



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, August 27, 2018

100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Anthony Jacobs, Mark Kulos, Sofee Noblick 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: 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: July 23, 2018 Meeting
On a motion by Mark Kulos, seconded by Tucker Braddock, the Redevelopment Agency (RDA) meeting minutes of July 23, 2018 were unanimously approved as presented.
- IV. Correspondence: Jim Quarto reported on a letter he received from Mel Wiese regarding his development at 190 South Thames Street. He gave an update on current status and his plans through the spring of 2019. Deanna Rhodes reported that staff is drafting a response.
- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project – Update
Deanna reviewed an email from Amy Vaillancourt of Tighe & Bond. Amy reviewed progress on three of the priority projects discussed at the prior committee meeting. She suggested a hazardous materials study at 68 Thermos Avenue with \$20,000 - \$25,000 of grant funding applied to the project. For 327 Laurel Hill Avenue, she suggested \$10,000 to \$15,000 of the grant funding be applied to this property for hazardous materials study. For the study that was discussed for the Shipping Street area, Amy recommended at most \$20,000 for a summary document with a limited study. Once a decision has been made by the City, she plans to complete the EPA forms for the properties.

Deanna reported that the city has not heard back with an official answer from the American Legion. Tucker Braddock will follow-up.

Deanna reported that the YMCA does not have an active owner or caretaker. There are extensive past-due property taxes. Attorney Michael Driscoll recommends gathering the original board members to take a vote on allowing the city to enter the property.

Deanna also reported that she has heard there are buyers interested in the former Majestic Rose property. She will reach out to the current owners to see if they are interested in assessment funding.

Deanna let the RDA know that there are other projects that she hopes to present next month. She is covered by confidentiality right now.

Deanna proposed sending post cards to the owners of the properties on the brownfields list asking if they are interested in assessment funding. The tone of the text will be helping the owners. The RDA members all agreed.

At Tucker's request, Deanna will ask Amy for an update on 270 Thames Street.

On a motion by Tucker Braddock, seconded by Tony Jacobs, the RDA unanimously approved the application of assessment funding of no more than \$25,000 to assess 68 Thermos Avenue, no more than \$15,000 for 327 Laurel Hill Avenue and up to \$20,000 for a limited study and summary of the Shipping Street Area. Deanna will notify Amy.

b. POCD Plan Implementation Committee – September 12, 2018

Deanna reported the committee has reached the economic development section of the POCD review. She will let Jim Quarto know if she needs anything regarding the RDA.

c. Ponemah South Brownfield Assessment – Need 2 Volunteers for Review of RFQ Responses and for Interview Panel

Deanna reported there were seven responses. She requested one or two RDA members to review the proposals. Each reviewer will receive a packet containing all seven proposals with scoring sheets. Once the proposals are scored, interviews of the top respondents will be held in the second week of September. The interview committee will make the final decision. The committee will be made up of Bob Mills, President of the Norwich Community Development Corporation, Phil Biondo, Deanna, and the two RDA members. Shane Roberts and Tucker Braddock volunteered. The RDA members all agreed.

VI. New Business:

Sofee Noblick announced her resignation. Deanna thanked her for her commitment to the city.

VII. Public Comment: None

VIII. Adjournment:

On a motion by Sofee Noblick, seconded by Tucker Braddock, the Redevelopment Agency unanimously adjourned at 6:26 PM.