



REDEVELOPMENT AGENCY MEETING MINUTES
Special Meeting, Monday, December 16, 2019
100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Anthony Jacobs, Mark Kulos, Shane Roberts, Robert Buckley, Richard Verbeke

OTHERS PRESENT: Amy Vaillancourt/Tighe & Bond and Deanna Rhodes/Director of Planning and Neighborhood Services

SUBCOMMITTEE MEMBERS ABSENT: Barry Ellison of Norwich Public Utilities, Sean F. Buckley, Diba Khan-Bureau of Three Rivers Community College (TRCC) and Jennifer Messervy

- 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: September 23, 2019 Meeting

A motion was made by Tucker Braddock to approve the meeting minutes. The motion was seconded by Alderwoman Stacy Gould. The motion passed unanimously.

IV. Correspondence: None

V. Old Business:

- a. EPA Funded City-wide Brownfields Project – Grant Status Update from Deanna Rhodes and Amy Vaillancourt

Ms. Vaillancourt reported on three draft reports for the following current projects:

- Phase 1 – YMCA: There was a former auto repair use and an undertaker use on the site. There's a 5,000 gallon underground storage tank in the rear of the property that she's unsure of its integrity. The interior has hazardous materials, but that they did not inspect the interior of the building because the building has been condemned and has mold issues. She would suggest that should the grant be extended that the RDA use petroleum funds to remove the tank to assess soils below and determine the extent of the hazardous building materials to facilitate reuse or demolition.

A discussion then ensued about the current ownership issues and support for the City Council foreclosing on the property to get it into its possession to remediate the property and go out to RFP for redevelopment. Ms. Rhodes suggested that they first seek letters of interest before a RFP to see what type of projects interested parties might come up with for the site.

- American Legion (AL) – The Phase 1 and test pits have been completed. It was determined that the disturbed parts of the site are filled with between 5 and 13 feet of glass, but no contaminants were detected above DEEP criteria which would require remediation. The site could be capped with development, but that geotechnical engineering for footings would be required due to the amount of glass fill on site. Ms. Vaillancourt also explained that based on the investigation it appears that the glass was deposited on the site when the American Legion was the owner, so some questions have arisen whether the AL gave permission in the 1960s for the material to be deposited on-site. There is no remediation required because there are no contaminants above CTDEEP RSRs detected in the glass or soils underlying the glass. It is recommended that 18" of clean fill be placed on top of the glass to cap.

A discussion then ensued about future uses for the site. The American Legion has said they would like to have veterans housing on the property. Ms. Rhodes noted they could possibly subdivide the property and sell to a developer to create housing and use the money to renovate and update the hall building as a viable event venue. They have said that they would like to capture overflow events that cannot be accommodated by the local hotels and casinos. It was determined that no more grants funds would need to be utilized on this site and that this work has clarified issues for the AL to help them move forward.

- Norwich State Hospital (NSH) – Ms. Vaillancourt and the City met with Element Hotels about the Lippitt building renovation as a conference center and construction of adjacent hotel. They are interested in a portion of the NHS site but will want a clean site and will not develop there if they need to be responsible for remediation. She said that the contaminated soil could be removed from this portion of the site and consolidated and capped in other areas of the site to give them a clean site for redevelopment. She is also familiar with Rob Cappaletti, who is an over-55 developer who is interested in another area of the property for housing. He is head of the Housing Authority in Meriden and has been negotiating with NSH property owner, Carl Castanho. The findings of the Phase II ESA were as expected and included ash and high levels metals and PAHs under paving and sidewalks, and pesticides around building perimeters. She stated that the Pondview Building had no ash and very little pesticides. Based on that, she is hopeful that the rest of the property, which includes numerous other the newer buildings, will not have the same environmental issues. Amy suggested that should the City get an extension for use of the remaining EPA Funds, that the twelve USTs and transformer rooms be evaluated using the available petroleum funds.

Ms. Vaillancourt then reported on the status of the project budget. She noted that the petroleum funds have been harder to spend and that should the City get the grant extended she will recommend that it utilize those for the underground tank assessments and removals for YMCA and

Norwich State Hospital. There is approx. \$124K left for petroleum assessment and \$47K for hazardous materials.

- b. Discuss and Consider Funding Additional Assessment Activities: A discussion ensued about potential sites for future environmental assessment which include the Capehart (fire damaged mill), Martin Luther King Center, building at 565 East Main Street, and Chestnut Street Mill should the grant be extended beyond December 31, 2019. These all have significant potential for redevelopment.

VI. New Business:

- a. Discuss and Consider Requesting Second Grant Extension from EPA

Ms. Vaillancourt reported that all the items from the work plan submitted with the previous grant extension request have been completed. She is prepared to work with Ms. Rhodes to submit the request for extension for a full year, which would add an additional 9 months - to September 30, 2020.

A motion was made by Stacy Gould to request an extension of the EPA grant to September 2020. The motion was seconded by Tucker Braddock. The vote passed unanimously.

- b. D. Rhodes Report on Attendance at Brownfields Conference

Ms. Rhodes reported on sessions she attended at the national conference and networking opportunities that allowed her to speak one-on-one with EPA Region 1 representatives. A short discussion ensued.

- c. 2020 Meeting Calendar: The meetings for the Redevelopment Agency will be held in City Hall Room 319 at 6:00 PM on the dates listed below:

January 27, 2020
February 24, 2020
March 23, 2020
April 27, 2020
May 18, 2020 *
June 22, 2020
July 27, 2020
August 24, 2020
September 28, 2020
October 26, 2020
November 23, 2020

*3rd Monday instead of 4th of the month

A motion was made by Tucker Braddock to adopt the calendar as proposed. The motion was seconded by Stacy Gould. The motion passed unanimously.

VII. Citizen Comment: None.

VIII. Adjournment: A motion was made by Robert Buckley to adjourn. The motion was seconded by Tucker Braddock. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Deanna L. Rhodes', with a stylized flourish at the end.

Deanna L. Rhodes, AICP
Director of Planning & Neighborhood Services