



## REDEVELOPMENT AGENCY MEETING MINUTES

Monday, March 25, 2019

100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Robert Buckley, Anthony Jacobs, Mark Kulos and Shane Roberts

MEMBERS ABSENT: James Heist

SUBCOMMITTEE MEMBERS PRESENT: None

SUBCOMMITTEE MEMBERS ABSENT: Barry Ellison of Norwich Public Utilities, Sean F. Buckley, Diba Khan-Bureau of Three Rivers Community College (TRCC) and Jennifer Messervy

OTHERS PRESENT: City Planner Deanna Rhodes and Recording Secretary Melinda Wilson

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:04 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: On a motion by Mark Kulos, seconded by Tony Jacobs, the Redevelopment Agency (RDA) meeting minutes of February 25, 2019 were unanimously approved as presented.
- IV. Correspondence: Chair Quarto reported that Jim Heist resigned. Alderwoman Gould reported this will go before the City Council at their next meeting.

Ms. Rhodes read a letter addressed to her from Mayor Peter Nystrom providing permission to perform a Phase 1 environmental review of the city-owned portion of the marina property at 46 West Main Street.

- V. Old Business:
  - a. EPA Funded City-wide Brownfields Project: Discuss Request for Phase 1 Assessment for City - Marina Property  
In accordance with Mayor Nystrom's request, Ms. Rhodes reported that Tighe & Bond estimated the cost of a Phase 1 study of the 3.46 acre, city-owned piece of marina property at \$3,500. Bob Buckley noted that a Phase 1 is not required for financing for the marina purchase. The land is not collateral. Alternate collateral will be necessary due to the nature of the lease. On a motion by Bob Buckley, seconded by Shane Roberts, the RDA unanimously voted to engage Tighe & Bond to perform a Phase 1 environmental study on the city-owned property known as 46 West Main Street to a maximum cost of \$3,500. Ms. Rhodes also reported on the other properties being considered for studies by the RDA with the EPA funding. At 327 Laurel Hill Avenue, the restaurant property, Amy

Vaillancourt spoke with the owner. He currently has no potential tenants for the property so that project will be closed out. Minimal work was done on the assessment. The City will only be billed for work performed to date.

The Integrated Day Charter School (IDCS) at 68 Thermos Avenue is moving forward with the assessment of the white building attached to the school. The paperwork is with EPA for approval.

The American Legion is also moving forward. There is potential future use at the site.

Intern Mike Kreedy is doing well. He will work on American Legion and the Marina studies.

The postcards are almost ready to be mailed. The goal is to get more commercial properties assessed. The GIS information was initially going to come from the assessor's information. Norwich Public Utilities was able to get the information to Tighe & Bond. Now Tighe & Bond is filtering data to limit it to the potential brownfield property owners. Then the postcards will be addressed and mailed. Questions were raised regarding the time frame allowed by the grant to do the assessments. Ms. Rhodes will check with Amy for an accounting. The goal is to partner owners with the city to promote development.

b. Ponemah South Brownfield Assessment – Status Update

Ms. Rhodes gave an update on the \$200,000 grant. Weston and Sampson is doing environmental assessment, a market study and a concept plan for the Ponemah South Mill. They have started borings outside and inside. The completed market study was not quite as positive as hoped. It showed that development will be low and slow. The owner needs to create niche uses to make it a destination, such as co-working space or a craft brewery. Across the street, the pharmacy is open at the old company store.

New Business:

Ms. Rhodes updated the RDA on the status of the City's \$1,000,000 grant proposal to remediate Shipping Street and 1 Terminal Way. Amy wrote the grant and was paid for this consulting service. The grant did not get funded. During the debriefing with the state Department of Economic and Community Development (DECD) and the Department of Energy and Environmental Protection (DEEP), the flood way was discussed as a problematic issue. She argued that we can improve the buildings to be flood compliant and have water dependent use. She has requested further discussions with DEEP to explain to them the impact on the city if we cannot develop along the river. DEEP argues that development should not happen in floodways. DEEP will get back to her. The city's hands are tied by DECD and DEEP's conflicting priorities.

- VI. Public Comment: John Brogden, an LEP from AECOM in Rocky Hill, CT introduced himself and briefly explained his firm's environmental services.
- VII. Adjournment: On a motion by Tucker Braddock, seconded by Bob Buckley, the Redevelopment Agency unanimously adjourned at 6:51 PM.