

MERIDEN 2020

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MEMORANDUM

**TO: Lawrence J. Kendzior, City Manager
Economic Development Housing and Zoning Committee
Interested Parties**

FROM: Juliet Burdelski, Director of Economic Development

RE: Update of Economic Development Activities May 4 through August 17, 2015

DATE: August 17, 2015

Attached please find a report of activities conducted by the City of Meriden Office of Economic Development for the period May 4 through August 17, 2015.



City of Meriden, Office of Economic Development

142 East Main Street, Room 217

Meriden, CT 06450

PHONE (203) 630-4151 FAX (203) 630-4274

**Update of Economic Development Activities for the period
May 4, 2015 through August 17, 2015**

The mission of the Office of Economic Development is to sustain and grow the tax base, provide jobs, and create economic activity across numerous sectors within our community. Towards this end, we will focus on the following objectives:

- Collaborate with private, public and non-profit organizations that create jobs and economic activity in Meriden.
- Support and champion community leaders who work to make Meriden an attractive and economically viable place to live, work and recreate.
- Increase investment in Meriden's inner city, attract businesses to Meriden across numerous economic sectors, and retain existing businesses that have invested in our community.
- Pursue funding for and help implement critical infrastructure improvements that are necessary to support and sustain economic growth.
- Engage in long-term planning while at the same time recognizing the short-term needs of Meriden business owners, residents and workers.

I. General

The Office of Economic Development is staffed by Director Juliet Burdelski, and Economic Development Associate Paola Mantilla. Chris McGoldrick is also working part time to help research properties in Meriden that are potential candidates for an adaptive reuse ordinance.

II. Marketing, Market Research and Outreach Activities

A. Website & Social Media Highlights

- Regularly added new content to Meriden2020 including things to do, events and community calendar, and news. Using Google Analytics, we show that 5000 users visited meriden2020.com from May through August 17, 2015. The most popular pages visited were <http://www.meriden2020.com/Events/> and <http://www.meriden2020.com/Downtown-Redevelopment>

B. Market Studies/Research

- South Mountain Road Study
 - Completed study of the development potential and associated transportation/utility access to the city-owned South Mountain Road site. Consultants presented info to joint Planning Commission and EDHZ committee on June 16, 2015. Copies of the final reports have been posted on <http://www.meriden2020.com/Business/City-of-Meriden-Office-of-Economic-Development/South-Mountain-Road-Studies/>

- C. Small Business Training: Worked with US Small Business Administration to hold Quickbooks training for 15 small businesses. Free training sessions were held at the Meriden Public Library in May and June 2015. The workshops were attended by three prospective business owners who are now opening businesses in downtown Meriden (Mangu, Color me Sweet, Central CT Unique Style)
- D. Meriden 2020 Campaign-Billboards: Continued to work with CERC/Liz Panke Designs on Meriden2020 marketing campaign. Billboards designed and used this quarter include:
- Meriden Farmer’s market (ad running July 1- Oct 24)
 - National Night Out (ad running July 1 –Aug 4)
 - Fly In Festival (ad running Aug 5-Oct 3)
 - Music Festival (ad running June 1-Aug 28)



E. Press Outreach

1. Meriden *Record Journal* newspaper highlights May 4-Aug 17, 2015
 - *Malloy, state, local officials tout highway work in Meriden Monday*
 - *New Sub Shop opening in Meriden's Town line Plaza, near Panera Bread*
 - *Major gas line replacement project in downtown Meriden nearly complete*
 - *Valentin Karate opens new studio in downtown Meriden*
 - *Meriden resident opening studio and paint bar*
 - *Boscov's to host hiring event at West Field Mall Monday*
 - *Family Dollar proposed for East Main Street Meriden*
 - *Local couple opening restaurant in downtown Meriden*
 - *Meriden applies for grant to improve permitting process*
 - *Meriden awarded state funding for cleanup, demolition of Record Journal*
 - *Record-Journal moving to S. Broad St. citing goal to stay in Meriden*
 - *New laundry business opens in former Firestone in downtown Meriden*
 - *Unemployment continues to drop in the Meriden-Wallingford area*
 - *Meriden officials educate bankers on lender program*
 - *Former J.C. Penney space at Meriden mall to be filled by department*
 - *Meriden officials hopeful E. Main development a sign of things to come*
 - *Smokehouse to fill vacant Jacoby's Restaurant location*
 2. *Business in Focus* magazine: Staff worked with editorial team to complete feature article highlighting Meriden's downtown redevelopment.
<http://www.meriden2020.com/news/business-in-focus-magazine-highlights-meriden39s-downtown-development>
 3. WFSB News Channel: Video/story on proposed parking changes coming to downtown Meriden. <http://www.wfsb.com/story/29387669/some-meriden-business-owners-concerned-about-parking-issues>
 4. WTNH News Channel 8: Video/story on 24 Colony Street groundbreaking ceremony.
<http://wtnh.com/2015/07/08/malloy-supports-new-transportation-plan-to-bring-jobs-to-meriden-area>
 5. NBC CT: Video/Story on proposed improvement to I-91/I-691/15 interchange.
http://www.nbcconnecticut.com/on-air/as-seen-on/State-Moves-Forward-with-Meriden-Road-Projects_Hartford-321311221.html
- F. Co-star commercial real estate reports: Continued to utilize CoStar commercial real estate subscription to identify available commercial properties in Meriden. Downloaded info for several businesses interested in moving to Meriden. Information allows City to access latest information on commercial real estate listings.
- G. CT Main Street Center "Come Home to Downtown" Program: CT Main Street Center is finalizing its analysis of 21 Colony Street. Public meeting to be scheduled.
- H. Attended CT Business Expo at the Hartford Convention Center June 4 in cooperation with Central CT Economic Development Alliance Members, Wallingford, Berlin.
- I. Ribbon Cuttings/Ground Breakings/Grand Openings held:
- JD Byrider, 1187 East Main Street , June 30, 2015
 - Comfort Inn, 800 East Main Street, July 14, 2015
 - United Laundry, 72 Cook Ave., July 23, 2015
 - The Money Source, 500 South Broad Street, July 21, 2015
 - Meriden Aviation Center Flight School, Meriden Markham Airport, June 18, 2015
 - Shield Driving School, June 26, 2015
 - 24 Colony Street, July 8 ,2015

