



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, September 23, 2019
100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Tucker Braddock, Robert Buckley, Anthony Jacobs, Mark Kulos and Richard Verbeke

MEMBERS ABSENT: Alderwoman Stacy Gould and Shane Roberts

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 and Recording Secretary Melinda Wilson

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:00 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 Tucker Braddock, the Redevelopment Agency (RDA) meeting minutes of August 26, 2019 were unanimously approved as presented.
- IV. Correspondence: None presented.
- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project – Grant Status Update from Deanna Rhodes and Amy Vaillancourt

City Planner Deanna Rhodes reported on the EPA grant status. Amy Vaillancourt filed for a grant extension with the Environmental Protection Agency. EPA's Alan Peterson verbally gave the extension through 12/31/19. At that point, he will re-evaluate the status of the projects Norwich is working on. He will consider extending the grant term again at that time. He indicated that the EPA staff are pleased with the progress on the brownfields and the postcard that was sent to property owners. The terms of the grant require Ms. Rhodes, as the city planner, to attend EPA's annual conference in Los Angeles in December. The costs are covered by the grant.

- b. Continued Discuss and Decisions on Funding Additional Assessment Activities
 - YMCA – Phase I
 - Marina – Phase II
 - American Legion – Phase II
 - Norwich State Hospital

Ms. Rhodes reported that each of these projects was discussed with EPA during the process of the extension request. She handed out printed copies of the task orders #12 and #14. The current associated task orders and statuses were discussed as follows:

Task Order #12: YMCA, Phase 1

To review the historic of use of the property, \$3,500

Task Order #13: Marina, Phase 2

Ms. Vaillancourt is holding an ongoing discussion with the EPA regarding the testing associated with a Phase 2 study. Discussion ensued about leasehold access and details of the task order.

Task Order #14: America Legion Post #4, Phase 2

Due to cullet glass on the property, \$32,200

Norwich Hospital has a task order in process. The existing task order will not be changed at this time.

On a motion by Tucker Braddock, seconded by Bob Buckley, the RDA unanimously approved Task Order #12 for \$3,500.

On a motion by Mark Kulos, seconded by Bob Buckley, the RDA unanimously accepted Task Order #14 for \$32,200.

VI. New Business:

Ms. Rhodes noted the potential for the necessity of a special meeting on Task Order #13. RDA members agreed that a daytime meeting during the week works for all. Once she knows more about the resolution of the pending EPA discussion on the Phase 2 for the Marina, she will inform the RDA members.

Tucker reported that G&W clipped the brush near the police station along the railroad. He gave an update on the upgrades done to the railroad in eastern Connecticut that were facilitated by the TIGER grant.

Ms. Rhodes announced that her department will host an open forum public discussion on suggestions for zoning changes on October 16th at 6 pm at Foundry 66. Presentations will not be given. Zoning maps will be displayed. Historic districts could be discussed. She invited members to stop by.

VII. Public Comment: None

VIII. Adjournment: On a motion by Tucker Braddock, seconded by Bob Buckley, the Redevelopment Agency unanimously adjourned at 6:40 PM.