assessment (ESA), a HBM Inspection, and a Phase II/Limited Phase III ESA. However, only the

results of the Phase I ESA and Phase II/Limited Phase III ESA are pertinent to the portion of the Site that is the subject of this EPA cleanup grant.

In the spring of 2014, the City hired Vanasse Hangen Brustlin, Inc. (VHB) to prepare an ASTM Phase I Report for the Site. The Phase I ESA identified the following Recognized Environmental Concerns (RECs) for the Site:

- Suspect lead-based paint, due to the age of the site building
- UST located in the courtyard area on the northern portion of the Site
- Staining in the vicinity of mechanical equipment associated with the freight elevator in the basement of the main building and the service elevator in the former nurses building
- Transformers and other polychlorinated biphenyl (PCB)-containing equipment in the basement of the former nurses building and basement of the main hospital building.
- Numerous containers of chemicals stored in the basement, with evidence of a release observed. Specifically, leaking containers were observed in the mechanical room, crib room, and several basement boiler rooms.
- Suspect ACM piping in the basement of the building, which was disturbed.
- Floor drains with undocumented discharge locations.
- X-ray processing area in the basement of the main building.
- Site-wide groundwater impacted by releases of oil between 1974 and 1999.
- Stormwater catch basin with undocumented discharge location, near the UST area on the south side of the building.
- Two USTs located on the south side of the building.
- Solid waste and buckets stored in the loading dock area and an oil slick observed in the loading dock.

VHB identified a release of 400-gallons of heating oil that occurred in December 1974 and a release of 300-gallons of Number 6 heating oil that occurred in February 1997 as Historical RECs (HRECs).

The City hired Fuss & O'Neill in the spring of 2016 to conduct a Phase II/Limited Phase III ESA for the Site; the Phase II/Limited Phase III ESA Report was issued in May 2016. The objective of the Phase II was to determine whether a release of petroleum or hazardous substances has occurred in areas identified as RECs by VHB and at Areas of Concern (AOC) subsequently identified by Fuss & O'Neill and. Fuss & O'Neill refined the AOC/REC list to include the following:

- Northern UST Area (Courtyard)
- Southern UST Area (South of Boiler Room)

- Dry Well (adjacent to Southern UST Area)
- Interior Transformers/PCB Equipment (basement of nurses building and main hospital)
- Loading Dock (evidence of interior release)
- Various Floor Drains and Sumps (discharge locations unknown)
- Boiler Room
- Former Incinerators (two)
- Smoke Stack
- Oil Trenches in Laundry Area (southwest portion of building)
- Chemical Storage Room in Laundry Area
- Elevator Rooms
- Switchgear/Generator Room (near courtyard)
- Urban Fill

Constituents of concern at the Site include volatile organic compounds (VOCs), petroleum hydrocarbons (extractable total petroleum hydrocarbons [ETPH]), polycyclic aromatic hydrocarbons (PAHs), PCBs, and metals.

The Phase II/Limited Phase III investigation involved the completion of a ground penetrating radar (GPR) survey, floor drain dye test, advancement of 29 soil borings, installation of four groundwater monitoring wells, collection and analysis of 29 soil samples, 6 groundwater samples, 22 concrete chip samples, and 2 residual material samples. Soil and groundwater results were compared to the Connecticut Remediation Standard Regulations (RSRs) to determine whether releases occurred and/or remediation will be necessary. The results of investigation activities related to the Southern UST Area and the Boiler Room AOCs are discussed below, as this is the Target Area for which EPA cleanup funds will be used.

**Southern UST Area:** One 15,000-gallon UST used to store Number 6 fuel oil and one 2,000-gallon Number 2 fuel oil UST are located south of the boiler room. Releases of Number 6 fuel oil associated with tank filling were reported in 1997 and 1998. The 15,000-gallon UST was installed in 1990 to replace a 20,000-gallon UST installed in 1968 and removed in 1990. No tank closure documentation was identified for the 20,000-gallon UST. The 2,000-gallon UST is connected to a back-up generator located adjacent to the boiler room inside of the site building. The 2,000-gallon UST was reportedly installed in 1982.

A release of ETPH and PAHs at concentrations that exceed the Residential Direct Exposure Criteria (Res. DEC) included in the RSRs was reported in a shallow soil sample collected from a boring advanced in the vicinity of the fuel lines associated with the USTs. No releases to deeper soils in the vicinity of the USTs were identified. However, the Site received a Notice of Violation for the 2,000-gallon UST from Connecticut Department of Energy and Environmental Protection (CTDEEP) on April 15, 2015 for failure to register the UST, having a UST that has exceeded its fifteen year life expectancy, and failure to conduct annual tank testing. The City of



Meriden plans to remove both of the USTs identified in the southern UST area as part of redevelopment activities.

**Boiler Room:** The boiler room is located in the southern portion of the site building. Several leaking containers were observed in the boiler room. Transfer lines from the USTs located in the southern UST area enter the boiler room and were observed to be damaged, resulting in a significant release of oil to the floor of the boiler room. ETPH and PCBs were reported in shallow soils (1 to 3 feet below grade [fbg]) beneath the floor of the boiler room. ETPH concentrations were below the RSR cleanup criteria. The concentration of PCBs in soil of 180 parts per million (ppm) exceed the Res. DEC, Industrial/Commercial DEC (I/C DEC), and GB Pollutant Mobility Criteria (PMC) and PAHs exceed the Res. DEC. No PCBs were reported above detection limits in nearby soil borings or a deeper soil sample collected from 3 to 5 fbg.

