



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, February 25, 2019

100 Broadway, City Hall, Room 319, 6 PM

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

MEMBERS ABSENT: Robert Buckley and 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: Amy Vaillancourt of Tighe & Bond and Recording Secretary Melinda Wilson

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:03 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: October 22, 2018 Meeting
On a motion by Tucker Braddock, seconded by Shane Roberts, the Redevelopment Agency (RDA) meeting minutes of October 22, 2018 were unanimously approved as amended to change “since” to “if” in section VI, b.
- IV. Correspondence: None
- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project –Status Update from Amy Vaillancourt of Tighe & Bond:
Amy Vaillancourt of Tighe & Bond reported on the United States Environmental Protection Agency (EPA) Funded City-wide Brownfields Project. She handed out a summary sheet. She noted that the EPA was affected by the government shutdown. She gave updates on the following:
 - Project Support: The post cards, which will be sent to brownfield property owners in the city, have been designed. Names and addresses will be added when they are mailed. She handed out samples of the post cards. There was general approval.
 - Brownfield Inventory: Tighe & Bond continues to update the list as necessary using GIS and mapping.

- Uncas Leap: The underground storage tank was removed. No contamination was found. The project came in \$3,000 below budget.
- Integrated Day Charter School: The approval forms were submitted and approved by EPA. Then EPA was closed due to the partial government shutdown. No work progressed during this time. Now EPA is reviewing Tighe & Bond's Workplan for the project.
- 327 Laurel Hill Avenue: The approval forms were submitted and approved by EPA. Then EPA was closed due to the partial government shutdown. No work progressed during this time. Now EPA is reviewing Tighe & Bond's Workplan for the project.
- Shipping Street Summary: There are 28 properties in the project. The summary is almost complete.
- Mike Kreedy – Intern: Mike began his internship on January 23, 2019. He will be in Norwich on March 7, 2019 to attend site visits. He has started work on the Thermos manufacturing area which is a great project for which to learn from.
- American Legion: Tighe & Bond received the task order last week and held an internal kick-off meeting. Amy expects completion of the Phase I study by the end of March.

Atlantic Packing was discussed. The owner is using it as storage only. It was decided to reach out to the owner of this property to ask his long term plans for the site. Alderwoman Gould will reach out to City Planner Deanna Rhodes.

Alderwoman Gould reported that a solar developer is interested in three properties: Capehart, the lot across the road from the transfer station and the Corning Road property. Amy has reports on Atlantic Packing and Corning Road which she can share.

Alderwoman Gould asked Amy about 270 Thames Street. Amy reported that Phase 1, Phase 2 and Hazard Materials studies were done. Tighe & Bond has completed an itemized demolition estimate. Tighe & Bond staff could not go into the building due to safety concerns. In order to prepare an estimate of demolition, they assumed the debris in the building was contaminated. It can be put out to bid including bid specifications with public bidding. This is residential property so it may not be necessary to go out to bid. If the city decided to pursue demolition, Tighe & Bond would work with a contractor to get samples of the interior debris. This would enable a more concise estimate of demolition. Alderwoman Gould will reach out to Ms. Rhodes about this property.

b. Ponemah South Brownfield Assessment – Status Update: No report.

VI. New Business:

Tucker Braddock asked Chair Quarto if the RDA parallels the POCD Plan Implementation Committee. The process of city departments and committees giving input at the POCD PIC meetings was explained, as well as the contrasting goals of the committees.

VII. Public Comment: None

VIII. Adjournment: On a motion by Tucker Braddock, seconded by Tony Jacobs, the Redevelopment Agency unanimously adjourned at 7:03 PM