



CITY OF NORWICH
CONNECTICUT

AGENDA –SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NORWICH
JULY 25, 2022
10:00 AM
Norwich City Hall Council Chambers

NOTICE

The meeting of the Council will seek to comply with the directives of Executive Order 7B-1 issued by Governor Ned Lamont on March 14, 2020, together with any Executive orders and statutes subsequently issued which pertain to such meetings.

The Mayor, members of the City Council, the City Manager, City Clerk, Comptroller and Corporation Counsel shall be present in person or participate remotely by conference call, video conference or other technology.

The meeting shall be televised on the Public Access Channel and posted on the city website, www.norwichct.org, in real time consistent with the Executive orders and statutes and the usual practices of the City of Norwich.

MEETING TO REVIEW, CONSIDER AND TAKE ACTION ON RESOLUTIONS TO:

CALL TO ORDER

The Council shall consider resolutions authorizing applications for or in support of applications made for Community Investment Funds (CIF) as follows:

RESOLUTIONS:

1. Project Name: Construction of a New Public Safety Complex Project- Project Goal: Construct a new building to a new larger Public Safety Complex to support the public and enhance and create a safe and an efficient and workable environment for the community and officers.
2. Project Name: Historic Downtown Norwich Broadway Revitalization Project- Project Goal: Create a walkable community and the infrastructure needed to bring members of our underserved and marginalized community together in a shared, safe space where they can be successful and thrive in business and in life.
3. Project Name: Reid & Hughes Brownfield Remediation and Historic Preservation- Project Goal: Restoration of an historic downtown property that has been dormant for decades which will include development of 17 market rate apartments and 2 first floor retail spaces; this will create foot traffic, vibrancy, and will support our downtown demographic with business opportunities.

ADJOURNMENT

Roseanne Muscarella
Assistant Clerk

RESOLUTION #1

WHEREAS, pursuant to Connecticut General Statute § 32-285a the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City of Norwich make an application to the State for \$ 8,000,000.00 in order to undertake the construction of a building to be used as a new and larger Public Safety Complex to support the public and enhance and create a safe and efficient workable environment for the community and the city's public safety officers, the project name being: "Construction of a New Public Safety Complex Project" and to execute an assistance agreement relative to the same.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH,

- 1) That it is cognizant of the conditions and prerequisites for the State Financial Assistance imposed by Connecticut General Statutes § 7-112, 31-52, 31-53, and 31-54;
- 2) That the filing of an application for State Financial Assistance by the City of Norwich through the Norwich Police Department in an amount not to exceed \$8,000,000.00 is hereby approved and that,

City Manager John Salomone be and hereby is authorized and directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents that may be required, to execute and assistance agreement with the State of Connecticut for State Financial Assistance if such an agreement is offered to execute any amendments, decisions, and reservations thereto, and to act as the authorized representative of the City of Norwich.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Aldерwoman Stacy Gould

RESOLUTION #1
BACKUP INFORMATION

Norwich Police Station Bullet points

- Current station was built in 1980 and was undersized from day one
- This was recognized back in 2006 but no viable solution has yet found.
- Current station is located on a small parcel that limits staff and visitor parking
- The 911 PSAP Emergency Dispatch Center is located in the current station and is undersized and not expandable.
- Current station lacks locker space for all of current female officers
Evidence is stored in multiple locations throughout the station instead of one central location
- Interview and conference rooms have been converted into offices with multiple occupants
- Facility is not fully handicapped accessible
- Public meeting spaces and parking are limited thereby greatly harming outreach initiatives
- Detention cells are undersized and there are no space for people in mental health crises
- The building does not have sufficient computer server storage nor was it designed to accommodate the vast increase in wiring and electrical needs of a modern police department
- There is no space for a female supervisor's locker room
- The current station is 22,000 square feet. A citizens work group identified the need for the new facility at 51,000 square feet. This project reflects that 51,000 square feet target size.
- The better equipped a police department is, the more their professionalism increases and quality of work grows. All citizens regardless of their zip code should have access to a professional, impartial and fair minded police department

RESOLUTION #2

WHEREAS, the Norwich Community Development Corporation is a non-profit development corporation which, for a number of years, has sponsored projects, worked with developers, and successfully developed its own projects within the City of Norwich; and

WHEREAS, the Norwich Community Development Corporation intends to apply to the State of Connecticut Department of Economic and Community Development for funding under the Community Investment Fund 2030 for a project named: Historic Downtown Norwich Broadway Revitalization Project with a goal of creating a walkable community and the infrastructure needed to bring members of our under-served and marginalized community together in a shared, safe space where members of the community can be successful and thrive in business and life; and

WHEREAS, the total project cost for which funding will be sought is \$10,424,325; and

WHEREAS, the Norwich Community Development Corporation does not need the approval of the City of Norwich or the City Manager to apply for this funding but can provide a letter or other evidence of support including minutes of the meeting where said approval is given by the municipality showing it support of the application; and