- CWI 2, 547 Center Street, July 31, 2015
 - MxCC Manufacturing Center at Wilcox Tech, August 13, 2015
- J. State of CT Outreach
- Small Business Express/DECD: Met with program staff to discuss Meriden’s interest in taking greater advantage of state’s SBE grant and loan program. Work is ongoing.
 - Resiliency Program: Attended day long training on state’s efforts to adopt resiliency program and apply for federal funds to implement key projects. Worked with City staff to prepare follow up letter (see attached).
- K. Federal Outreach: Met with Maura Downs from Sen. Blumenthal’s office to discuss City’s priorities for federal funding. Prepared presentation materials (see attached).
- L. Bank Outreach: Hosted meeting with local banks (June 24, 2015) to provide update on economic development activities and gauge interest in participating in a lending initiative. Follow up meeting with TD Bank suggests local banks would be willing to participate in a loan pool program for small business development in Meriden. Discussions ongoing.

III. Downtown Redevelopment

- A. TOD Site Redevelopment/Developer Selection: Completed TOD Developer selection process for the redevelopment of City-owned sites in the TOD zoning district. Recommended selection of three developers for 4 City-owned sites. Council resolution adopted July 20, 2015 authorizes City Manager to negotiate development terms and bring back to Council within 180 days.
- Pennrose Properties, LLC, 170 unit, mixed use development at the HUB site in accordance with their proposal dated December 19, 2014.
 - The Michaels Organization, 81 unit, mixed use development at 11 Crown Street in accordance with their proposal dated December 19, 2014.
 - POKO Partners LLC, 64-unit mixed use development at 116 Cook Avenue and a 120-unit mixed use development at the former Factory H site in accordance with their proposal dated December 19, 2014.
- B. Downtown Parking: Held public meeting in conjunction with June 22, 2015 Parking Commission with the purpose to hear public comments pertaining to proposed changes to downtown parking. Staff working on revised recommendations to be presented at the Sept. 2015 Parking Commission meeting.
- C. 24 Colony Street Mixed Use Development. Groundbreaking ceremony held July 8, 2015.

IV. Business Retention and Development

- A. 81 West Main Street Eben-Ezer Restaurant – Provided technical assistance to restaurant owner and assisted the owner secure a small business loan from Community Economic Development Fund (CEDF). Loan will be used to upgrade restaurant equipment and for marketing. Funding application also submitted August 5, 2015 to DECD Small Business Express loan program.
- B. Turbo America Technology LLC – Assisted company locate small manufacturing firm from Hartford to 1400 Old North Colony Road, where they signed a lease for five years. Working with City and Small Business Development Corp (SBDC) to submit a loan application to state and other state programs. Meriden Manufacturing Assistance Agency has approved a \$15,000 relocation incentive to assist with their move. Council approval pending.
- C. Access Care Pharmacy – Negotiating lease space on Colony Street next to C-Town. They currently own two pharmacies--in New Britain and one in Waterbury. Assisting with state grant application and on City permitting process.
- D. Color Me Sweet Bakery Shop. Small business looking to open retail store on W. Main Street. Staff is assisting her submit grant/loan application to DECD for equipment purchase. Application to be submitted early September.

