



State of Connecticut
Department of Economic and Community Development
Office of Brownfield Remediation and Development

***Remedial Action and Redevelopment Municipal Grant Program
Application***

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Targeted Brownfield Development Loan Program Application

Program Description

The Connecticut Remedial Action and Redevelopment Municipal Grant Program and Targeted Brownfield Development Loan Program will provide grant and loan funds to municipalities, economic development agencies, for-profit and non-profit developers and other brownfield purchasers or innocent owners who are eligible to receive Brownfield Grants or Loans under Connecticut General Statute Chapter 588gg. The goal is to fund approximately ten (10) projects that will perform remediation, abatement, and demolition activities prior to redevelopment of the brownfield site(s). Additional goals include leveraging the maximum amount of non-State funds possible to increase the economic impact of the State's investment, reactivating long-stalled sites and encouraging job creation.

Note

This is a State of Connecticut funded program and this application will determine the eligibility of the applicant and/or project to apply for the program. *Please be sure to refer to the Rating and Ranking and Notice of Funding Availability (NOFA), and include all relevant attachments that support any information and statements being provided in this application.* This application may be reviewed by the Connecticut Department of Energy and Environmental Protection (DEEP) and other state or quasi-state agencies. Information for this application such as the Notice of Funding Availability and Rating and Ranking sheet may be found at www.ctbrownfields.gov.

Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. Please contact DECD at brownfields@ct.gov for further information on program requirements.



SECTION I APPLICANT INFORMATION

- 1. **Applicant:** City of Meriden
- 2. **Address:** 142 East Main Street, Meriden CT 06450
- 3. **Contact:** Juliet Burdelski, Director of Economic Development

Telephone: 203-630-4152 **Fax:** 203-630-4274 **Email:** jburdelski@meridenct.gov

4. Type of Organization

- Municipality** **Economic Development Agency** **For-Profit Developer**
- Non-Profit Developer** **Brownfield Owner** **Other**

5. If applicable, please include copy of 501(c) 3 or corporate certificate. In addition, if applicant is a for-profit company, please include three years of financial statements.

6. Amount of Financial Assistance requested: \$ 180,000

7. Have you ever participated in any funding programs managed by DECD? Describe program, amount, contract date, and current status: Yes. The City of Meriden has previously received several grants from DECD, including:

- 1) Municipal Brownfields Pilot funds - \$200,000 for demolition of Factory H, completed in 2012.
- 2) Remediation of the Meriden HUB site - grants totaling up to \$12,809,793 (DECD Urban ACT for \$3,500,000 dated June 15, 2012, DECD Brownfield Grant for \$500,000, DEEP grant Public Act PA 07-7 JSS, Sec 13(d) (32) for \$5,659,793 and DEEP grant Public Act PA 07-7 JSS. 13(d)(32) for \$3,150,000). Project is ongoing; to be completed within the next eighteen months.
- 3) Neighborhood Stabilization Program (NSP) - \$1.2 million to complete the rehab of seven foreclosed properties creating 12 units of affordable housing. Project completed 2013.
- 4) 2014 OBRD Municipal Brownfields and Inventory Assessment grant - \$200,000 for assessment of Mills "Mega Block" Municipal Brownfield Assessment. Funds committed on April 16, 2014 for the assessment of 161 State Street, 144 Mills Memorial, and 62 Cedar Street. Project is ongoing.
- 5) HUD Challenge Grant awarded to the State of Connecticut DECD for \$2 million, of which Meriden was awarded \$972,000 on February 28, 2011 for property Acquisition and Zoning/Planning. Project completed 2014.

8. Have you ever participated in any funding programs managed by other Connecticut State agencies? Describe program, amount, contract date, and current status: The City of Meriden receives various



funding from the State of Connecticut. Funding specifically related to this project includes an \$850,000 Department of Transportation TOD Pilot Grant dated April 17, 2012. The project is ongoing. \$200,000 from the TOD Pilot grant has been used for assessment of brownfield sites in the TOD District.

9. Please provide the following demographic information related to the municipality in which the proposed project is located:

	Municipality	State	National
Unemployment:	8.5%	7.0%	6.3%
Median Household Income:	\$53,722	\$69,243	\$52,762
Resources to Complete Table:			
Unemployment - Department of Labor: http://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp			
Median Household Income (Median Nonfamily Household): See OBRD Website			

SECTION II PROJECT INFORMATION – Attach supporting documents as needed for all responses.

1. Project Address: 1 King Place, Meriden, CT 06451

2. Property Owner: City of Meriden

If applicant is not the property owner, how and when will ownership be obtained?

