

MERIDEN 2020

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MEMORANDUM

TO: Ken Morgan, Acting City Manager
Economic Development Housing and Zoning Committee
Interested Parties

FROM: Juliet Burdelski, Director of Economic Development

RE: Update of Economic Development & Community Development Activities
February 21, 2018 through April 17, 2018

DATE: April 17, 2018

Attached please find a report of activities conducted by the City of Meriden Economic Development Department for the period **February 21, 2018 through April 17, 2018**



City of Meriden, Office of Economic Development

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Meriden, CT 06450

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Update of Economic & Community Development Activities for the period

February 21, 2018 through April 17, 2018

Mission: The mission of the Economic Development Department is to sustain and grow the tax base, provide jobs, and create economic activity across numerous sectors within our community.

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.**

Marketing and Outreach

- **Meriden 2020.com and Meridenbiz.com:** 1434 users visited Meriden2020.com and Meridenbiz.com between February 21 and April 17, 2018. The most popular pages visited were "Events" and "Downtown Redevelopment".
 - **Lamar billboard:** Provided the following public service announcements for Lamar billboards in Meriden.
 - Midstate Chamber- February 2018
 - Maloney High School Mary Poppins-March 2018
 - Race Hubbard Park 5K-March/April 2018
 - Daffodil Festival March/April 2018
 - Fly in Festival April/May 2018
 - **Making Meriden Center:** Worked with MEDCO and Midstate Chamber to establish a downtown business center to help promote downtown development and incentive programs for downtown businesses. Part time consultant hired by MEDCO to assist. \$66,500 in MEDCO/private funds raised for year one. Ribbon cutting held Thursday, March 1, 2018. (See MMBC report of activities, attached.)
 - **TOD District/Downtown Business Survey:** Working with MEDCO, Midstate Chamber and CERC to administer a downtown business survey. Results will be used to develop programs and activities for downtown in cooperation with MEDCO consultant. Survey launched 4/16/2018.
 - **Small Business Development Center (SBDC):** Referred three new business leads to SBDC for business plan development.
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City owned property transfers and sales

- **194-198 Grove Street.** Approved for sale (\$5000) to adjacent property owner.

Business Retention, Expansion and New Development

- **55 West Main Street Associates LLC.** Working with property owner and CT Main Street Center to complete adaptive reuse study of property. Three-month study to be completed by May 2018.
- **30 Pomeroy Ave.-FW Webb.** Retail plumbing supply and showroom under construction.
- **246 Pratt Street.** Demolition and potential for commercial construction.
- **458 Pomeroy Ave.** Commercial construction -contractor storage units
- **956 Old Colony.** Potential commercial expansion utilizing existing structure. Met with owners to discuss use options.
- **105 Colony Street.** Met with new owners to discuss plans for building.

Brownfield Redevelopment and Transit Oriented Development projects

1 King Place

- Continued discussions with Midstate Medical Center on future site cleanup cost sharing.
- Retained Licensed Environmental Professional/Engineer Fuss & O'Neill to abatement of hazardous building materials.
- Issued bid documents for haz mat abatement. 6 bids received April 12, 2018. Bids under review by City and DECD. Cleanup to be completed in 170 working days following notification of award to selected contractor. Work expected to commence in June 2018.
- Submitted grant application to USEPA for UST removal and PCB cleanup. Award announcements expected April 24, 2018.

116 Cook Avenue

- Selected One King LLC as preferred developer.
- Held conceptual development plan review meeting April 16, 2018.
- Term sheet to be negotiated for presentation/consideration by City Council in May/June 2018.
- \$3.49 million in state funds awarded for Harbor Brook flood control channel work behind 116 Cook Ave./Factory H site. Flood control work expected to proceed in 2018/2019.

Mills

- Negotiated agreement with AECOM to oversee demo and abatement project.
- Issued bid documents for haz mat abatement and demolition. 11 bids received March 28, 2018. Bids under review by City and DECD. Cleanup and demolition to be completed by end of 2018. Work expected to commence in May 2018.
- Property transfer/swap with 62 Cedar to MHA anticipated May 2018.

11 Crown Street

- Awarded \$1.73 million for building demo and site remediation. Project is substantially completed. Small debris area in north area of property to be cleared in April 2018 prior to site transfer.
- Developer awarded \$6 million in state funding on 4/13/2018. All development funds are in place.
- Helped coordinate meetings and with Eversource regarding utility relocation associated with site redevelopment.
- Property transfer to the Michaels Organization anticipated June 2018.

21 Colony Street

- Facilitated meeting with property owner, CT Main Street Center & LISC to discuss private financing options for mixed use historic rehab project. Funding options under consideration.

Community wide brownfield assessments & planning

- USEPA brownfield assessment: Awarded \$200,000 USEPA funding for community wide environmental assessments, reuse planning, community outreach, and project management. Work is ongoing. Assessment sites include: 53 Colony, 55 Colony and 664 W. Main Street (Moran's), 208-226 West Main Street (Crystal Grocery)124 Hanover Street, 48 Arch Parkway, 21 Colony Street, 69 East Main Street, 84 Grove Street and 88 Grove Street.
 - Phase III being performed on 69 East Main Street (city-owned property approved for sale pending completion of environmental investigations)
- Brownfield Areawide Revitalization Planning Grant-Round 2: Submitted grant application for (\$100,000) for reuse planning for downtown properties. A copy of the grant application can be downloaded here: http://www.meriden2020.com/Customer-Content/www/CMS/files/MERIDEN_BAR_Application_FINAL_3-27-2018_with_attachments.pdf

Grants Administration

- Choice Neighborhood Grant: Submitted \$18 million grant application to HUD in cooperation with MHA on Nov 22, 2017. Meriden not selected for an award.
- DECD TOD Pilot Project: City was awarded \$870,000 in 2016 TOD Pilot funds awarded to advance TOD multi modal improvement project in downtown Meriden. Funds will be used in 2018 for roadway and sidewalk improvements downtown.
- CDBG: The City was awarded \$934,701 in CDBG funds for FY 2018.
 - Five business proposals for "Meriden Match" forgivable loan program are in the spec writing stage. Façade improvement projects to be completed in 2018.
 - FY 2019 CDBG Annual Plan in public review. Next public hearing at 5:30 PM on Tuesday, May 1, 2018 on proposed use of CDBG funds.

Committees/Boards and other activities

- Economic Development Task Force. Feb 21, 2018 and April 17, 2018
- Midstate Chamber meetings: Attended monthly board meetings.
- MEDCO: Attended quarterly board meetings and monthly Executive Committee meetings.
- Blight & Brownfields Committee: Next Meeting May 17, 2018.