



## REDEVELOPMENT AGENCY MEETING MINUTES

Monday, September 28, 2020, 6 PM

Virtual Meeting via Zoom

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

MEMBERS ABSENT: Alderwoman Stacy Gould and Shane Roberts

SUBCOMMITTEE MEMBERS PRESENT: Diba Khan-Bureau of Three Rivers Community College (TRCC)

SUBCOMMITTEE MEMBERS ABSENT: Barry Ellison of Norwich Public Utilities, Sean F. Buckley and Jennifer Messervy

OTHERS PRESENT: City Planner Deanna Rhodes, Amy Vaillancourt of Tighe & Bond and Recording Secretary Melinda Wilson

City Planner Deanna Rhodes read the meeting instructions and noted that all virtual meetings are recorded and posted on the city's website.

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:12 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 Richard Verbeke, the Redevelopment Agency (RDA) meeting minutes of May 18, 2020 were unanimously approved as presented.
- IV. Correspondence: City Planner Deanna Rhodes indicated there was no correspondence to report. Chair Quarto noted that Anthony Jacobs resigned from the RDA.
- V. Old Business:

Amy Vaillancourt of Tighe & Bond, Environmental Protection Agency (EPA) gave a grant and project update:

  - a) EPA Extension of Grant due to COVID-19  
Amy reported that the EPA gave all grants an extension due to the pandemic. EPA staff are working remotely. In May EDA notified the city that they would be given an extension. The official extension was recently received. The city was given a one-year extension.
  - b) Phase 2 and HBMI – 337 – 342 and 352 – 353 Main Street – YMCA

Amy reported that the YMCA Phase 1 is still in process. Tighe & Bond had some back and forth with EPA. Tighe & Bond staff went into the building and discovered it was in shambles. Asbestos is falling down.

The tanks will be pulled with the EPA assessment funding to sample the earth around them. Tighe & Bond expects the tanks to be pulled in next two weeks. Tighe & Bond had planned to sue both Hazardous Materials and Petroleum grant funds in original plan. Now they have realized they will need more Hazardous Materials funding than in the original allotment. EPA has authorized the use of petroleum funds from the grant for the remainder of the YMCA project.

Ms. Rhodes gave an update on ownership and status of the building. The city does not own the building at this time. She reported that the city is foreclosing. There is no historical significance to the building. The building is not safe; it has a do-not-enter order for public safety. The building is boarded up. Her department is planning to work with NCDRC to come up with a RFP for developers with hopes of reutilizing the building or demolishing it. The goal is to get the site redeveloped.

- c) Phase 1 – 556 East Main Street – Trinacria Mill – Request by Norwich PD  
Amy reminded the RDA that this property was under a Task Order for a Phase 1 Study. The City of Norwich Building Department recently issued a cease and desist order due to exterior work being done on the building. The property owner had hired someone to do the windows and doors due to the blight issue. Upon inspection, Amy found suspect materials down. There was debris in the back of the building, as well. During the Phase 1, Amy spoke with the owner. He was going to contact a contractor to do the necessary abatement. Since that time, work has stopped. Ms. Rhodes reported that her department has not issued permits for windows or siding, and will not until the owner can prove that he can have the work performed professionally and properly. Amy noted that a Phase 2 Study is needed now that materials have been disturbed. The grant can cover the costs of assessment and sampling for asbestos but not for abatement. The owner caused the recent issue, so assessment may not be funded.

## VI. New Business:

- a) Discuss and Consider Funding Additional Assessment Activities:  
49 Church Street:  
Ms. Rhodes reported to the RDA that These Guys Brewing is considering this property for expansion of their downtown brewing and restaurant business including outdoor dining. The Church Street site maintains their downtown presence and allows for expansion of their brewing enterprise. The nearby parking garage improves parking options for the restaurant, as well. Brewing requires that the floors be strong enough to support the tanks. Amy reported that she feels that a Phase 1 Study will be straightforward. The cost of \$13,500 would cover a limited asbestos sampling and cores of the concrete floor.

On a motion by Tucker Braddock, seconded by Robert Buckley, the RDA unanimously approved Task Order #18 for a maximum of \$13,500 for a Phase 1 Study of 49 Church Street, to include asbestos sampling and multiple concrete floor cores.

Others:

It was agreed that the further discussion of the YMCA site will be held at the next meeting. The possibility exists to use the EPA Assessment Grant funding to create bid specifications and an estimate of demolition costs for the YMCA. Amy estimates the remaining balances will be \$20,000 in Petroleum and \$40,000 in Hazardous Materials pockets of the grant funding.

Adoption of 2021 Meeting Schedule:

Discussion was briefly held on the recurring meeting schedule for the RDA. Meetings have been held on the fourth Monday of each month at 6 PM in Room 319 or virtually, with no meeting held in December. On a motion by Tucker Braddock, seconded by Mark Kulos, the RDA approved the 2021 meeting schedule to continue with its current recurring pattern. The motion passed unanimously.

- VII. Citizen Comment: Diba Khan-Bureau spoke about her environmental studies program at Three Rivers Community College. She stated that a majority of her students go on to the University of Connecticut or Southern Connecticut State University to pursue Bachelor's Degrees. Her students actively participate in internships with Tighe & Bond. Students in her program become Hazardous Waste Operations and Emergency Response (HAZWOPER) trained. This is great hands-on experiences for her students. Amy spoke highly of their intern experience with TRCC students.
- VIII. Adjournment: On a motion by Robert Buckley, seconded by Richard Verbeke, the Redevelopment Agency unanimously adjourned at 7:00 PM.