3. Describe how this property is proposed to be developed in the future (mixed use, commercial, residential, industrial etc.) 1 King Place, the former Meriden Wallingford hospital site, contains a 245,000 square foot structure that spans two city blocks on 5.64 acres. The city is committed to repurposing this facility; and through this process, assess the environmental hazards present and complete remediation and abatement strategies that can be incorporated into a redevelopment plan. The former hospital building was in existence for over 100 years. Vacant since the 1990s, the building is debris filled, subject to repeated vandalism, and a burden on the surrounding neighborhood which includes a high concentration of low income and minority residents. The City acquired 1 King Place through tax foreclosure in January 2014 after numerous private attempts to redevelop the site failed. The City’s redevelopment goals for the site include a mixed use private development that includes housing and commercial development. The property is located in the TOD zoning district, which is designed to encourage mixed use and mixed income development that takes advantage of the proximity to the Meriden Transit Center, CT Transit bus service, and the future New Haven Hartford Springfield Rail service. Current zoning would allow for the construction of up to 282 mixed income housing units and at least one floor of non-residential uses. A project of this scale could have a value in excess of over \$30 million.

Please provide a detailed overview of the proposed project. Include information regarding current interest for development, potential for job creation, housing creation, or improvement in health and



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safety. The City, as the sole bidder on the property, acquired 1 King Place 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. The City has worked diligently to secure the property and to inform residents from the surrounding Dutch Hill/Action 13 neighborhood of ongoing efforts to address public health and safety concerns posed by the abandoned site, including but not limited to: high incidents of trespass and vandalism; potential exposure to asbestos, lead, PCBs and other contaminants; and fire risk. Immediately after taking title, the City established a multi-department task force charged with securing the site for public safety purposes. The City also hired Licensed Environmental Professional VHB to conduct a Phase I Environmental Site Assessment and hired attorneys Brown Rudnick to review federal and state environmental records filed under prior ownership (Veterans Memorial Medical Center, the Meriden Wallingford Hospital, and Bradley Research Center). The City has informed the public of its ongoing efforts to secure and assess the site at regular meetings of the Meriden Blight & Brownfield Committee and the Meriden Council of Neighborhood Associations. The site is listed on the CT DEEP Brownfield Inventory. No RCRA enforcement or compliance actions for the site and no CT Property Transfer Act filings for the site have been recorded. The Phase I Environmental Site Assessment (ESA) completed by VHB in May 2014 revealed several potential environmental concerns at the facility, and a Phase II study is recommended. Potential environmental concerns include the presence of Underground Storage Tanks (USTs) Asbestos, Lead, PCBs, Miscellaneous Waste and Radiation.

In June 2014, the City initiated an RFQ/RFP process as a first step in seeking a private development partner to redevelop 1 King Place and eight other city-owned sites in the TOD zoning district. 1 King Place is a key TOD redevelopment parcel located within one-half mile from the HUB and Meriden Transit Center sites. During the RFQ process, the city received qualifications from one well-financed developer that indicated a specific interest in 1 King Place, among other sites. Over the next several months, the city plans to solicit a development proposal and make a determination as to whether it is prudent to move forward. Current zoning would allow for the construction of up to 282 mixed income housing units and at least one floor of non-residential use. A project of this scale has a value in excess of over \$30 million. Using various jobs estimators (ARRA, Strategic Economic Research, IMPLAN, etc.) for the construction of multi-family housing projects, the project has the potential to create over 300 full time jobs (46% of jobs directly related to construction and 54% associated jobs).

While the city was encouraged that it received developer interest in the site, the city believes that additional developers did not come forward due to the unknown levels of environmental contamination present. Therefore, additional environmental assessment work is needed to help fully quantify the environmental cleanup strategies and costs which will inform future development plans. The project will improve the health and safety of Meriden residents by removing and disposing of known environmental hazards while eliminating a significant source of blight in the neighborhood by revitalizing the property in the heart of the TOD zoning district and within walking distance to the Meriden Transit Center and commuter rail service which will be operational in 2016.



Please describe the proposed development timeline (include attachments as needed):

- January 2014 – City acquires 1 King Place through tax foreclosure
- May 2014 – City conducts Phase I ESA, which recommends an evaluation of building contents and removal before conducting a recommended Phase II ESA
- June 2014 – City issues RFQ for 1 King Place and other priority sites in Meriden TOD District
- August 2014 – Developer interviews
- August 2014 through October 2014 – City engages a hazardous material specialist to evaluate 1 King Place building contents and estimate cost of debris removal; conducts debris removal
- September 2014 - City issues bid for Licensed Environmental Professional (LEP) for ESA Phase II/III and HBM study
- September 2014-December 2014—TOD development proposal submitted and evaluated by City staff
- October/Nov 2014—LEP awarded contract
- March 2015 - Phase II/III ESAs completed, HBM report completed
- April 2015 - Developer selected
- July 2015 - RAP completed

5. What is the appraised value of the site(s) if remediated (“if clean”): In September 2013, the property appraised for \$2.25 million in vacant/poor condition. The appraisal did not take into consideration potential environmental contamination, which is likely to be significant. Therefore, the city assumes that the appraised value of the property, if clean, is \$2.25 million.