- E. AGC Inc. – Provided company information on local/state incentives available. Transfer of 25 jobs to the Meriden facility is possible.
- F. Accel-408 North Colony Street-Ongoing discussions with Accel to discuss state incentive programs. Discussions ongoing.
- G. 1388 East Main/Former Jacoby’s. Pre-application meeting in August is pending.
- H. 72 Cook Avenue – United Laundry. Assisting owner apply for Enterprise Zone tax abatement. Provided assistance regarding working with PUC to reduce fees related to sewer hookup. Grand opening held July 23, 2015.
- I. C-Town – Assisting owners with sub-lease small building to pharmacy. Providing assistance on application to Small Business Express program.
- J. Condado Grill Restaurant 105 Colony Street. Owner has renovated dining area and is operating a full service bar/restaurant.
- K. 226 West Main – Crystal Grocery Store. Working with owner to obtain variance for liquor permit. The City has signed off on all required applications and application has been submitted to state for permit.
- L. Shield Driving School – 39 West Main St. Assisted the owner secure a small business loan from Community Economic Development Fund (CEDF). Funding will be used for startup business costs and for marketing.
- M. Wepa Art Studio, Karen Jaime – Assisted owner to obtain a small business loan from SAMA. Loan closed July 2015. Business to open by end of summer.
- N. 29 W. Main – Mangu Restaurant. Assisted owner to obtain a loan from SAMA and also partial grant from state. Restaurant is under construction. Opening September 2015.
- O. The Money Source-500 Broad St. Provided information regarding City IT zone incentive and referred management to SBDC for hiring incentive programs. They have hired about 80 employees so far. Grand opening held July 21, 2015.
- P. Moran Appliances – W. Main Street. Providing assistance to complete environmental investigations and remortgage property. Mr. Moran purchased building in June.
- Q. Comfort Inn-800 East Main Street. Working with owners to find an owner/operator to run bar/restaurant on site. 4000 sf leasable space on ground floor also available. Discussions ongoing. Ribbon cutting held July 14, 2015.
- R. Meriden Motor Company 1378 East Main (former Colony Ford)-dba JD Byrider--Coordinated approval of \$15,000 relocation incentive under Meriden MAP program. Incentive will be used to offset environmental assessment costs. Grant opening held June 30, 2015.
- S. US Food Truck Fest-Food truck festival held April 18-19. New festival to be held August 28-30 assisting event coordinator with marketing ideas.
- T. UPC LLC. Working with small manufacturer to identify space in Meriden. Discussions ongoing.
- U. Aperture. Provided information on city and state incentive programs for small manufactures. Discussions ongoing.
- V. The Miller Company, 99 Center Street. Interested in subleasing or selling portion of property. Discussion ongoing.
- W. Blackrock Galleries. Provided information on city incentives available for downtown property. Discussion ongoing.

V. Grant Funded Projects

- A. TOD Pilot Project (2012)- Grant funded work is completed. Final report sent to CT DOT August 2015.
- B. TOD Pilot Project (2015)-Work is ongoing.
- C. Brownfields Assessment and Cleanup

1. 116 Cook Ave. Cleanup Grant (USEPA \$240,000): Cleanup of underground storage tank completed November 14, 2014. Balance of grant funds will be used for removal of hazardous materials from inside the structure. Work is ongoing.
 2. HUB/50 East Main Street Cleanup Grant (USEPA \$240,000): Cleanup of contaminated soils in the SE corner of the HUB site. Work is ongoing.
 3. CT DECD Municipal Brownfields Assessment at the Mills (State \$200,000): Assessment of environmental hazards 62 Cedar St, 161 State St and 144 Mills Memorial. AECOM have been selected to do assessments. Work is ongoing.
 4. CT DECD Municipal Brownfields Cleanup 177 State Street (\$597,000): Environmental consultant agreement finalized. AECOM has been selected as the Environmental consultant and also will be performing geotechnical testing. Work is ongoing.
 5. CT DECD Municipal Brownfields Assessment at 1 King Place (\$180,000 grant, \$221,000 loan): State awarded \$221,000 Forgivable loan to conduct interim cleanup activities prior to further assessment. Fuss and O'Neil have been selected as the Environmental consultant. Work will commence in August 2015.
 6. CT DECD Municipal Brownfields Cleanup at 11 Crown Street (\$1.73 million). State awarded funds to cleanup and demo 11 Crown Street. Work is ongoing.
 7. USEPA Brownfields Assessment. \$200,000 awarded for brownfield assessment, reuse planning, community outreach, and project management. "Big Check" ceremony scheduled August 28, 2015.
- D. Choice Neighborhoods
1. Participated in regular project meetings with WRT, MHA, HUD, and other organizations
 2. Continue to support Choice group with monthly Mills newsletter, including interviewing Mills residents and introducing them to local businesses
 3. Choice Transformation Plan Public Meeting held June 4, 2015.

VII. Committees/Boards

- A. Blight & Brownfields: Meeting held May 21 2015. Next Meeting October 29, 2015.
- B. Economic Development Task Force. Ec Development Office provides staff assistance for all meetings of the EDTF related to acquisition and disposition of City properties. Meetings held 7/7/2015, 8/17/2015. Advanced disposition of city owned properties in accordance with City codes. Properties pending transfer include: 14 Breckenridge Avenue, 9 Hobart Street, 125 Grove Street, and 1576 Broad Street. Council resolutions pending include 77 Broad Street Rear, 177 Mt. Pleasant Street
- C. Attended Greater Meriden Chamber Board Meetings (5/13/2015 and 8/12/15), and Govt/Business Committee (7/13 and 8/3/2015)
- D. MEDCO. Attended Exec. Committee meeting (6/9/2015, 7/15/2015) to discuss development of MEDCO/Local Bank loan pool program. Discussions are ongoing. Next MEDCO Board meeting August 19, 2015.
- E. Connecticut Economic Development Association (CEDAS). Attended CEDAS meeting and tour of CT Fastrak on 7/29/2015.