WHEREAS, the Council of the City of Norwich finds this project, if funded and completed, will result in demonstrable improvements to the infrastructure and structures located along lower Broadway in downtown Norwich, and will be of benefit to the City of Norwich, its residents, and the citizens of adjoining communities; and

WHEREAS, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to adopt this resolution expressing its strong support for the Norwich Community Development Corporation in its application to the State of Connecticut Department of Economic and Community Development seeking funding with respect to the Historic Downtown Norwich Broadway Revitalization Project

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that it adopts this resolution intending that it be used by the Norwich Community Development Corporation to demonstrate its support for this project; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to deliver a copy of this resolution to the Norwich Community Development Corporation forthwith to be used by the Norwich Community Development Corporation to show the Council's approval of its application; that City Manager John Salomone likewise deliver a copy of the minutes of this meeting to the Norwich Community Development Corporation once they become available; and that he transmit copies of this resolution and the minutes of this meeting to others as he may deem appropriate.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Alderwoman Stacy Gould

RESOLUTION #3

WHEREAS, the Norwich Community Development Corporation is a non-profit development corporation which for a number of years has sponsored projects, worked with developers, and successfully developed its own projects within the City of Norwich; and

WHEREAS, the Norwich Community Development Corporation intends to apply to the State of Connecticut Department of Economic and Community Development for funding under the Community Investment Fund 2030 for a project named: "Reid & Hughes Brownfield Remediation and Historic Preservation" with the goal of restoring an historic downtown property, the restoration to include the establishment of two (2) first floor retail spaces and seventeen (17) market rate apartments to return to use an historic downtown property, vacant and dormant for decades, creating foot traffic, business opportunities, additional residential units and increased vibrancy of the downtown; and

WHEREAS, the Norwich Community Development Corporation will seek a \$500,000 grant to be used in the restoration as a match with 4.9 million dollars in private debt, equity and other public sources such as historic tax credits and ARPA funding; and

WHEREAS, the Norwich Community Development Corporation does not need the approval of the City of Norwich or the City Manager to apply but can provide a letter or support, or minutes of meeting where such approval is granted by the municipality in support of the application; and

WHEREAS, the Council of the City of Norwich finds that the city has previously contributed funds used in the upkeep and stabilization of the Reid & Hughes Building and that this restoration project, if funded and completed, will restore the building to an appropriate commercial and residential use in the downtown of the City of Norwich, will increase business opportunities and housing in the downtown and, will return to productive use an historic building improving the streetscape of Main Street in downtown Norwich;

WHEREAS, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to adopt this resolution expressing strong support for the Norwich Community Development Corporation and its application to the State of Connecticut Department of Economic and Community Development with respect to the Reid & Hughes Brownfield Remediation and Historic Preservation proposed for funding by the Norwich Community Development Corporation.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that it adopts this resolution intending that it be used by the Norwich Community Development Corporation to demonstrate its support for this project; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to deliver a copy of this resolution to the Norwich Community Development Corporation forthwith to be used by the Norwich Community Development Corporation to show the Council's approval of its application; that City Manager John Salomone likewise deliver a copy of the minutes of this meeting to the Norwich Community Development Corporation once they become available; and that he transmit copies of this resolution and the minutes of this meeting to others as he may deem appropriate.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Alderwoman Stacy Gould

RESOLUTIONS #2 & #3 BACKUP INFORMATION

From: Kevin Brown <kbrown@askncdc.com>
Sent: Thursday, July 21, 2022 2:38 PM
To: Bonnie Cuprak <mayorsoffice@cityofnorwich.org>
Cc: Peter Nystrom <pnystrom@cityofnorwich.org>; John Salomone <jsalomone@cityofnorwich.org>
Subject: Monday CIF Municipal meeting resolutions

Bonnie –

Mayor asked me to provide you a few key bullets to flesh out project descriptions for Monday's resolutions:

Project Name: Historic Downtown Norwich Broadway Revitalization Project

Project Cost: \$9,487,978.00 (all grant)

Project Goal: Create a walkable community and the infrastructure needed to bring members of our underserved and marginalized community together in a shared, safe space where they can be successful and thrive in business and in life.

Project Funding: This effort doubles down on already committed Downtown Bond Program and American Rescue Plan funding on Lower Broadway

Project Name: Reid & Hughes Brownfield Remediation and Historic Preservation

Project Cost: \$500,000 grant (matches \$4.9 million in private debt, equity and other public sources e.g. historical tax credits and ARP funding)

Project Goal: Restoration of an historic downtown property that has been dormant for decades which will include development of 17 apartments and 2 first floor retail spaces; this will create foot traffic, vibrancy, and will support our downtown demographic with business opportunities.

Project Funding: Private developer debt and equity, plus historic tax credits sum to \$4.9 million.

Please let me know if you have questions or need anything more.

Be well,
kb

Kevin Brown
President
Norwich Community Development Corporation



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