6. If applicable, please provide all relevant project financial information (i.e., development pro forma, development sources and uses; include attachments as needed): Not applicable. This application is for assessment funds only, which will be used to inform future development plans.

Please describe how the State’s financial investment is required to advance the remediation and/or redevelopment project (i.e., the “but for” rationale): The state's financial investment in the project is required for several reasons. First, while the City is encouraged that at least one private developer has expressed an interest in the site, as the property owner the City must perform its own due diligence (including conducting environmental assessments) prior to transfer to a private party. As an economically distressed municipality with little or no new growth in its tax base, city funding for environmental assessments is limited and therefore state and/or federal funding is critical to allowing the project to move forward. In 2014, the city applied for but was not selected to receive FY 2014 EPA assessment grant for assessment of 1 King Place. Having state funds available to undertake these activities prior to site transfer is critical.

Second, there are immediate public health and safety concerns posed by 1 King Place. The Phase I ESA identified numerous recognized environmental conditions in just a portion of the 245,000



square foot building. Several areas of the building were inaccessible during the Phase I due to large amounts of debris; therefore, many unknowns exist regarding the condition and potential contents of the building. After debris removal, additional ESAs are needed to get a better understanding of the size and scope of potential remediation and abatement costs. The city is working diligently to secure the building, which is extremely challenging given the size of the facility (spanning two city blocks on 5.64 acres) and the risks associated with abandoned buildings (e.g. fire, trespass, vandalism, recurring break-ins, exposure to potential hazardous). Having state funds available to undertake environmental assessments will help expedite the evaluation of the building hazards so that the City can put together an action plan and reduce the public exposure to the hazards as quickly as possible.

Finally, this site, and numerous sites throughout the City Center have been vacant, underutilized or abandoned for many years. Historic downtown flooding, a decline in industrial activity, and unsuccessful urban renewal policies resulted in significant disinvestment in Meriden's City Center beginning in the 1960's. Recent efforts, including implementation of the Harbor Brook Flood Control Plan and city-led efforts to capitalize on state investments in rail infrastructure, have recently begun to breathe new life into downtown Meriden; however, there is much more to be done. 1 King Place is one of nine distressed and/or underutilized properties in the TOD district that was recently acquired by the city for the purposes of redevelopment. Before the City acquired 1 King Place, numerous attempts by private parties to redevelop the site have failed and as a result the property has been vacant for more than 20 years. Since acquiring the property, the city has taken the first step of completing a Phase I ESA and has at least one well-financed developer interested in site redevelopment. With the state's assistance, the city has an opportunity to fully understand current environmental conditions, estimate cleanup costs and bring this site back into productive use.

7. Please describe status of discussions with municipal elected officials, relevant municipal committees (i.e., Planning and Zoning), community groups and other key stakeholders : The City of Meriden has identified 1 King Place as a top priority site for environmental assessment in the TOD district. As such, the City Manager and City Council supported acquisition of the property through tax foreclosure knowing that redevelopment may be challenging. The city is engaging developers through an RFQ process to identify interested and qualified private partners to redevelop 1 King Place and eight other sites in the TOD zoning district. Community groups in the Dutch Hill/Action 13 neighborhood and surrounding inner ring neighborhoods have expressed public health and safety concerns regarding the property and support city efforts to address the site. Specifically, in January 2014, the city held a status update meeting with the Dutch Hill/Action 13 neighborhood to keep residents apprised of city activities regarding 1 King Place. These status update meetings will continue (the next meeting is scheduled for July) and if the city is awarded this assessment grant, the city will continue its comprehensive stakeholder involvement program through participation in the community group meeting and through its Blight and Brownfields (B&B) Committee meetings. 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 (DEEP, EPA), local government, and community-based organizations including the Council of Neighborhood Associations. The B&B Committee meets every quarter and welcomes the general public. The City has established good contacts and has extensive experience working in the Dutch Hill/Action 13 neighborhoods through previous B&B Committee planning and brownfields stakeholder involvement activities, such as the Factory H project.