Report prepared by:
 Juliet Burdelski
 & Paola Mantilla
 August 17, 2015



LAWRENCE J. KENDZIOR
CITY MANAGER

City of Meriden, Connecticut

OFFICE OF THE CITY MANAGER

142 East Main Street, City Hall

Meriden, CT 06450-5605

Telephone (203) 630-4123 • Fax (203) 630-4274

August 5, 2015

April Capone
Manager of Intergovernmental Affairs
Intergovernmental Policy Division
450 Capitol Avenue
MS 54SLP
Hartford, CT 06106

Dear Ms. Capone:

Thank you for inviting the City of Meriden to participate in the “State of CT Resiliency Academy” held this week. We would like to take this opportunity to reemphasize that Meriden is eager to be included in State of Connecticut’s National Disaster Resilience Competition (NDRC) Phase 2 application. We have several “shovel ready” projects that are well aligned with the NDRC goals of resiliency, recovery, economy and community. We believe including these projects will strengthen the state’s Phase II application and would be a “win win” for the state and for Meriden allowing us to make significant progress towards our joint resiliency and economic development goals.

Meriden has a plan in place to make our community more resilient against extreme weather events and better able to recover from severe storms now and in the future. The plan, known as the Harbor Brook Flood Control Plan (HBFCP), is a comprehensive design of various flood control measures within the Harbor Brook watershed which covers 12.3 square miles, or approximately 50% of Meriden’s total land area. The implementation of the HBFCP addresses historic flooding problems through the construction of critical bridge and channel improvements along the length of Harbor Brook. The result will be the removal of 227 properties wholly or partially within the 100-year floodplain including several key redevelopment sites in the city center. The City has approved these projects as part of its Capital Improvement Program at a cost of \$21 million over the next three years and up to \$53 million over five years. As an economically distressed community with limited bonding capacity, state and federal funds, where available, are needed to offset these costs.

Our top priority for NDRC funds includes the construction of several permitted, shovel ready projects including Harbor Brook channel improvements, bridge improvement at Cooper Street, Butler Street and State and Mill Street, and demolition of structures located in the 100-year flood plain. These projects totaling approximately \$21 million are ready to go, can be implemented within three years, are well-aligned with NDRC’s resiliency and recovery goals and are necessary to proceed with the investment of \$125 million in proposed private development plans in the City center.

The implementation of the proposed HBFCP projects under the NDRC program will have a direct, positive impact on city center residents and downtown businesses and will allow for new development to occur in the city center. Meriden's downtown residents and businesses have endured significant economic and social impacts from extreme weather events and flooding along Harbor Brook since the 1860's. At least eleven major flooding incidents since the late 1860's, including major floods in 1992 and 1996, caused substantial economic damage and led to the relocation of several major private employers out of the city center beginning in the late 1990s. More recently, storm water from tropical storm Irene came within one-quarter inch of again inundating the downtown area. The residents that remain in the city center are predominantly low income, transient, and non-white. In almost every statistic, from income to household income to educational attainment, downtown residents lag far behind other city and state residents. As a federal Choice Neighborhood and Promise Neighborhood recipient, the City is poised to address these issues, but cannot do so without resolving the threat of future flooding.

Following the 1996 flood, the Meriden community made a strong commitment to address its flooding problems once and for all, and this commitment has begun to pay off. Construction of the Hub park and flood control project is nearing completion and several bridge reconstruction or bypass projects have already been completed to date. However, much more must be done to make the Meriden community fully resilient from future storm events. Additional channel work and demolition of the Mills Public Housing Complex will allow for development of replacement affordable housing units outside of the flood plain. Harbor Brook channel improvement and bridge work south of Perkins Square will allow for new development to occur on two key brownfields sites, 116 Cook Avenue and Factory H without the risk of economic damage from future flood events. The City has received private development proposals for 116 Cook Avenue, Factory H and the Hub site. However, these development projects require the completion of the bridge, channel and demolition work described above. Channel and bridge work totaling \$12 million around Factory H and 116 Cook Ave. will unleash \$54 million in private development proposed by POKO Partners. \$9 million to demolish the distressed and obsolete Mills public housing complex, daylight Harbor Brook north of the Hub site and improve bridges in the area will open up \$44 million in new development at the Hub site. Total development planned for the city center includes \$125 million for 435 housing units and 87,300 square feet of commercial space located within one half mile of the new transit center. An award of federal funds for these projects will help ensure that the new developments come on line with the advent of commuter rail service set to begin in 2017 on the New Haven Hartford Springfield rail line.

Finally, the implementation of the Harbor Brook Flood control plan will allow Meriden to be resilient against current and future risks from major storm events, and because Meriden is located on the rail line and along several major highways including I-95, I-691 and Route 15, Meriden can also become a resilient corridor that allows for safe passage from other vulnerable coastal areas to safer inland areas. Additional improvements to the transportation network, estimated at \$15 million, will help ensure that safe and efficient access to the rail system is provided for years to come.

