

Brownfields Solutions: Solving the Unsolvable

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Today's Presenters



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Town of Hamden
Hamden Economic Development Corporation (501c4)
New Colony Development Corporation (501c3)
<http://www.hamdeneconomicdevelopment.org/>
<https://www.facebook.com/HEDC2011/>

EPA and RGP/REX Development
Triconn Construction
Facility Support Services

Brownfield Redevelopment
400 (386) Goodrich Street & 55/67 Daisy Street

Metropolitan Metals/Globe Metal Finishing/Plating



Hamden Economic Development Corporation
New Colony Development Corporation

- ▶ 501c3 and 501c4
- ▶ Has completed or managing over \$34M in projects
- ▶ Projects include commercial and residential brownfields
- ▶ Over 100 housing units
- ▶ Parks
- ▶ Business Incubator
- ▶ Soil Management Fund
- ▶ Commercial Building Remediation and Restoration
- ▶ Implementing Agency for the Town of Hamden



History of the property:

- **1963 – 1996: Site of Metropolitan Metals/Globe Metal Finishing**
- **1997: Area is identified as hazardous waste site with multiple violations**
- **1997: EPA completes emergency clean up, removing over 150 barrels of chemicals: \$600,000+ Lien**
- **2005: Phase I Environmental Assessment Completed**
- **2006: Owner of property dies; Estate is bankrupt**
- **2007 – 2008: Phase II & III Environment Assessments Completed: \$30,000 from the Regional Growth Partnership (Now REX Development)**

Property Facts

- **\$255,000 owed in taxes (as of 2008): NONE PAID SINCE EARLY 1990s**
- **Owner Deceased/ Estate Bankrupt**
- **Hamden/New Haven boundary line runs directly through the center of the property; 69% of property is located in Hamden; 400 Goodrich Street is a Hamden address and 55 Daisy Street is a New Haven address**
- **Zoning is different on either side of the building**
- **Numerous mortgages (7) on both addresses including the SBA and IRS**

Metropolitan Metal/Globe Metal Manufacturing

- ▶ Contamination in and remediation of soil and groundwater and on surface of the building including but not limited to:
- ▶ PAHs, Cadmium, Nickel, Cyanide, Mercury, Boron, PCBs, Magnesium, and the rest of the chemistry chart!
- ▶ Removal of 2 USTs and several above ground tanks
- ▶ Filled vaults and trenches
- ▶ Removal of 000s of gallons of water (cyanide), 8 feet high in 1800 SF basement.
- ▶ Decontamination and removal of tons of metal and machinery



Action Plan for the property

- **2007: HAMDEN ECONOMIC DEVELOPMENT CORPORATION (HEDC) becomes primary facilitator of project**
- **2007: Town of Hamden sells HEDC the Hamden Tax lien for \$1; HEDC begins foreclosure; City of New Haven initiates foreclosure for disposition of 55 Daisy Street to HEDC. Completed in 18 months**
- **2007: Federal EPA approves two grants totaling \$373,000 from the RLF program.**
- **2007 – 2009: Regional Growth Partnership commits \$105,000 in site assessment funds to investigate current conditions including Phases I,II,III and develop a Remedial Action Plan. Also \$20,000 in Petroleum Funds**
- **2010: EPA completes limited remediation, totaling \$1.2 million under the Emergency Superfund Remediation Program**

Sources and Uses Budget

	RGP (REX)	EPA (RLF)	EPA (EMERGENCY)	DEVELOPER (Triconn Construction)
ASSESSMENT	\$155,000			
REMEDIATION		\$373,000	\$ 600,000 \$1,200,000	
CONSTRUCTION				\$300,000
ACQUISITION				\$100,000
TOTALS	\$155,000	\$373,000**	\$1,800,000	\$400,000

TOTAL ESTIMATED FINAL COST: \$2.728 MILLION

** EPA funds paid for an *Assignable 5 year* Environmental insurance policy



Take Aways.....

1. Make Friends Before You Make a Sale
2. Tell the Story Over and Over
3. Today's Middle Managers are Tomorrow's Supervisors.
4. You can't solve all problems with one grant.
It's an amorphous process.
5. You can't look at these projects like other real estate deals, i.e. ROI etc, they won't pencil!
6. Town Must make a long-term Commitment to Staff

CERC Offerings

- Knowledge and expertise to help build local capacity
- Resources and activities to promote Connecticut as a premier business location
- Objective research and data to analyze issues at the local, state, national and global levels
- Comprehensive, results-driven marketing to enhance economic development initiatives



Thank you!

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