In addition, since taking title to the property in January 2014, the City Manager has established a task force to oversee the immediate and continued security of the building. Task force members include the Chief of Police, Fire Marshal, Director of Planning and Enforcement, City Building Inspector, City Housing Inspector, Director of Parks and Buildings, Director of Economic Development, City Attorney, Director of Public Works, and the City Manager. The task force developed and is executing a formal plan to secure the building and reduce the potential for trespass and exposure to hazardous materials. The task force meets every month to review status and progress.

Does the project have site plan approval from the host municipality?

Yes No **Details:** The property is part of the TOD zoning district, which has a streamlined permitting process.

8. How will this redevelopment project address an unmet need within its surrounding neighborhood, municipality and/or region? The most pressing unmet need that this redevelopment project will address is the immediate public health and safety threat that the property poses to Meriden residents. In addition, the redevelopment of 1 King Place is a key component of the city's efforts to transform the City Center into a walkable, vibrant neighborhood with access to jobs, housing and commercial/retail areas as well as medical services for the growing immigrant and senior population. The 1 King Place project has the potential to leverage OBRD Municipal Brownfields and Inventory Assessment grant funding to further Meriden's goal to expand housing choices, provide supportive and medical services, especially to sensitive populations such as the elderly. This project will help ensure that the city's most vulnerable residents participate in the coming economic and social revitalization of downtown Meriden. An analysis of residential supply and demand indicates a potential demand for 600 to 1,000 housing units in the TOD district and up to 30,000 square feet of service and specialty retail to support new development. This new housing and retail will be attractive to young workers and empty nesters seeking high quality affordable and workforce housing.

Will the redevelopment project include affordable and/or mixed-income housing? Yes, the property is located within Meriden's TOD district, which emphasizes mixed use development and affordable housing.

9. Please provide a range of permanent jobs associated with the redevelopment project: This assessment project has the potential to employ two full time equivalents (Licensed Environmental Professional, Environmental Testing, etc.). Current zoning would allow for the construction of up to 282 mixed income housing units and at least one floor of non-residential use. A project of this scale has a value in excess of



over \$30 million. Using various jobs estimators (ARRA, Strategic Economic Research, IMPLAN, etc.) for the construction of multi-family housing projects, the project has the potential to create over 300 full time jobs (46% of jobs directly related to construction and 54% associated jobs).

10. Experience: Please list the project team members (municipal, developer, environmental professional, financing sources, etc.) and indicate the level of experience the team has with similar projects. Include project size, scope, and whether completed on time and within budget. The City of Meriden is experienced in managing public funding sources. Meriden partners with DCED, as well as DEEP for projects as needed throughout the city. The city is currently working with both entities under the HUB Flood Control & Park Project. Additionally, Meriden successfully managed several EPA Brownfields Grants and the CT DOT's TOD Pilot grant that are similar in size, scope, and activity to this grant proposal. The City complied with all relevant administrative requirements, including completing all projects on time and on budget. The City has a well-established process for selecting an environmental professional for environmental assessment projects. The City will solicit proposals from LEPs/Environmental Engineering firms through the city's established procurement procedures. State bidding requirements will be incorporated as required.

Recently completed state and EPA grants that are similar in size and scope of this proposed project include: 1) FY09 EPA Assessment Grant (2B96110701) that provided \$200,000 in federal funding for a city-wide inventory of brownfields. The city used funds to complete an inventory of recorded institutional/engineering controls; Healthy Neighborhoods Initiative community outreach and stakeholder meetings; Phase IIs for 116 Cook Ave. and 85 Cooper St.; Phase IIIs for 77 and 85 Cooper St., 104 Butler St., and 116 Cook Ave.; building hazards report for 116 Cook Ave.; and soil sampling at 104 Butler St., 2) FY07 EPA Assessment Grant (BF 97182101) that provided \$200,000 in federal funds to identify and prioritize brownfields. The city used funds to complete a market and reuse analysis of Factory H neighborhood, a supplemental subsurface investigation of 77 Cooper and 104 Butler Street, Phase I's for 116 Cook Avenue, 85 Cooper Street, 62 Twiss Street, 60 State Street, 26-33 Colony Street, 62 Cedar Street, 144 Pratt Street, 161 State Street, and 33 and 51-53 South Colony Street, and Phase II for 161 State Street, and 3) CT Dept of Transportation TOD Pilot grant that provided \$200,000 for environmental assessments. The City used funds to complete Phase I/II/III Environmental Site Assessments and Remedial Action Plans for 11 Crown Street and 177 State Street, two redevelopment parcels located within Meriden's TOD zoning district. The City also used TOD Pilot funds to conduct a Phase I environmental site assessment and environmental records search for 1 King Place.