A brief summary of the proposed projects is attached for your information, and additional information on each priority listed above is available at your request. We look forward to

working with you and your staff on the NDRC application.

Sincerely,



Lawrence J. Kendzior
City Manager

Cc: Thomas Maziarz, DOT
Suzanne Piacentini, HUD
State Delegation

City of Meriden-Downtown Transformation Projects 2015-2020

The City of Meriden is working in close collaboration with state and federal agencies, educational institutions, non-profit organizations, foundations, and private sector partners to resolve historic flooding issues, clean up over 36 acres of underutilized brownfield sites, remake the current rail station area and redevelop the obsolete and the distressed public housing complex at the core of the city center. By the year 2020, our goal is to transform the city center into a modern, urban area that offers new, mixed-use development in a pedestrian-friendly environment with public open space and access to public transit service. The federal support of the City's Harbor Brook Flood Control Plan



and TOD Multi Modal Roadway Improvement Plan will allow us to continue our progress while leveraging over \$100 in federal, State and City funding already invested.

Harbor Brook Flood Control Plan

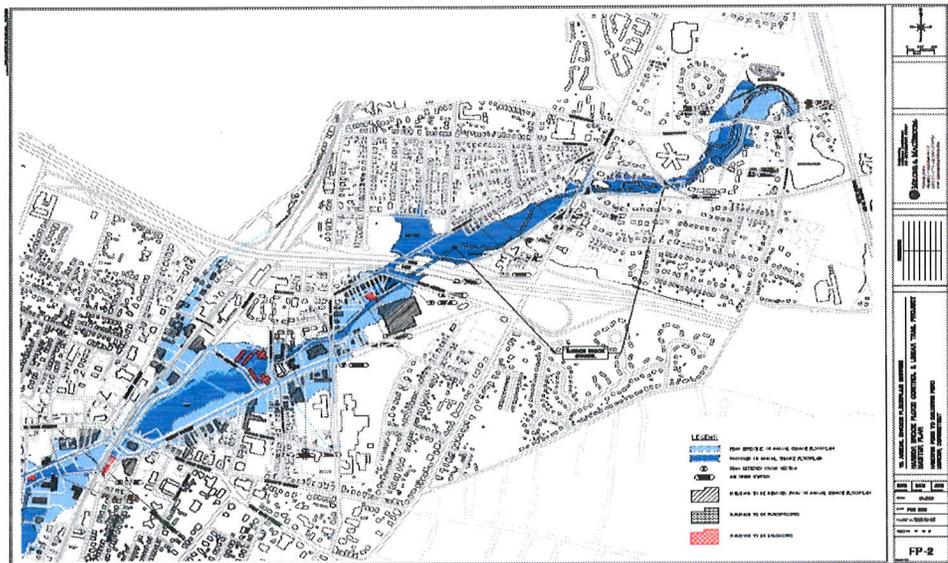
The Harbor Brook Flood Control Plan is a comprehensive design of various flood control measures along Harbor Brook. The Harbor Brook watershed covers 12.3 square miles, or approximately 50% of Meriden's total land area. The implementation of the Harbor Brook Flood Control plan addresses historic flooding problems through the construction of critical bridge and channel improvements along the length of Harbor Brook. The result will be the removal of 227 properties wholly or partially within the 100-year floodplain including several key redevelopment sites in the City Center. The City's Capital Improvement Program calls for the completion of \$21 million in flood control projects over the next three years (2015-2018) and up to \$53 million over five years.

2015-2018 Funding Needs-Harbor Brook Flood Control Plan (\$20 million)

- \$8.6 million for Harbor Brook Channel Improvements. Completing channel improvements from Cooper Street to the south is critical to alleviating downtown flooding, allowing for up to \$54 million in private development at the 116 Cook Ave. and Factory H sites, and creating

over 300 temporary and permanent jobs.

- \$1.75 million to reconstruct the Cooper Street Bridge. Design is funded by local sources. This bridge reconstruction also is critically important to the redevelopment of 116 Cook Ave. and Factory H.
- \$2.5 million to design and replace the Cedar Street bridge and \$1.25 million to improve State Street and Mill Street drainage. These projects will enhance the redevelopment of the Mills Memorial Housing Complex, an integral component of the City's *Choice Neighborhoods Transformation Plan*.
- \$1.5 million to finalize design and construct Linear Trail Phase III which links downtown to the regional linear trail system. Design is partially funded and ongoing. The linear trail acts as the upper containment bank of the channel flood control work.
- \$4-\$5 million to demolish the Mills Memorial Housing Complex which is located in 100-year flood plain. Units will be relocated and replaced within the TOD area.



