



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, August 26, 2019

100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Anthony Jacobs, Mark Kulos (arrived at 6:25) and Shane Roberts

MEMBERS ABSENT: Robert Buckley and Richard Verbeke

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

OTHERS PRESENT: City Planner Deanna Rhodes, Recording Secretary Melinda Wilson and Augustus Wortham, Jr.

- 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 Tucker Braddock, seconded by Tony Jacobs, the Redevelopment Agency (RDA) meeting minutes of July 22, 2019 were unanimously approved as presented.

On a motion by Tucker Braddock, seconded by Tony Jacobs, the Redevelopment Agency (RDA) meeting minutes of July 31, 2019 were unanimously approved as presented.

- IV. Correspondence: Ms. Rhodes presented a letter from the American Legion, Robert O. Fletcher Post #4, signed by James E. Robertson, Commander of the American Legion Post #4. Post #4 would like to be considered for participation in the EDA Assessment Grant program.

Ms. Rhodes also presented an email from Amy Vaillancourt of Tighe & Bond dated August 26, 2019 that reviewed the timeline of actions taken by the city on the EPA Assessment Grant.

Chair Quarto presented an agenda from U.S. Congressman Joe Courtney's Office's Brownfields Informational Summit held at Eastern Connecticut State University on August 20, 2019. He and Mark Kulos attended. He pointed out contact information for Matthew Reutter at Congressman Courtney's office for more information on brownfields.

- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project: Status update from Amy Vaillancourt, Tighe & Bond Budget and Project Status

Ms. Rhodes noted that Amy Vaillancourt was unable to attend this meeting. She quickly went over Amy's email which detailed the timeline of the progression of the EPA Assessment grant program from application on December 18, 2015 through current.

Ms. Rhodes reported that she attended a recent Public Works Subcommittee meeting. She met with them about matters relating to property disposition and the YMCA came up as a topic. The Subcommittee has learned from the City Attorney that the only way to get possession of the YMCA is to get a quorum of the last YMCA Board of Directors together for a meeting for them to act on relinquishing the property. Alderwoman Gould, who sits on the Public Works Subcommittee, noted that they want to go ahead with a Phase 1 on the YMCA. She shared that there has been more interest in developing the YMCA property. Amy had indicated to Ms. Rhodes said if the RDA approved a Phase 1 from the EDA Assessment funding, she can get the task order going with a price quote for the work.

A discussion then ensued on the marina property. A Phase 2 could involve digging test holes at the marina but not testing the soil.

The RDA members agreed that the consistent interest for assessment to assist with development of brownfield properties in the city is evidence to substantiate the case for extending the EPA grant past September 30, 2019.

Ms. Rhodes reported that the city processed a draw-down of the EPA grant funds.

Tucker Braddock made a motion to have Tighe & Bond move forward with preparing cost estimates and EPA authorization for three projects with the stipulation that the work would only occur if the grant is extended beyond September 30, 2019.

American Legion Post #4: Phase 2
Marina: Phase 2
YMCA: Phase 1

Shane Roberts seconded. Discussion ensued. Alderwoman Gould spoke in favor of the motion. The RDA unanimously approved the motion.

- VI. New Business: Deanna Rhodes noted that if the EPA grant is not extended, the RDA may not have any new business for a while. Chair Quarto mentioned a discussion held at the Brownfields Summit related to Eastern Connecticut rail corridor.
- VII. Public Comment: Augustus Wortham, Jr., spoke regarding American Legion Post #4. He noted that the leadership of Post #4 has long-term goals to become established in the community. The leadership is interested in educational, community-friendly activities on the premises. He spoke about Post #4 turning in their liquor license. He offered direct and open communication through him with Post #4. RDA members noted their appreciation.
- VIII. Adjournment: On a motion by Tucker Braddock, seconded by Alderwoman Gould, the Redevelopment Agency unanimously adjourned at 6:41 PM.