11. For each property involved in this application please provide the following information:

Please describe the current use of the property:

- (a) Vacant Abandoned Underused Operating / In Use

Current/Prior Usage Details (including relevant time periods): The site is a 5.64-acre parcel located in the southwestern quadrant of the Meriden city limits and is improved with two primary structures: a 245,000-square-foot masonry building that was constructed in phases between the early 1900s and the late 1980s for use as a hospital and a two-story, 26,230-square-foot reinforced



concrete parking garage building constructed circa 1980. Hospital operations ceased in the late 1990s and the site has since remained vacant. Prior to use as a hospital, the site had several uses including a bank, single-family homes, and a public school dating back to the late 1800s. Use as a hospital began on a portion of the site in the early 1900s and through the 1980s the hospital slowly overtook surrounding uses, ultimately resulting in the hospital spanning a majority of two city blocks.

If property is abandoned/vacant, how long has the property been abandoned/vacant? The property has been vacant since the late 1990s and was allowed to go into tax foreclosure. The city acquired the property in January 2014 for tax liens totaling \$1.1 million. The city was the sole bidder on the property.

Property Location: 1 King Place, Meriden, CT 06451

If applicant is not the owner, does the applicant have site access? N/A

Tax Status: Exempt from taxes/city-owned

Acreage: 5.64

Description of why site may be considered a brownfield: A Phase I ESA completed by VHB in May 2014 reveals know or suspect recognized environmental conditions (RECs) and historical recognized environmental conditions (HRECs) at the site. The hazards present are indicative of releases or threatened releases of petroleum, hazardous substances, and/ or hazardous materials to soil, groundwater, and soil gas at the property including: USTs; asbestos; lead; PCBs; miscellaneous waste (e.g., universal, solid, hazardous); and radiation sources. Due to large amounts of debris present during the Phase I investigation, several areas of the building were inaccessible. As a result, unknowns exist as to the condition and contents of these areas of the building. The Phase I ESA recommends that the city undertake a HBM Survey to evaluate the contents within the building and remove debris to allow for a thorough completion of a Phase II ESA, which, under current conditions, would be hindered by the significant amount of debris throughout the building.

(See Findings, Opinion, Conclusions from Phase I Report Dated May 2014, attached.)

12. Please indicate pre-development activities to date, outlays and sources of funding: The city acquired the property for the amount of the back taxes owed on the property, \$1.1 million, in January 2014. The city expended an additional \$5,000 in legal costs for foreclosure proceedings. The city utilized Connecticut Department of Transportation TOD Pilot grant funding to conduct the Phase I ESA (\$8,000 for legal documentation costs and \$2,500 for Phase I). Since acquiring the site, the city has spent over \$10,000 to secure the building. Other pre-development activities include the RFQ, which includes 1 King Place, issued in June 2014.

13. Environmental Status (please attach information):



Are there any DEEP or EPA enforcement actions related to the site?

Yes No **Details:**

Does this property fall under a State or Federal cleanup program?

Yes No **Details:**

Is the applicant working with the DEEP and/or a Licensed Environmental Professional (LEP)?

Yes No **Details:** The city engaged Vanasse Hangen Brustlin, Inc., a Licensed Environmental Professional, to conduct the Phase I ESA. The City will seek competitive bids from LEPs for additional ESAs and related work at 1 King Place.

Who is the “Potential Responsible Party”? There are no potential responsible parties for this site.

When was the current environmental condition caused? Current conditions on this property likely occurred prior to the hospital’s closure in the late 1990s.

Please describe the public health and environmental benefits of the proposed project: If awarded OBRD Municipal Brownfields and Inventory Assessment grant funds, the city will be able to address the immediate public health and safety concerns posed by 1 King Place and inform future redevelopment plans. This brownfield property is of major concern to the city not only because of its blighting effect on the entire neighborhood but because of the fire and asbestos risk (e.g., potential to spread contaminants) in such close proximity to housing occupied by young children and seniors. The blight associated with this brownfield has had deleterious impacts on the Dutch Hill/Action 13 neighborhood’s welfare. For example, the risks associated with trespass, homeless living in the building, and potential fire spreading contaminants has continued to have negative effects on the entire neighborhood. Hazardous materials (lead, asbestos, PCBs and other contaminants) have been identified on the property in addition to one or more USTs of which current condition is unknown. In addition, because many of the Dutch Hill/Action 13 residents are Spanish-speaking immigrants resulting in a language barrier, many residents are unable to report health concerns, or take action to combat them. The outcomes from the assessment activities completed under this grant and the resulting cleanup and revitalization of 1 King Place will address the public health and environmental impacts noted above. This project and the City’s overall revitalization program are intended to correct the disparities found within the inner ring neighborhoods by eliminating environmental impacts, improving economic opportunities, and increasing recreational and open space resources.