Harbor Brook Flood Control Plan

TOD Transportation Improvements

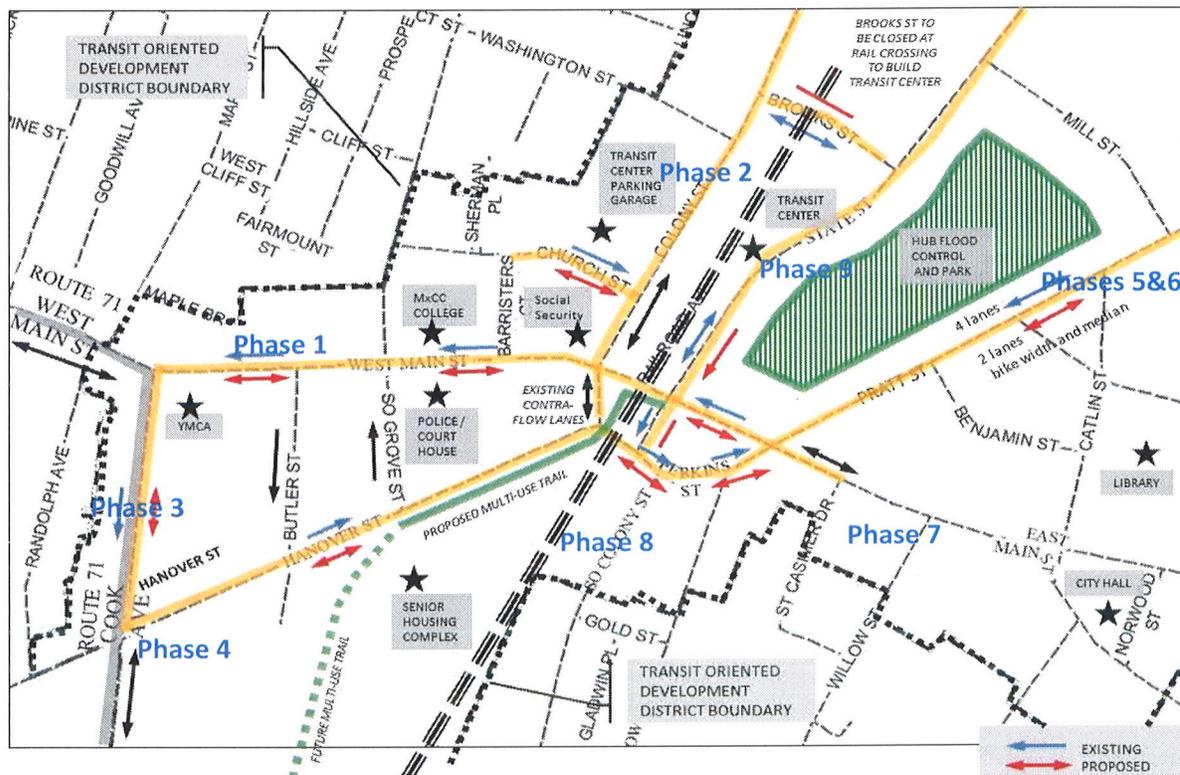
The City of Meriden has worked with planning and engineering firms Parsons Brinkerhoff and CDM Smith to develop strategies to address transportation infrastructure and accessibility deficiencies in the City Center. A product of this effort is the *Transit Oriented Development, Multi-Modal Roadway Improvement Plan*, which was completed in 2014. The plan recommends strategies to improve access to the new Meriden Transit Center and regional commuter rail service via vehicular, pedestrian and bicycle networks while accommodating future growth and development in the City Center. The estimated cost to implement the TOD Roadway Improvement Plan is \$15 million.

The proposed roadway improvements will be completed in conjunction with several major economic development initiatives now underway including \$20 million in state and federal funding for rail, parking and platform infrastructure that is part of the \$467 million New Haven-Hartford-Springfield (NHHS) rail program, construction of a \$14 million City park and flood

storage area at the HUB site (underway), and construction of a \$22 million, 63-unit mixed use housing development and an \$8 million, 273-space parking structure at 24 Colony Street. The City also recently selected three private developers to redevelop four City owned sites (116 Cook Avenue, 11 Crown Street, the HUB, and the former Factory H site), who have proposed a total investment of \$125 million. Over the next five years, the City projects that over 435 new housing units will be constructed on these sites and throughout the City Center, together with 87,500 square feet of commercial space. A cost benefit analysis shows the roadway project alone has the potential to create over \$23 million in direct benefits resulting from improved safety, reduced travel time, emissions and energy benefits, and improved livability and accessibility. The project also has the potential to create 245 jobs. Financial analyses of the overall city center plan project projects \$159.7 million in direct, indirect and induced economic output and 1107 permanent and temporary jobs. Improvements in the downtown roadway system are critical to success of the overall project.

Funding Needs-TOD Transportation

\$15 million is estimated to reconstruct nine roadway sections in the city center to include improved traffic flow, two-way traffic, and streetscape amenities that unify the TOD district and provide better accessibility and safety for pedestrians, bicyclists, and transit users. The goal of the project is to ensure that the local roadway network can provide safe and efficient access to the new transit center, economic development projects now underway, and future development projects.