#### **e. Project Goal**

The EPA cleanup grant funds will be used to clean-up a portion of the Site located at 1 King Place in Meriden. A comprehensive remediation plan for the entire 5.64-acre property will include cleanup of soil, groundwater, and hazardous building materials on other portions of the Site. The final remediation plan will be prepared following completion of a concept reuse plan that the City of Meriden will receive through an Request for Proposal (RFP) process to select a preferred site developer. While the entire site cleanup effort is estimated to cost approximately \$5.1 million, specific cleanup activities that will be completed using the \$200,000 EPA clean-up grant will include:

- removal of two USTs, associated piping and petroleum-impacted soil located south of the building boiler room (referred to as the Southern UST Area)
- (as the funding allows) removal of contamination from the floor of the boiler room and remediation of a limited area of PCB-impacted soil located beneath the boiler room floor

The primary objective is to remove the two USTs in the Southern UST Area (along the building exterior, south of the boiler room), which are located adjacent to an approximately 75-foot tall smoke stack. The goal will be to safely remove the USTs, associated piping and petroleum-impacted soil, which may be encountered, without compromising the structural integrity of the stack. To achieve this goal, tasks may include advancing appropriate shoring or other structural support prior to commencing UST removal activities.

Following the removal of the USTs and dependent upon if funding remains; a subsidiary project goal will be to clean the free-phase petroleum product from the boiler room floor within the interior of the site building and to remediate a limited area of PCB-impacted soils beneath the boiler room floor.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility**

Following procurement of an EPA Brownfields Cleanup grant, the cleanup will be overseen by the City of Meriden and a Connecticut Licensed Environmental Professional (LEP).

The LEP will prepare cleanup specifications to procure a qualified remediation contractor through a public bid process as well as provide field oversight during the cleanup activities. Subsequently, the LEP will prepare a Remedial Action Summary Report to document the remediation activities and prepare the CTDEEP-required UST notification forms and tank closure documentation as appropriate.

Specifically, the cleanup activities will be overseen by Fuss & O'Neill, an environmental engineering firm retained by the City of Meriden.

### **b. Cleanup Standards for Major Contaminants**

The Site is not currently entered in a formal regulatory cleanup program; however, the City plans on eventually entering the Site into a State voluntary cleanup program. Due to the fact that the City is seeking funding through an EPA Brownfields Cleanup grant and will also be seeking state grant funding to leverage cleanup activities, the Connecticut State Remediation Standard Regulations (RSRs) found within Regulations of Connecticut State Agencies (RCSA) Sections 22a-133k-1 through 22a-133k-3 will apply to the Site and the subject remediation areas.

The RSRs require soil remediation at the Site to meet the direct exposure criteria (DEC) and the pollutant mobility criteria (PMC) for GB-classified groundwater areas. To the extent that grant funding allows, the remedial objective for the Site will be to remove the two USTs located in the Southern UST Area, to remove associated contaminated soil to the extent possible, and to remediate a limited area of PCB-impacted soil from beneath the floor slab within the boiler room.

Ultimately, however, the site soil and groundwater will meet the requirements of the applicable CT RSRs in accordance with the intended use of the property. Compliance with the RSRs for the entirety of the Site (including addressing the presence of impacted urban fill) will be achieved in the future through a public and private partnership between the City of Meriden and a developer.

Following completion of the primary and secondary goals of the project, and should funding remain, the cleanup of the boiler room interior and sub-slab PCB-impacted soils will be addressed in accordance with the Toxic Substances Control Act (TSCA) regulations, specifically 40 CFR Section 761.61.

### **c. Laws & Regulations Applicable to the Cleanup**

Although the Site is not currently entered in a formal state cleanup program, the UST removal and soil remediation activities will be required to be conducted in accordance with the CT RSRs and the National Fire Protection Agency regulations for UST closure.

Should the funding allow, cleanup of the PCB-impacted soils beneath the boiler room floor will be addressed in accordance with 40 CFR §761.61.

In addition, all appropriate permits and notifications such as Call Before You Dig (CBYD) and soil disposal manifests) will be obtained prior to the work commencing.

## **III. Evaluation of Cleanup Alternatives**

### **a. Cleanup Alternatives Considered**

As discussed above, the primary remedial objectives include the removal of the two USTs, associated piping and petroleum-impacted soil that may be encountered without compromising the structural integrity of the adjacent smoke stack. Following the removal of the USTs and dependent upon if funding remains; a secondary objective will be to clean the free-phase petroleum product from the boiler room floor and to remediate a limited area of PCB-impacted soils beneath the boiler room floor.

Reasonable Alternatives for these remediation activities include the following:

- **Alternative #1:** No Action
- **Alternative #2:** Remove residual product from the USTs, clean and appropriately abandon the two USTs according to industry and state standards, collect necessary UST closure samples and prepare UST closure documentation and revised UST notification forms for submittal to CTDEEP. This alternative also includes cleaning the petroleum product from the boiler room floor, but managing the impacted soils beneath the slab in place.
- **Alternative #3:** Install the appropriate structural shoring to protect the integrity of the adjacent smoke stack during excavation activities, clean and remove the two USTs, excavate and dispose of associated petroleum impacted soil as encountered, collect necessary UST closure samples and prepare UST closure documentation and revised UST notification forms for submittal to CTDEEP. Following UST removal, and as funding allows, the free-phase petroleum product will be power washed from the boiler room floor, the wash water will be appropriately disposed, and PCB-impacted soils beneath the boiler room floor will be excavated, transported and disposed in accordance with 40 CFR 761.61.

## **b. Cost Estimate of Cleanup Alternatives**

The effectiveness, implementability, and cost of each alternative was considered and is documented in the section below.