14. Please provide information on the following activities that have been completed for the site(s): Kimberly Clark, LEP from Eolas Environment and Vita Nuova provided a estimated cost range to complete the Phase II/III, HMB and RAP studies proposed. The total estimated cost is \$180,000 (see Estimated Environmental Costs, attached. Total cost projected is low end estimate plus 15% contingency.). This range is consistent with the City’s experience with comparable work using the services of Licensed Environmental Professionals. A copy of the estimated cost worksheet is attached.



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	Consultant	Date Completed	Results/Estimates
Phase I ESA	Vanasse Hangen Brustlin, Inc.	May 2014	\$2500. Completed May 2014. Recommends Phase II after debris is removed from buildings
Phase II ESA			\$20,000-\$30,000
Phase III ESA			\$20,000-\$30,000
Remedial Action Plan:			\$25,000-\$30,000
Asbestos Survey:			\$30,000-\$40,000
Demolition:			\$62,000-\$138,000 (For haz mat building survey, demo cost estimate, and bid documents only. Includes testing of Lead, PCB's, Universal Waste and Radiation. Total demolition cost may be upwards of \$5 million due to size of facility.)
Remediation Activities:			TBD. Remediation may include removal of USTs, soil cleanup. Other remediation activities are unknown at this time

15. Mills/Historic Structures: Does the project include or assist in reuse or rehabilitation of any mills or historic structures (appearing on the national Register of Historic Places, State Register, or a designated Local Historic Property)? Yes No **Details:**

Will the project leverage federal and/or state historic tax credits?

Yes No **Details:** Portions of the building may be eligible for historic tax credits. Eligibility will be determined as a part of redevelopment planning.

If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings: 1900.

16. Does project have required floodplain, SHPO, or wetland permits, or have they been applied for? *Note: Please include copies of any permits or communication regarding the same:* Not required for assessment activities.

17. Public Utility Service Area: Is the project within an existing public utility service area?

Yes No



If no, would the project need new public utilities? Yes No Details:

18. Transit-Oriented Development (TOD), Public Transit and Pedestrian Environment:

Is the project site within walking distance (a half mile) of an existing or planned commuter train station or a bus stop? Yes No **Details:** Meriden Transit Center and CT Transit bus service are within walking distance from the site. Additionally, the site is located within Meriden’s TOD district in downtown Meriden.

Does the property have any features nearby that would enhance walkability or bikeability? (Example: Complete Streets design features, sidewalks, street trees, bicycle lanes, bicycle storage facilities, etc.)

Yes No **Details:** Meriden Transit Center and CT Transit bus service are within walking distance from the site. The Connecticut Department of Transportation is in the process of constructing a \$20 million rail station to replace the aging Meriden Transit Center (Amtrak) station. The investment is part of the New Haven-Hartford-Springfield (NHHS) rail program, a \$467 million commuter/high speed rail service utilizing the existing AMTRAK rail corridor. Meriden has been designated a key station stop along the NHHS rail line. At full capacity, Meriden will have 56 bi-directional trains daily serving the Springfield to New Haven corridor and improved transit bus service. The Meriden Transit Center includes those features outlined above.

19. Mixed-Use Development:

Will future development of this site include a mixed-use development (residential, commercial, retail)?

Yes No **Details:** Identified as a key site in the TOD district, the city is seeking to partner with a developer to redevelop the property into mixed use with an affordable housing component.

If so, is the neighborhood currently zoned for mixed-use development?

Yes No N/A **Comments:** Meriden will utilize the TOD zoning district for this property, which was adopted in August 2013. The property is zoned TOD – Hanover.

If not, is the applicant pursuing the zoning changes to enable a mix of uses in the project site?

Yes No N/A **Comments:**

20. Summary of the subject property’s tax contribution to the municipal tax base:

Subject Property Tax Impact	
Most Recent Year	Projected Year 1 After Development
Exempt	unknown – based on future development



SECTION III PROJECT BUDGET INFORMATION

Note: If budget information is based on contractor bids or other formal estimates, please attach copies of the bid/estimate documents. (See Estimated Environmental Costs, attached.)

Project Activity (Use of Fund)	Source of Fund					Total
	DECD	Other State	Federal	Local	Private	
Land purchase				\$1,100,000		\$1,100,000
Environmental						
Assessment	\$180,000	\$10,500		In kind		\$190,500
Remediation				TBD		
Abatement				TBD		
Monitoring				TBD		
Demolition				TBD		
Construction				TBD		
Administration soft costs				TBD		
Development fee						
Legal costs				\$5,000		\$15,000
Other costs				\$10,000		\$20,000
Other costs						
Other costs						
Total	\$180,000	\$10,500		\$1,115,000		\$1,305,500

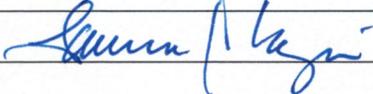
SECTION IV CERTIFICATION BY APPLICANT

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the federal Environmental Protection Agency are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, state agencies (including the CT Department of Energy & Environmental Protection, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the U.S. Environmental Protection Agency, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the



Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, if the applicant is a private corporation, a personal guaranty may be also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the Department of Economic and Community Development (DECD). DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include all attachments with your submission.