Roadway Improvement Project Phases

City of Meriden-Federal Funding Priorities 2015-2016

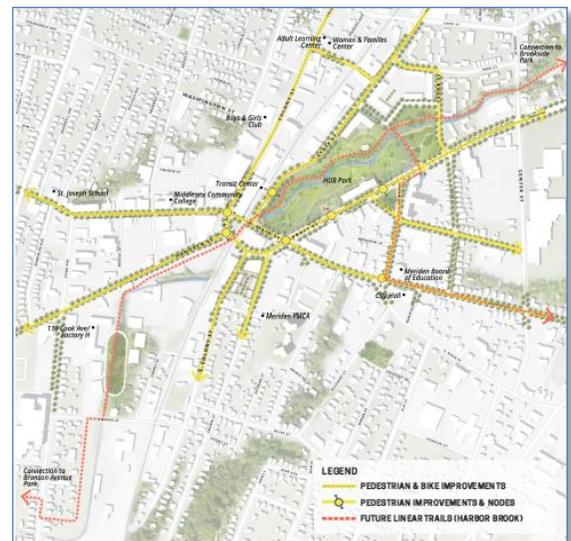
The City of Meriden, CT is working in close collaboration with state and federal agencies, educational institutions, non-profit organizations, foundations, and private sector partners to resolve historic flooding issues, clean up over 36 acres of underutilized brownfield sites, remake the current rail station area and redevelop the obsolete and the distressed public housing complex at the core of the city center. By the year 2020, our goal is to transform the city center into a modern, urban area that offers new, mixed-use development in a pedestrian-friendly environment with public open space and access to public transit service. The implementation of several federally supported projects--ranging from transportation to flood control, small business assistance and the arts---will allow us to continue our progress while leveraging over \$100 in federal, State and City funding already invested.



Meriden HUB Park and Transit Center

Priority #1: TOD Transportation Improvements/2015 TIGER (submitted June 2015)

The City of Meiden has worked with planning and engineering firms Parsons Brinkerhoff and CDM Smith to develop strategies to address transportation infrastructure and accessibility deficiencies in the City Center. A product of this effort is the *Transit Oriented Development, Multi-Modal Roadway Improvement Plan*, which was completed in 2014. The plan recommends strategies to improve access to the new Meriden Transit Center and regional commuter rail service via vehicular, pedestrian and bicycle networks while accommodating future growth and development in the City Center. The estimated cost to implement the TOD Roadway Improvement Plan is \$15 million. A cost benefit analysis shows the project has the potential to create over \$23 million in direct benefits resulting from improved safety, reduced travel time, emissions and energy benefits, and improved livability and accessibility. The project also has the potential to create 245 jobs.



TOD Roadway Improvement Plan Area

The proposed roadway improvements will be completed in conjunction with several major economic development initiatives now underway including \$20 million in state and federal funding for rail, parking and platform infrastructure that is part of the \$467 million New Haven-Hartford-Springfield (NHHS) rail program, construction of a \$14 million City park and flood storage area at the HUB site (underway), and construction of a \$22 million, 63-unit mixed use housing development and an \$8 million, 273-space parking structure at 24 Colony Street. The City also recently selected three private developers to redevelop four City owned sites (116 Cook Avenue, 11 Crown Street, the HUB, and the former Factory H site). Over the next five years, the City projects that over 500 new housing units will be constructed on these sites and throughout the City Center.



Existing and Proposed Pratt St. Gateway

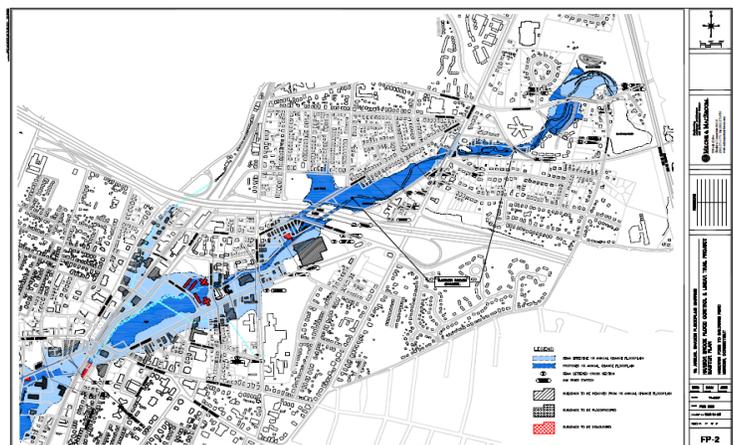


Anticipated Funding Needs-TOD Transportation

- \$15 million to reconstruct nine roadway sections in the city center to include improved traffic flow, two-way traffic, and streetscape amenities that unify the TOD district and provide better accessibility and safety for pedestrians, bicyclists, and transit users. The goal of the project is to ensure that the local roadway network can provide safe and efficient access to the new transit center, economic development projects now underway, and future development projects.
- The City is approving local funds for this project for design and cost share. 2015 TIGER, LOTSIP and CMAQ funds have also been requested.

Priority #2: Harbor Brook Flood Control Plan

The Harbor Brook Flood Control Plan is a comprehensive design of various flood control measures along Harbor Brook. The Harbor Brook watershed covers 12.3 square miles, or approximately 50% of Meriden’s total land area. The implementation of the Harbor Brook Flood Control plan addresses historic flooding problems through the construction of critical bridge and channel improvements along the length of Harbor Brook. The result will be the removal of 227 properties wholly or partially within the 100-year floodplain including several key



Harbor Brook Flood Control Plan

redevelopment sites in the City Center. The City’s Capital Improvement Program calls for the completion of \$21 million in flood control projects over the next three years (2015-2018) and up to \$53 million over five years. State and federal funds, where available, are needed to offset these costs.

