

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
November 15, 2017 through January 23, 2018.

DATE: January 23, 2018

Attached please find a report of activities conducted by the City of Meriden Economic Development Department for the period **November 15, 2017 through January 23, 2018.**



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 & Community Development Activities for the period

November 15, 2017 through January 23, 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:** 1800 users visited Meriden2020.com and Meridenbiz.com between November 15, 2017 and January 22, 2018. Most popular pages visited were "News" and "Downtown Redevelopment".
- **Downtown Tour:** Hosted tour of downtown Meriden for housing professionals and developers on Nov. 15, 2017. 30 people attended. Hosted by CT Housing Coalition.
- **Lamar billboard:** Provided the following public service announcements for Lamar billboard in Meriden.
 - United Way -November 2017
 - Festival of Silver Lights –December-January 2018
 - Midstate Chamber-January 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. Three funding applications pending for financial support of downtown center for one year.
- **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.
- **Small Business Development Center (SBDC):** Referred three new business leads to SBDC for business plan development.

City owned property transfers and sales

- **20 Elliott Street.** Approved for sale (\$4100) to adjacent property owners.
- **69 East Main Street.** Approved for sale (\$15,000) to owners of Tacos Mi Nachos pending further environmental investigation.

Business Retention and Expansion

- **1388 East Main-Taino Smokehouse.** Construction progressing for east side restaurant/market. Spring 2018 opening.
- **Tacos Mi Nachos.** City approved sale of 69 East Main Street to owners of Tacos Mi Nachos for the purposes of constructing a new restaurant. Sale is pending further environmental investigation of the site. Environmental assessments are ongoing.
- **105 and 109 Hanover Street-Interstate Glass.** Owner recently purchased 105 Hanover for showroom and business expansion. Assisting with incentives through CT DECD and C-Pace.
- **999 Broad Street -Dawg House.** Met with new owners to discuss small business incentive programs. Ribbon cutting scheduled 5PM, Tuesday, January 30, 2018.
- **39 W. Main Street- Flavors.** Juice Bar to replace Nina's Café. Met with owners to discuss small business incentive programs. Potential candidate for Meriden Match program.
- **16 Church Street-Silver City Ballroom.** Met with owners to discuss business incentives and special event planning.
- **49-55 West Main Street-55 West Main Street Associates LLC.** Met with new owners to discuss downtown business incentives and renovation strategies. Property sold January 2018 (\$590,000).
- **30 Pomeroy Ave.-FW Webb.** Retail plumbing supply and showroom under construction. Property sold Sept 2017 (\$1.4 million).

Brownfield Redevelopment and Transit Oriented Development projects

1 King Place

- Closed out grant/loan (\$401,000) for interim cleanup and assessments.
- Initiated discussions with Midstate Medical Center on future site cleanup.
- Awarded \$2 million grant/\$2 million loan for site remediation. Submitted Financial Assistance Proposal (FAP) to CT DECD January 2018.
- Negotiated consultant agreement with LEP Fuss & O'Neill to finalize specifications and oversee abatement of hazardous building materials. Reviewed tech specifications with developer One King LLC. Haz mat abatement bid out February 2018 (estimated). Soils cleanup bid in 2019.
- Submitted grant application to USEPA for UST removal and PCB cleanup. Award announcements spring 2018.

116 Cook Avenue

- Selected One King LLC as preferred developer.
- Conceptual development plan pending (March 2018).

Mills

- Completed grant (\$200,000) for assessment and preparation of bid documents.
- Awarded \$2 million grant for building demo. Working with LEP AECOM to finalize specifications for abatement of hazardous building materials. Haz mat abatement and demo bid out February 2018 (estimated). Negotiated agreement with AECOM to oversee demo and abatement project.
- Property transfer/swap with 62 Cedar to MHA anticipated March 2018.

11 Crown Street

- Awarded \$1.73 million for building demo and site remediation. Project is substantially completed.
- Helped coordinate meetings and with Eversource regarding utility relocation associated with site redevelopment.
- Property transfer to the Michaels Organization anticipated March 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.

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.
- Brownfield Areawide Revitalization Planning Grant: Completed grant (\$100,000) for TOD planning and market assessment. The final report can be accessed here: <http://www.meridenbiz.com/brownfields/assessments/>

Grants Administration

- Choice Neighborhood Grant: Submitted \$18 million grant application to HUD in cooperation with MHA on Nov 22, 2017. Notifications on the grant due Spring 2018.
- 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 fall 2017 for roadway and sidewalk improvements downtown.
- Community Development Block Grant: The City was awarded \$934,701 in CDBG funds for FY 2018.
 - Recently sought proposals for "Meriden Match" forgivable loan program for downtown façade improvements. Five pre-applications were received and are under review.
- CT Next-Innovative Places Grant: Assisted MEDCO submit \$200,000 to CT Next to support downtown façade and business development program in cooperation with Midstate Chamber and City. Funding award is pending.

Committees/Boards and other activities

- Economic Development Task Force. Jan. 2, 2018.
- Midstate Chamber meetings: Attended monthly board meetings.
- MEDCO: Attended quarterly board meetings and monthly Executive Committee meetings.
- Blight & Brownfields Committee: December 14, 2017.
- EPA Brownfields training December 5-6, 2017.