### **Effectiveness**

- **Alternative #1:** By leaving the USTs and the potentially impacted soil surrounding the USTs, there would be no progress toward achieving the remedial objectives and ultimate redevelopment of the Site. Residual product currently remains within the USTs and potentially polluted soil exists in the area surrounding the USTs. Taking no action to remove the source and/or potential source of contamination would not improve the environmental quality of the Site or prepare the Site for future redevelopment.
- **Alternative #2:** By abandoning the USTs and associated piping in place, the potentially impacted soil surrounding the USTs would remain in place. Similarly, the area of PCB-impacted soils would remain in place beneath the boiler room slab floor. This alternative would not improve the environmental quality of the Site or prepare it for future redevelopment, which would not achieve either the primary or secondary objective of the project.
- **Alternative #3:** Removing the USTs and the associated piping, and excavation of visibly petroleum-impacted soil would achieve the primary project remedial objective. This option would be effective in removing sources of potential petroleum contamination from the USTs and prevent further contamination of the soil, therefore minimizing the risk of exposure to contaminated soil and potentially hazardous materials during future site redevelopment. Additionally, as funding allows, the cleanup of the gross free-phase petroleum product contamination from the floor of the boiler room and excavation of a limited area of PCB-impacted soils from beneath the boiler room floor would allow this portion of the building to be safely accessed and achieve the secondary project objective.

### **Implementability**

- **Alternative #1:** No action would be easy to implement since no activity would occur at the Site.
- **Alternative #2:** This alternative is feasible; however it is not effective in achieving the goal of removing the USTs, associated piping and potentially impacted soils from around the UST systems or the secondary goal of cleaning the oil from the interior of the boiler room and removing the limited area of PCB-impacted soils from beneath the boiler room floor.

- **Alternative #3:** This alternative is feasible and effective. It requires that the USTs, associated piping and residual petroleum-impacted soil be appropriately removed while protecting the structural integrity of the adjacent smoke stack. A structural engineer will perform an analysis of the potential affect removal of USTs could have on the stability of the smoke stack. The analysis will be used to prepare a specification that defines protocols and procedures for shoring design that will protect the stack during UST removal. Removing the USTs, visibly impacted soil, cleanup of the Boiler Room interior and excavation of PCB-impacted soils from beneath the floor will require procurement of a qualified contractor, oversight of contractor activities, waste soil characterization, disposal fees, confirmatory soil sampling of the excavation area and coordination between the City, the LEP, the potential developer and the contractor.

### **Cost**

- **Alternative #1:** The “No Action” remedial approach would result in no cost.
- **Alternative #2:** Costs involved with this alternative include selecting a contractor, cleaning and removing residual product from the two USTs, appropriately abandoning the two USTs according to industry and state standards, collection of necessary tank closure samples and the preparation and submittal of tank closure documentation and revised UST notification forms. Costs would also include the power washing of the boiler room floor to clean up the gross free-phase petroleum product, and appropriate disposal of the wash water.

The estimated cost would be on the order of \$126,000.

- **Alternative #3:** Costs involved with this alternative include selecting a UST removal contractor, installing the appropriate shoring and structural support necessary to maintain the integrity of the smoke stack, cleaning and removing residual product from the two USTs, removal of the two USTs and any associated impacted soil that may be encountered, collection of UST closure samples, the restoration of the excavation area and the preparation and submittal of UST closure documentation and revised UST notification forms to the CTDEEP. The cleanup of gross free-phase petroleum product from the boiler room floor and PCB-impacted soils beneath the boiler room floor will be addressed as funding allows. Costs involved with this would include the power washing of the boiler room floor to clean up the gross free-phase petroleum product, appropriate disposal of the wash water, as well as costs for saw-cutting an approximately 10-foot by 10-foot area of the concrete floor, excavation and disposal of a limited area of PCB-impacted soils, collection of appropriate confirmation samples and the preparation of a remediation summary report.

The estimated cost for this alternative would be on the order of \$240,000.

Table 1 provides a matrix to evaluate effectiveness, implementability, and estimated costs in a side-by-side comparison.

**Table 1: Summary of Evaluation Criteria**

Alternative		Effectiveness	Implementability	Estimated Costs
1	No Action	Not Effective	Implementable	\$0
2	UST Abandonment (No structural support for the adjacent stack or soil removal), power washing boiler room floor, managing PCB-impacted soils in place.	Not Effective	Implementable	\$126,000
3	UST Removal & Soil Remediation (Including structural support for the adjacent stack), Cleanup of boiler room floor & PCB-soil remediation from beneath boiler room slab floor (as funding allows)	Effective	Implementable	\$240,000

**c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #3: Remove USTs, excavate associated petroleum-impacted soil which may be encountered, clean up the gross free-phase petroleum product from the boiler room floor and excavate a limited area of PCB-impacted soil from beneath the boiler room slab (as funding allows).