Signature: 	Title: <i>City Manager</i>	Date: <i>7.14.14</i>
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Remediation and Redevelopment Applications: Return to DECD by 4pm June 30, 2014

Municipal Assessment Applications: Return to DECD by 4pm July 14, 2014

Via Email: Brownfields@CT.GOV

or Via Mail to:

DECD

Office of Brownfield Remediation and Development

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State of Connecticut
Department of Economic and Community Development
Office of Brownfield Remediation and Development
Remedial Action and Redevelopment Municipal Grant Program &
Targeted Brownfield Development Loan Program

Attention: Donald Friday

Juliet Burdelski, City of Meriden
 December 23, 2013
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4.0 Estimated Environmental Costs

Based on the evaluation of the Site performed by Eolas, the following estimated cost ranges have been prepared to address potential environmental concerns identified thus far for the Site.

Condition	Concern	Assessment Cost Range		Removal/Remediation Cost Range ¹	
Underground Storage Tanks	No closure documentation was discovered for UST systems that have been removed/closed at the Site. Releases from known past and present UST systems may have resulted in contamination to soil and/or groundwater beneath the Site. Orphaned/Unknown UST systems may be present at the Site, the condition of these systems is unknown.	\$65,000	\$80,000	\$100,000	\$150,000
Asbestos	Based on the age of the site buildings, documented use of fireproofing materials in building construction, and observations made at the Site, asbestos-containing materials are likely present and will require special handling and assessment at the time of site renovation/demolition/redevelopment.	\$30,000	\$40,000	\$75,000	\$100,000
Lead	Based on the age of the site buildings and observations made at the Site, lead-based paint and other lead-containing materials are likely present and will require special handling and assessment at the time of site renovation/demolition/redevelopment.	\$10,000	\$20,000	\$20,000	\$30,000
PCBs	Based on the age of the site buildings, documented use of fireproofing materials in building construction, and observations made at the Site, asbestos-containing materials are likely present and will require special handling and assessment at the time of site renovation/demolition/redevelopment.	\$15,000	\$25,000	\$40,000	\$85,000
Miscellaneous Waste (e.g. Universal, Solid, Hazardous)	Numerous containers, equipment, and materials were identified in the site buildings during the reconnaissance. A comprehensive survey of these materials, including waste profiling and characterization, should be completed to determine appropriate handling and disposal at the time of site renovation/demolition/redevelopment.	\$25,000	\$35,000	\$35,000	\$50,000
Radiation Sources	An NRC license for radioactive sources was identified as part of the document review. Determination of closure of this license and evaluation of radiation sources in the site buildings should be completed as part of a larger site assessment.	\$12,000	\$18,000	Unknown	Unknown
Subtotal - Range of Costs Associated with Potential Environmental Concerns		\$157,000	\$218,000	\$270,000	\$415,000
Contingency (15%)		\$23,550	\$32,700	\$40,500	\$62,250
Range of Costs Associated with Potential Environmental Concerns		\$180,550	\$250,700	\$310,500	\$477,250

Notes:

1 - Until a full assessment and characterization of the Site and environmental concerns is completed, costs associated with remediation and/or removal of environmental concerns are estimates and intended for guidance purposes only.

8.0 Findings

The results of this assessment have revealed the following known or suspect **recognized environmental conditions (RECs)** associated with the subject property:

- Due to the age of the building, it is likely that lead-based paint was used at some point in time. The disposal of lead paint waste resulting from renovation or demolition activities may be subject to federal and State regulations.
- There is currently one known underground storage tank (UST) located in the courtyard area of the former nurses building. The current contents and condition of the tank is unknown and presents a threat of release to the Site and surrounding area.
- Staining was observed around the mechanical equipment associated with the freight elevator in the basement of the main building and the service elevator in the former nurses building.
- Several transformers and other PCB containing equipment were observed in the basement of the former nurses building.
- VHB observed an abundance of containers, of various sizes, conditions, and contents that appeared to be leaking or have had a release at some point in time. The majority of these containers were observed in the basement and the release was on the floor. The floors of the basement are made of concrete, which is porous. Any chemicals that released to the concrete floor may have permeated to the soil and/ or groundwater beneath the building. The following rooms were noted for the presence of leaking containers:
 - Mechanical room
 - Crib room
 - Several basement boiler rooms
- VHB observed numerous signs stating the presence of asbestos in the basement of the building. The pipes in the basement all appeared to be wrapped with asbestos. Many of the wrappings were disturbed, exposing fibers. The management and disposal of asbestos-containing building materials resulting from renovation or demolition activities may be subject to federal and State regulations.



