



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, October 22, 2018

100 Broadway, City Hall, Room 319, 6 PM

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

MEMBERS ABSENT: Robert Buckley

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 6:04 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: August 27, 2018 Meeting
On a motion by Mark Kulos, seconded by Alderwoman Gould, the Redevelopment Agency (RDA) meeting minutes of August 27, 2018 were unanimously approved as presented.
- IV. Correspondence: City Planner Deanna Rhodes read a letter from Talia Eaves, Commander, American Legion Post #4. She indicated that the Legion is interested in pursuing assessment and remediation of their site on Laurel Hill Avenue.

Deanna also read an email she received from Amy Vaillancourt of Tighe & Bond.
- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project – Discuss request for Assessment from American Legion Post #4

Deanna reported that, as stated in the earlier email she read to the RDA, Amy Vaillancourt estimates the Phase I study of the American Legion property will cost between \$3,500 and \$4,000. On a motion by Tucker Braddock, seconded by Jim Heist, the RDA unanimously authorized a Phase I study to be done on the American Legion property on Laurel Hill Avenue for up to \$4,000 from the EPA

hazardous material grant funds. Deanna said she would let Amy know so that she can complete the necessary paperwork for the EPA to get approval for the Phase I.

Deanna reported that Tighe & Bond can produce the postcard mailer in-house. Amy will give a price on printing the communication to the owners of the brownfield properties on the list. This communication will offer an opportunity for the City's assistance. The message will be positively framed.

b. Ponemah South Brownfield Assessment – Status Update of Interview:

Deanna thanked the RDA members who served on the interview panel, Tucker and Shane. The panel selected the consultant team to do the Ponemah south study and concept plan, Weston and Sampson. She reviewed the selection process, including the team interviews, which went very well. Once the contract is completed, the city it will ask DECD for their approval as well.

VI. New Business:

a. Discuss and Adopt 2019 Meeting Calendar

On a motion by Tucker Braddock, seconded by Mark Kulos, the RDA unanimously agreed to continue on with the current schedule of meeting on the fourth Monday of each month at 6 pm in City Hall Room 319 with any necessary adjustments for holidays to the next day, which occurs in 2019 for Memorial Day, and the meetings will be cancelled if there are no requests to approve funding.

b. Other

Deanna reported that she entered Uncas Leap Heritage Area into a contest to be voted a Great American Place by the American Planning Association. This people's choice award offers the public an opportunity to vote for their favorite public space. Voting is open until November 2nd. She will send the link to members.

She also reported that the City leaders decided to go ahead with two grant proposals. The first is for remediation of 26 Shipping Street and 1 Terminal Way for \$1,000,000. That figure might not cover all of the costs. There are private investors interested in the site with the building, which is included in the grant for remediation. The developer wants a use that is water dependent economic development. Since these parcels are city owned, the city can clean up the sites and spur much more development in that area. She has been setting the tone of the story in the grant application. Amy of Tighe & Bond has been contracted to assist in the technical writing of the grant. Planning and Neighborhood Services is paying the \$2,000 consultation cost. DECD and DEEP have been very encouraging.

The second grant is for improvements at the Greeneville Dam Recreation Area. The trail system would be improved and include multiuse for bikes. The trails could be extended into Preston on an adjacent 2.5 acre parcel owned by Norwich Public Utilities. Deanna reported that the Town of Preston has given a Letter of Support for the grant proposal. Improvements would include security cameras, parking lot resurfacing and lighting. A 20% match is necessary, which can be in-kind. The interpretive signage could be in Braille and large print. The grant proposals will be weighed on a point system with Norwich gaining an advantage for being an urbanized area and for the planned cooperation with Preston. Both grants are due 10/31/18.

Deanna reported on continued interest in the marina lease. Three interested parties have been in contact with the city. City staff are evaluating proposals and the experience of the developers with running a marina and in hospitality. Alderwoman Gould noted that the City Council has to give approval of the new leaseholder.

Deanna also reported that the Hale Mill development plans have been submitted to the city.

Jim Quarto asked if any potential RDA members have come forward. Deanna reported that she is not aware of anyone expressing interest.

VII. Public Comment: None

VIII. Adjournment: On a motion by Tucker Braddock, seconded by Tony Jacobs, the Redevelopment Agency unanimously adjourned at 6:47 PM.

Prepared by,
Melinda Wilson