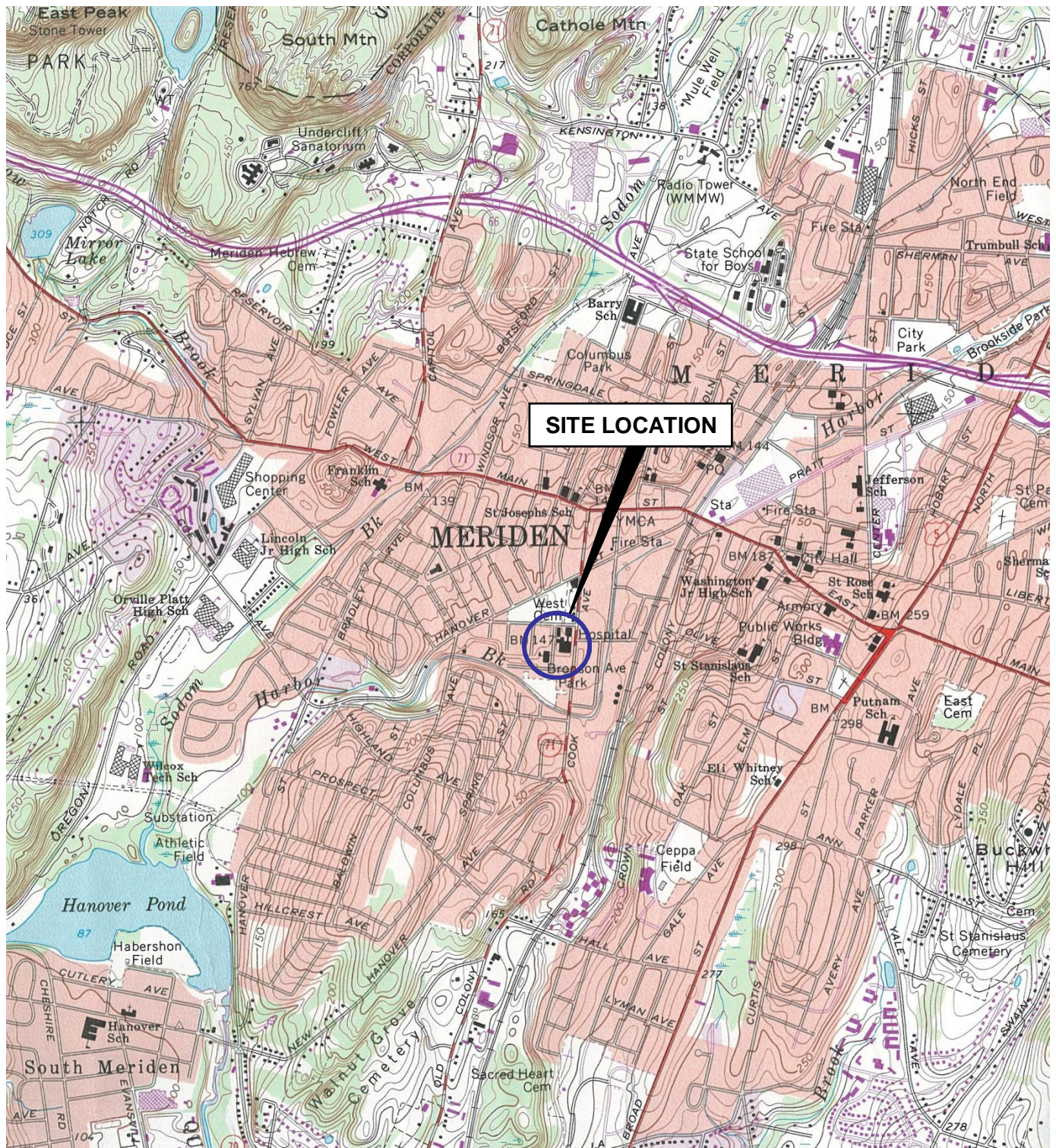
The option of No Action (Alternative #1) cannot be taken since it does not address the site risks. Although the option of abandoning the USTs in place (Alternative #2) could be feasible, it would not be effective in achieving the primary project objective, and would leave potential source material in place, which could ultimately affect the environmental quality of the Site.

**Green and Sustainable Remediation Measures for Selected Alternative**

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The City will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with

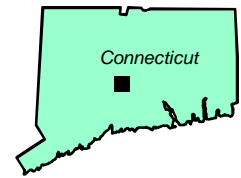
advanced emissions controls operated on ultra-low sulfur diesel. The excavation work would be conducted during the dry-weather months (summer) in order to minimize groundwater infiltration into the excavation area, in turn reducing dewatering needs and the amount of dewatering liquids requiring disposal/treatment. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas. In addition, the City plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the RFPs for the cleanup contract.



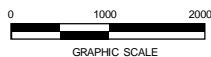


**MAP REFERENCE:**

THIS MAP WAS PREPARED FROM THE FOLLOWING  
7.5 MINUTE SERIES TOPOGRAPHIC MAP:  
MERIDEN, CONN. 1967 PHOTOREVISED 1992



Quadrangle Location



SCALE: 1"=2000'