Anticipated Funding Needs-Harbor Brook Flood Control Plan

- Army Corps of Engineers participation to construct Harbor Brook Channel Improvements estimated at \$8.6 million. Completing channel improvements from Cooper Street to the south is critical to alleviating downtown flooding, allowing for up to \$54 million in private development at the 116 Cook Ave. and Factory H sites, and creating over 300 temporary and permanent jobs.
- \$1.75 million to reconstruct the Cooper Street bridge. Design is funded by local sources. This bridge reconstruction also is critically important to the redevelopment of 116 Cook Ave. and Factory H.
- \$2.5 million to design and replace the Cedar Street bridge and \$1.25 million to improve State Street and Mill Street drainage. These projects will enhance the redevelopment of the Mills Memorial Housing Complex, an integral component of the City’s *Choice Neighborhoods Transformation Plan*.
- \$1.5 million to finalize design and construct Linear Trail Phase III. Design is partially funded and ongoing.

Priority #3: Implementation of the Choice Neighborhoods Plan

The execution of the Choice Neighborhood Planning grant has been a major undertaking requiring the commitment of the City, the Meriden Housing Authority, stakeholders and most importantly, the residents of the neighborhood to engage with each other. The results of that collaboration will be reflected in the final requirement which is the creation a Transformation Plan for Meriden’s Choice Neighborhood that truly addresses what the residents need and want in their neighborhood. The Transformation Plan is divided into three separate sections: People, Housing, and Neighborhood and will provide a roadmap for the city and the residents in order to move forward and improve the lives of area residents. The CN plan recommends demolition of the Mills Memorial Public Housing Complex, relocation of approximately 400 residents, and redevelopment of several sites into mixed use, mixed income developments that provide relocation opportunities for Mills residents and well as market rate housing.



CN Transformation Plan

MERIDEN 2020

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Next Steps and Anticipated Funding Needs-Choice Neighborhood Plan

- Complete all tasks required for Choice Neighborhood Planning Grant by November 2015
- Complete environmental assessment of Mills site and finalize demolition and remediation cost estimate
- Advance development of proposed TOD Mixed Use Housing
- Put into action goals of Choice Transformation Plan as resources allow
- Continue to prepare to apply for future Choice Neighborhood Implementation Grant funding
- Estimated \$4-6 million for Mills demolition and relocation

Priority #4: Promise Zone Designation

The City applied for Promise Zone Designation this past November to enhance our ability to create jobs, increase economic activity, improve educational opportunities and create a community of choice through mixed income housing for Promise Zone residents. While Meriden did not receive a PZ designation in this latest round, Meriden's future designation as a Promise Zone will significantly advance and complement the work currently underway in our Choice Neighborhood planning process.

Next Step and Anticipated Funding Needs-Promise Zone

- Continue to work toward the goals identified in Promise Zone application and prepare for future PZ application.
- Funding to implement specific Promise Zone related programs as funding becomes available.

Priority #5: SBA Startup in a Day Program

The purpose of the SBA Startup in a Day application is to build on existing efforts to assist private businesses by giving them the tools they need to start their businesses and access the many opportunities located in Meriden and within the larger region. The City will create and add customer service tools for Small Businesses to the access its web-based permitting system and provide training to businesses and organizations doing business with the City about how the system works and how they can use the tools that are available.



JD Byrider Auto 1187 East Main St.

Next Steps and Anticipated Funding Needs SBA Programs

- Continue to implement web-based permitting system and implement public interface tools
- \$50,000 to customize system and roll out online permitting system for public use

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Priority #6: Initiate Arts Programming at the HUB site

The City's downtown redevelopment plan includes the construction of a \$13 million, 14-acre town green, which includes economic development areas, a link to the new commuter rail station, an amphitheater, walkways and public gathering spaces. Recently, the City completed research that suggests that arts programming at the new town green could generate as much as \$100,000 per year, which could be used to sustain an ongoing arts and music program for the community. The City has not yet developed a plan to program arts at the new town green, yet there is community wide support to do so. The City is seeking funds to complete a plan to program and implement arts and music activities on the new town green. The City will engage the arts and music community in this process by establishing an advisory committee comprised of individuals from the

Meriden arts and music community that will participate in the development of the plan.



Gallery 53 Downtown Mosaic Project



Downtown Summer Music Series Promotion

Next Steps and Anticipated Funding Needs-Downtown Arts

- Update arts programming proposal by fall 2015.
- \$50,000 for planning in cooperation with Meriden arts community. National Endowment for the Arts "Our Town" grant to be submitted fall 2015.

Other Federal Opportunities

Fire Act Grant: The City has submitted two grants, including one for an air compressor trailer (\$121,000) and one for a Fire & Education Safety Trailer (\$62,350). The City is also interested in applying for a pumper truck, estimated \$500,000 in the next funding round.

Byrne Grant: The City has applied annually for Byrne Grant funds to enhance police and public safety efforts, particularly in the Choice Neighborhood/Promise Zone.