- The discharge location of the various floor drains observed on Site is unknown; however, it is likely to be Harbor Brook which is located approximately 250 feet southwest of the Site.
- An x-ray processing area was observed in the basement of the main building.
- Site wide groundwater has been impacted at the Site as a result of releases of oil to the Site in 1974 and 1999.
- A storm water catch basin was identified near the underground storage tank area next to the smoke stack on the south side of the building. The discharge point of the outfall is unknown at this time, but it is likely to be Harbor Brook which is located approximately 250 feet southwest of the Site.
- There are currently two known underground storage tanks located near the smoke stack on the southern side of the Site. The last known paperwork reviewed by VHB in relation to the storage tanks was in 1991. The current contents and conditions of these tanks are unknown and present a threat of release to the Site and surrounding area.
- Solid waste and several 5-gallon buckets were observed in the loading dock of the building. While exact historic operations could not be confirmed, it is likely that most waste and chemicals entered and exited the building through this area.
- An oil slick, indicating a release, was observed in the loading dock of the building. The extent and age of the oil slick is unknown at this time. VHB was unable to identify the origin of the oil.
- Several transformers and other PCB containing equipment were observed in the basement of the main hospital building.

The results of this assessment have not revealed any known **controlled recognized environmental conditions (CRECs)** associated with the subject property.

The results of this assessment have revealed the following known **historical recognized environmental conditions (HRECs)** associated with the subject property:

- A spill of approximately 400-gallons of heating oil occurred on the Site in December 8, 1974. A filter device was installed in Harbor Brook and removal operations were conducted at two catch basins and at a location identified as M.H. (manhole) "A" in the report.
- A spill of approximately 300-gallons of No. 6 heating oil occurred on the Site in February 26, 1997. Containment booms were installed and a contractor vacuumed the drains and power-washed the pavement.

The results of this assessment have revealed the following **de minimis conditions** associated with the subject property:

- Universal waste was observed throughout the Site. Waste observed included tires, light tubes, light bulbs, etc. The disposal of universal waste may be regulated.

Legal consultation is recommended to confirm the Site's status relative to the Transfer Act. Based upon available documentation, the Site does **not** appear to meet the definition of a "hazardous waste establishment" at this time.

9.0 Opinion

It is VHB's opinion that the Phase I Environmental Site Assessment identified conditions indicative of releases or threatened releases of petroleum, hazardous substances, and/ or hazardous materials to soil, groundwater, and soil gas at the Site. This opinion is based on information obtained from previous environmental assessments, observations made during the Site investigation and historical use of the Site as a hospital.

VHB recommends additional environmental assessments to further investigate areas of the Site. A Phase II Environmental Site Assessment is recommended to assess the quality of the surficial soils, subsurface soils and groundwater at the Site for releases of petroleum and other hazardous materials. A dye test is recommended to assess the discharge location of various floor drains within the Site building. A ground penetrating radar (GPR) survey is recommended to confirm the number, locations and approximate size of underground storage tanks at the Site. Prior to the start of Phase II Environmental Site Assessment activities, the City should undertake a Hazardous Building Materials Survey to evaluate the contents within the building. Removal of the building contents will allow for thorough completion of a Phase II Environmental Site Assessment, which, under current conditions, would be hindered by the significant amount of debris throughout the building.

10.0 Conclusions

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13, the scope of work outlined in our proposal to the Client, and the limitations provided in the text of this report and Appendix A on the property located at 1 King Place in Meriden, Connecticut as described in **Section 1** of the report. Any exceptions to, or deletions from, this practice are described in **Section 11** of this report.

During this Phase I Environmental Site Assessment, VHB has identified recognized environmental conditions at the Site. Based on these findings, VHB recommends a Phase II Site Investigation of potential release areas, a dye test of the floor drain system, and a Site-wide ground penetrating radar survey for UST location. These tasks serve to investigate whether or not there has been any impact to the soil or groundwater at the Site as a result of historic Site activities.

11.0 Data Gaps/Deviations

Based upon VHB's research in an attempt to satisfy all the requirements set forth in the above-referenced standards, the following data gaps were encountered:

- Interior observations of certain areas were inaccessible for inspection due to safety concerns of blocked doorways or other obstructions.
- Interior observations of two of the sub-basement areas were not possible due to flooding.
- VHB did not interview the previous property owners.