FUSS & O'NEILL

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MANCHESTER, CT 06004

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**SITE LOCATION MAP**

FORMER MERIDEN-WALLINGFORD HOSPITAL  
1 KING PLACE

MERIDEN

CONNECTICUT

PROJ. No: 20120232\_C40  
DATE: NOVEMBER 2016

**FIGURE 1**

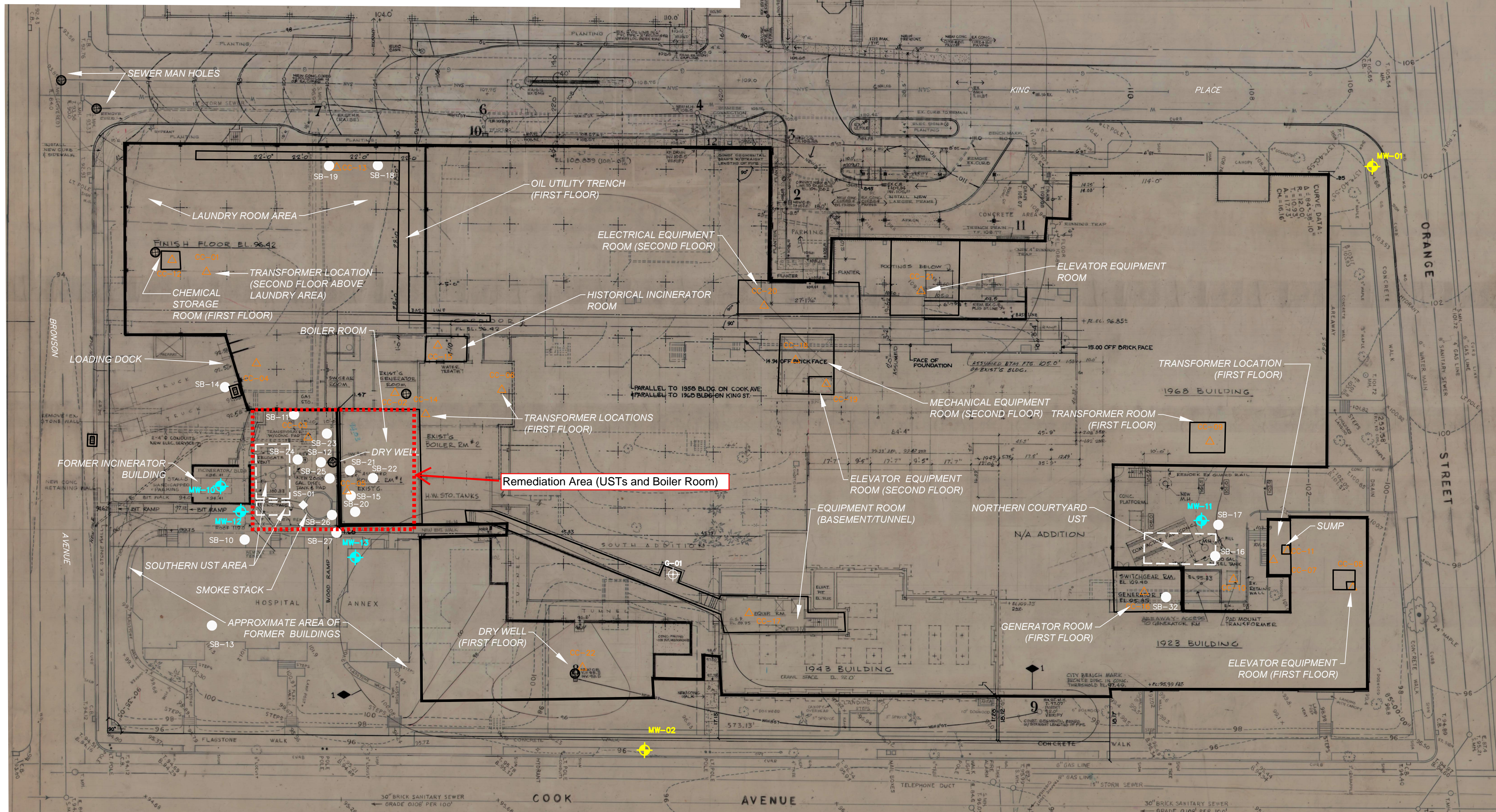


LAYOUT LEGEND

MW-10	MONITORING WELL LOCATION
MW-02	EXISTING MONITORING WELL LOCATION
SB-01	SOIL BORING SAMPLE LOCATION
CC-15	CONCRETE CHIP SAMPLE LOCATION
SS-01	SOIL GRAB SAMPLE LOCATION (FROM SMOKE STACK CLEAN OUT)
C-01	WATER GRAB SAMPLE LOCATION (FROM STANDING WATER IN TUNNEL)
	DRY WELL / INTERIOR DRAIN
	CATCH BASIN

GENERAL NOTES

1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION.
2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
3. BASE PLAN: THE BUILDING FEATURES WERE OBTAINED FROM A FRID, FERGUSON, MAHAFFEY & PERRY ARCHITECTS PLAN DATED 1-7-1982. INTERIOR AND EXTERIOR FEATURES ARE APPROXIMATE AS NO CURRENT SITE PLAN COULD BE FOUND.
4. MONITORING WELL MEASURING POINT ELEVATIONS ARE BASED NGVD 29.
5. BORING LOCATIONS AND MEASURING POINT ELEVATIONS WERE OBTAINED FROM FUSS & O'NEILL PERSONNEL DURING MARCH 2016 - MAY 2016.



1.	No.	DATE	DESCRIPTION	XX/XX	XX
				DESIGNER	REVIEWER

SCALE:	HORZ.: 1" = 30'
	VERT.: 1" = 10'
DATUM:	HORZ.: NAD 87
	VERT.: NGVD 29
	0 15 30
	GRAPHIC SCALE



MERIDEN

CITY OF MERIDEN  
SITE PLAN - MAIN BUILDING & SAMPLING LOCATIONS  
FORMER MERIDEN HOSPITAL  
1 KING PLACE  
CONNECTICUT

PROJ. No.: 20120232.C40  
DATE: JUNE 2016

FIGURE 2



46° 01' 00.00" N

41° 31' 52.50"

72° 48' 45.00"

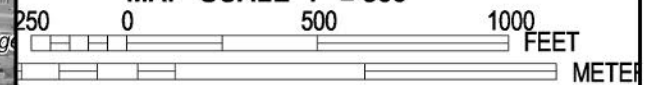
Harbor Brook

985000 FT

JOINS PANEL 0168



MAP SCALE 1" = 500'



### LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



14em#10  
DATE: 10/14/17

**RESOLUTION**  
**RELATING TO**  
**APPLYING TO USEPA FOR A GRANT FOR REMEDIATION OF 1 KING PLACE**

Presented by: \_\_\_\_\_  
David Lowell, by request

WHEREAS, the City of Meriden wishes to improve its quality of life and create land for redevelopment by eliminating blighted and contaminated properties, and

WHEREAS, the property located at 1 King Place is blighted and requires clean-up of environmental contaminants prior to redeveloping the property, and

WHEREAS, the US Environmental Protection Agency (EPA) provides funds for such purposes; now, therefore,

WHEREAS, the next proposal submission deadline is November 16, 2017.

