



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, November 23, 2020, 6 PM

Virtual Meeting via Zoom

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Mark Kulos and Shane Roberts, Tucker Braddock joined at 6:12

MEMBERS ABSENT: Vice Chair Robert Buckley and Richard Verbeke

SUBCOMMITTEE MEMBERS PRESENT: None

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, Community Development Supervisor Kathryn Crees, Amy Vaillancourt of Tighe & Bond and Recording Secretary Melinda Wilson

City Planner Deanna Rhodes read the meeting instructions. She 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 6:08 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: On a motion by Shane Roberts, seconded by Mark Kulos, the Redevelopment Agency (RDA) unanimously approved the meeting minutes of September 28, 2020 as presented. Shane Roberts noted a typographical error of the word "sue" instead of "use".
- IV. Correspondence: City Planner Deanna Rhodes indicated there was no correspondence to report.
- V. Old Business:
Amy Vaillancourt of Tighe & Bond provided updates on the following:
Task Order #16 – Phase 2 & HBMI Assessment – 337-341 & 351-353 Main Street – YMCA:
Ms. Vaillancourt reported that her firm is awaiting Environmental Protection Agency (EPA) approval of the sampling locations. EPA staff is off this week for the Thanksgiving holiday.

Task Order #18 – Phase 1, Limited Asbestos Sampling & Concrete Coring – 49 Church Street – These Guys Brewery:
Ms. Vaillancourt reported that her firm has completed a draft of the Phase 1 environmental study on the site. She is waiting on EPA approval on more testing. Her firm may be able to do the concrete boring this week.

She noted that during the pandemic, field work takes a lot more coordination. Ms. Rhodes noted that the brewery owners are anxious and will move quickly once the testing is complete.

VI. New Business:

Discuss and Consider Funding the Following:

Task Order #19 – 134-140 Providence Street – Basketball Courts at Taftville Neighborhood Park:

Ms. Rhodes introduced a project to the RDA for consideration in the city-owned Taftville Neighborhood Park. Community Development Supervisor Kathryn Crees said this is a project of the Recreation Department. She explained that there were two basketball courts in the Taftville section of Norwich. One court was recently rebuilt. However, the other was removed and replaced with much needed parking for the adjacent volunteer fire department. The Recreation Department plans to replace this court with a new one behind the fire department in the city park. This project has been approved for funding from Community Development Block Grants (CDBG). Since this is a new site, CDBG regulations require an environmental assessment. When the budget was created and approved for the project, city staff were not aware that an assessment was required. Ms. Vaillancourt has estimated the price of the required Phase 1 study to be \$3,500.

Alderwoman Stacy Gould asked if a Phase 1 study was done for the new playground in the park. Ms. Rhodes responded that she and Ms. Crees determined that environmental assessment was not performed at that time. New CDBG funding requirements include a new process. In order to ensure this project will be done properly and correctly, and that the project stay on budget, the request was being made to the RDA to use the EPA assessment grant. Otherwise, there is not enough money allocated to complete the basketball court project.

On motion by Tucker Braddock, seconded by Alderwoman Gould, the RDA unanimously approved to spend up to a maximum of \$3,500 of the EPA Assessment Grant funding on a Phase 1 environmental study on the site of the proposed basketball court in the Taftville Neighborhood Park.

Ms. Crees expressed her gratitude to the RDA and left the meeting.

Ms. Rhodes noted that there may be some interest in a Phase 2 study at the marina. Also, the RDA will need to discuss whether to use the remaining funding in the EPA grant for the cost estimate for hazardous material removal and demolition costs of the YMCA. It was noted that the removal of underground tank(s) is already being funded by the EPA grant under an approved task order.

Ms. Vaillancourt gave a summary of the current balances in the EPA grant. The petroleum assessment section of the grant has approximately \$35,000 remaining. The hazardous materials section of the grant has approximately \$37,000 remaining. The city must use the funding and be completed done with all assessment by September 30, 2021.

Alderwoman Gould asked about the status of the Trinacria Mill property. Ms. Vaillancourt reported that another firm did environmental sampling. This enabled the owner to continue with window replacement, siding installation and general clean-up at the site. The owner is interested in selling the building, so the Phase 1 will be helpful.

VII. Citizen Comment: None

VIII. Adjournment: On a motion by Mark Kulos, seconded by Tucker Braddock, the Redevelopment Agency unanimously adjourned at 6:33 PM.