BE IT RESOLVED that the City Council of the City of Meriden hereby approves the submission of a \$200,000 application to the US Environmental Protection Agency for funds to clean-up environmental contamination at 1 King Place; and

BE IT FURTHER RESOLVED, that the City shall provide a 20% match for this grant in the amount of \$40,000; and

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to execute any and all documents pertaining to this application and program award.

Certified a true copy of a Resolution approved by the Meriden City Council at their meeting on October 16, 2017 which has not been rescinded or modified in any way whatsoever.

Certified this 18th day of October 2017.

Denise L. Grandy  
Denise L. Grandy - City Clerk

Agenda date:	10/16/17
Action taken:	Adopted
Mayor's signature:	
Legal notice:	
Public hearing:	
Acknowledgment:	
Referred to:	
Copies sent to:	

Lois M. Conway  
Clerk of the Council

CITY OF MERIDEN

CITY COUNCIL

MERIDEN, CONNECTICUT 06450



ITEM #: 9

DATE: 10/16/17

REF. #: \_\_\_\_\_

## RESOLUTION

RELATING TO DESIGNATION OF ONE KING LLC  
AS PREFERRED DEVELOPER OF 116 COOK AVENUE AND FACTORY H, MERIDEN CT

Presented by: \_\_\_\_\_  
Brian Daniels and David Lowell, by request

WHEREAS, it is in the interest of the residents of the City of Meriden to advance redevelopment of 116 Cook Avenue, a city-owned site acquired in 2009 for the purposes of redevelopment, and

WHEREAS, since acquiring the site the City has sought private development proposals through a competitive RFQ/RFP process, completed environmental and structural assessments of the site, completed \$580,000 in remediation activities, and allocated approximately \$8.5 million in City Capital Improvement Program (CIP) funds for flood control projects that will alleviate flooding risks at 116 Cook Ave. and Factory H (104 Butler Street and 77 Cooper Street, Meriden CT), and

WHEREAS, in May, 2017, the previously selected preferred developer, Xenolith Partners, LLC requested that they be de-designated as the Preferred Developer of 116 Cook Ave. and Factory H and as a result their preferred developer designation expired in June 2017, and

WHEREAS, on June 27, 2017 the City Council approved an Agreement with One King, LLC to develop the former Meriden Wallingford hospital site into a multi-phased mixed-use market-rate development consisting mainly of medical and office uses, and

WHEREAS, One King Place is located approximately 250 feet from 116 Cook Avenue, and the coordinated development of One King Place and 116 Cook Avenue could result in significant positive impacts to the neighborhood, and

WHEREAS, on June 22, 2017, One King, LLC submitted a letter to the City indicating their interest in being designated as the Exclusive Preferred Developer of 116 Cook Avenue and the former Factory H site, and

Certified a true copy of a Resolution approved by the Meriden City Council at their meeting on October 16, 2017 which has not been rescinded or modified in any way whatsoever.

Certified this 18th day of October 2017.

10-16-2017JBfin

Denise L. Grandy  
Denise L. Grandy - City Clerk

Now therefore be it resolved that:

One King LLC is hereby designated as the Exclusive Preferred Developer for the 116 Cook Avenue and Factory H sites for a period of 180 days from the adoption of the resolution and which period may be extended by the City Council.

Be it also resolved that:

The City Manager is authorized to negotiate a mutually acceptable Development Agreement with One King LLC to be presented to City Council for consideration within said period for the development of the 116 Cook Avenue and Factory H sites.

Agenda date:	10/16/17
Action taken:	Adopted
Mayor's signature:	
Legal notice:	
Public hearing:	
Acknowledgment:	
Referred to:	
Copies sent to:	
Lori D. Cunney Clerk of the Council	

# ONE KING, LLC

June 22, 2017

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

Dear Juliet

Thank you for organizing a tour of the 116 Cook Avenue property for our team this past Tuesday. We believe the property can be redeveloped based upon a smart development plan that highlights a mix of uses at market rates. The redevelopment could be synergistic with the potential tenants that we have in mind for 1 King Place, and we will likely derive economies of scale from our work and presence across the street.

As is the case with all derelict buildings, there are challenges that would have to be overcome. We all are aware of the need to finish the remediation. Also an important need would be to complete the Flood Control Plan in order to remove the building from the flood plain. Trying to finance and insure a building in a flood plain is hugely difficult.

A third and more immediate need is to stop the water infiltrating from the roof. This has already caused severe damage to the old wooden floors and will only accelerate with each passing week if the roof is not temporarily patched.

If we are in agreement about the need for the City to address these three items, then One King, LLC is interested in being designated as the Exclusive Preferred Developer of 116 Cook Avenue. Please pursue this designation on our behalf and let us know if there is anything you need from us in the interim.

Once again, thank you for all your hard work and diligence. It's most appreciated.

Very truly yours,



Chester C. Burley, III  
One King, LLC



## CITY OF MERIDEN

## GIS Services

## PROPERTY CARD

<b>Property Information:</b>	Address: 1 KING PL Map/Lot: 0112-0054-0001-0019 Card Number: 1																							
<b>Owner Information:</b>	MERIDEN CITY OF Owner Address: 142 EAST MAIN ST MERIDEN, CT 06450																							
<b>Building Information:</b>	<div> <div> Units: 1 Living Area: 175911 Year Built: 1980 Eff. Age: Rooms: Bedrooms: </div> <div> Full Bath: Full Bath Rating: Half Bath: Half Bath Rating: </div> <div> Heat Type: Warm+Cool Style: Office Ext Wall: Roof Mat: Roof Struct: Fireplaces: Grade: C </div> </div>																							
<b>Special Features:</b>	<table border="1"> <thead> <tr> <th>Description</th> <th>Condition</th> <th>YearBuilt</th> <th>AssessedValue</th> </tr> </thead> <tbody> <tr> <td>PAVING ASPHALT</td> <td>FR</td> <td>1980</td> <td>\$112,500</td> </tr> <tr> <td>ELEVATOR - PASSENGER</td> <td>AV</td> <td>1980</td> <td>\$145,900</td> </tr> <tr> <td>SILO</td> <td>AV</td> <td>1980</td> <td>\$3,500</td> </tr> </tbody> </table>						Description	Condition	YearBuilt	AssessedValue	PAVING ASPHALT	FR	1980	\$112,500	ELEVATOR - PASSENGER	AV	1980	\$145,900	SILO	AV	1980	\$3,500		
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SILO	AV	1980	\$3,500																					
<b>Appraisal Information:</b>	<b>Tax District: 2 District Name: INNER DISTRICT District Mill Rate: 37.83</b>  <div> <div> Current Building Value: \$5,010,700 Current Yard Items: \$116,000 Current Land Value: \$1,861,000 Current Total: \$6,987,700 Assessment: \$7,238,140 Assessment is 70% of appraised value. </div> <div> Previous Year: 2013 Previous Building Value: \$8,363,200 Previous Yard Items: \$116,000 Previous Land Value: \$1,861,000 Previous Total: \$10,340,200 </div> </div> Special Land Value: \$0																							
<b>Land Information:</b>	<table border="1"> <thead> <tr> <th>Type</th> <th>Lot Size</th> <th>Lot Unit</th> <th>Zoning*</th> </tr> </thead> <tbody> <tr> <td>Tax Exempt</td> <td>245,700.00</td> <td>SF</td> <td>TODH</td> </tr> <tr> <td>Commercial Building</td> <td>0.00</td> <td>SF</td> <td>TODH</td> </tr> <tr> <td>Commercial Building</td> <td>0.00</td> <td>SF</td> <td>TODH</td> </tr> </tbody> </table> Total Acreage:5.64 *Confirm zoning with Planning Office. Zoning map is the official document.						Type	Lot Size	Lot Unit	Zoning*	Tax Exempt	245,700.00	SF	TODH	Commercial Building	0.00	SF	TODH	Commercial Building	0.00	SF	TODH		
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Book	Page	Grantor	Sale Date	Sale Price	Deed Type																			
4874	313	BRADLEY RESEARCH CENTER LLC,	1/7/2014	\$1,319,000	Foreclosure																			
3262	327	J E M INC	2/26/2004	\$0																				

	2416 267	12/1/1998 \$0	
<b>Assessor's Permit History:</b>	<b>Date</b>	<b>Permit Number</b>	<b>Notes</b>
			<b>Type</b>
	1/1/1900	1976	DEMOLITION OF 3 WOOD HOUSES
	1/1/1900	4071	AIR TEST AND INSPECT EXISTING GAS PIP AND APPLIANCES FOR SAFE OPERATION

## Property Images





## CERTIFICATE OF APPLICANT

This certificate is delivered to STATE OF CONNECTICUT, acting herein by its DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT (the "State") by the undersigned, CITY OF MERIDEN, a municipal corporation, (the "Applicant"), in connection with the extension of certain financial assistance by the State to the Applicant in the aggregate amount not to exceed FOUR HUNDRED ONE THOUSAND AND 00/100 DOLLARS (\$401,000.00), in the form of a grant in an amount not to exceed ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00) (the "Grant") and a forgivable loan in an amount not to exceed TWO HUNDRED TWENTY-ONE THOUSAND AND 00/100 DOLLARS (\$221,000)(the "Loan", and collectively with the Grant, the "Financial Assistance") as authorized by various financial assistance documents Concerning the property known as 1 King Place, Meriden, Connecticut (the "Property").

In connection therewith, the undersigned Applicant hereby certifies and agrees as follows:

1. Applicant has disclosed to the State any and all orders, decrees, or judgments of any court or governmental agency affecting the Project as defined in the assistance documents and any proceedings (or pending or threatened proceedings if known to the Applicant) which could reasonably be foreseen as affecting the Property and/or the obligations of the Applicant pursuant to the assistance documents.
2. To the best of its knowledge and belief:
  - (a) No adverse change in the financial or any other condition of the Applicant has occurred since the Applicant submitted an application for the Financial Assistance to the State;
  - (b) The Applicant is in compliance with all of the terms and conditions of all permits, licenses, franchises, orders or approvals necessary to operate its businesses;
  - (c) The Applicant has all licenses, permits, approvals, accreditations, written waivers and other authorizations as are necessary in order to enable it to own and conduct its business as currently conducted and occupy and use its real and personal properties without incurring any material liability, and the Applicant is in compliance with the terms and conditions of all such permits, licenses, franchises, orders or approvals;
  - (d) The Applicant has conducted and is conducting its business in compliance with applicable federal, state, local or foreign or other laws, regulations or orders or other requirements of any governmental, regulatory or administrative agency or authority or court or other tribunal relating to it, and the Applicant is not now charged with and is not now under investigation with respect to, any possible material violation of any applicable law, regulation, order or requirement relating to any of the foregoing in connection with the businesses of the Applicant, and the Applicant has filed all reports required to be filed with any governmental, regulatory or administrative agency or authority;

IN WITNESS WHEREOF, the parties have made and entered into this Agreement as of the date set forth above.

**CITY OF MERIDEN**

By: 

Name: Lawrence Kendzior

Title: City Manager

Duly Authorized

Dated: 8-3-15

**STATE OF CONNECTICUT  
DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT**

By: 

Tim Sullivan, Deputy Commissioner  
~~For Catherine H. Smith, Commissioner~~

Catherine H. Smith

Its Commissioner

Duly Authorized

Dated: 8/12/15



Public Hearing

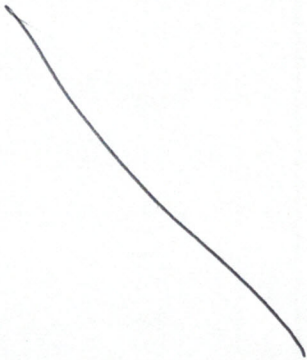
USEPA Brownfield Grant

4:30 PM November 9, 2017

Meriden City Hall Room 121

Please sign in:

- 1
- 2
- 3
- 4
- 5
- 6
- 7



A public hearing on the proposed application to the USEPA brownfields program was held on Thursday, Nov. 9, 2017 at 4:30. The meeting was called to order at 4:30 pm.

There were no members of the public in attendance.

The meeting was closed at 4:40 pm

Signed,

Juliet Burdick  
Director of Ec. Dev.  
11/9/2017

Julie Albanese

**City of Meriden**  
**Notice of Public Meeting and Solicitation of Public Comments on a Brownfield  
Cleanup Grant Application to the U.S. Environmental Protection Agency**

On Thursday, November 9, 2017 at 4:30 PM in the Planning Conference Room, Room 131, Meriden City Hall, 142 East Main Street, Meriden, CT, the public is invited to review/comment on a grant application to the U.S. Environmental Protection Agency (EPA) FY18 Brownfields Cleanup Grant program. The \$240,000 grant, if awarded, will be used for environmental cleanup at 1 King Place, Meriden CT 06451. The City will discuss and solicit comments on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) at the meeting. A link to the documents may be found on the following website: <http://www.meridenbiz.com/brownfields/>. They may also be reviewed on weekdays at the Economic Development Department (Room 218), City Hall, 142 East Main Street, from 9:30 AM-5PM and at the reference room of Meriden's Public Library, 105 Miller Street, daily during regular Library hours. Written comments are also invited by email through Monday November 13, 2017. Please contact Juliet Burdelski (203)630-4152; [jburdelski@meridenct.gov](mailto:jburdelski@meridenct.gov) with questions or to provide written comments.

For publication Thursday, November 2, 2017







COUNCIL OF NEIGHBORHOODS

[www.meridencona.org](http://www.meridencona.org)

November 3, 2017

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

Dear Ms. Burdelski

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place.

The former hospital site is a large, abandoned blighted property located in the center of our neighborhood. We support the City's efforts to clean up this site and repurpose it so that it will no longer be a blight in our community.

I am the President of the Meriden Council of Neighborhoods and oversee the neighborhood associations in our city. In this role, I will commit to informing our association members and the residents throughout the community about the efforts to cleanup and repurpose this site. I will also attend the Blight and Brownfield and/or distribute information from the B&B meetings to our stakeholders. I will also commit to participating in planning efforts for the reuse of the site following cleanup.

Improvement of this site is a key goal of ours and thank you again for providing an opportunity to participate in the cleanup efforts.

Sincerely,

*holly wills*

Holly Wills  
President  
Meriden Council of Neighborhoods



President  
Séan W. Moore

#### OFFICERS

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Richard Pendred  
- A & A Office Systems, Inc

Vice Chairman  
Nathaniel Bottone  
- Salon Nathaniel LLC

Secretary  
Daniel Quesnel  
- Liberty Bank

Treasurer  
Michael Nowicky  
- Connex Credit Union

Immediate Past Chairman  
Atty. Thomas J. Welsh  
- Updike, Kelly & Spellacy, PC

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Carlton Smith  
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David Symonds  
- PROSHRED Security

Amisha Tailor  
- TD Bank

Edward J. Zavaski  
- Stamford Insurance Group/SIG

Rev. 10-01-17

November 3, 2017

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

Dear Ms. Burdelski:

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place in Meriden. We all recognize that since the late 1990's, the former hospital site has remained a large, abandoned blighted property located in the center of our downtown. We support the City's efforts to clean up this site and repurpose it so that it will no longer be a detriment to our community.

As the president of the Midstate Chamber of Commerce, I will commit to informing our more than 575 Chamber businesses about the efforts to cleanup and repurpose this site. I will also continue to attend the Meriden Blight and Brownfield Committee meetings and to distribute information from the B&B meetings to our membership. I will also commit to participating in planning efforts for the reuse of the site following cleanup and ultimately assist with attracting the suitable tenants for the revitalized site.

Repurposing the facility with and populating the facility with commercially viable uses remains a key objective of the Midstate Chamber. We thank you again for providing an opportunity to participate in the site redevelopment and look forward to working together on this project.

Sincerely,

Séan W. Moore  
President

***The Midstate Chamber supports, promotes and serves our member businesses in Berlin, Cheshire, Meriden, Southington, Wallingford and throughout central Connecticut.***

Offices at 546 So. Broad St., Suite 2 C, Meriden, CT 06450  
Ph: 203.235.7901 Fx: 203.686.0172 Email: [info@midstatechamber.com](mailto:info@midstatechamber.com)

[www.midstatechamber.com](http://www.midstatechamber.com)

# 1 KING PLACE, LLC

November 3, 2017

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

Dear Ms. Burdelski

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place.

In October 2016, our firm, 1 King Place, LLC was selected by the Meriden City Council to be the preferred developer of the site. We have committed to advancing site redevelopment that is consistent with the city's goals for the site and one that will significantly improve the neighborhood.

Development of the site will be possible only by removing environmental hazards from the site prior to redevelopment work commencing. We strongly support the City's efforts to identify funds that will address the environmental remediation as quickly as possible.

The adaptive reuse of the building to make it suitable for a diverse group of commercially viable users is our key goal. This will also achieve the creation of many new jobs in the area.

We thank you again for providing an opportunity to participate in the site redevelopment and look forward to working together on this project.

Very truly yours,



Chester C. Burley, III  
1 King Place, LLC