



## REDEVELOPMENT AGENCY MEETING MINUTES

Monday, July 26, 2021, 6 PM

Hybrid Meeting

City Hall, Room 319

And Virtual via Zoom

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Mark Kulos and Richard Verbeke

MEMBERS ABSENT: Shane Roberts

SUBCOMMITTEE MEMBERS PRESENT: None

SUBCOMMITTEE MEMBERS ABSENT Diba Khan-Bureau of Three Rivers Community College (TRCC): Barry Ellison of Norwich Public Utilities, Sean F. Buckley 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 6:08 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: On a motion by Mark Kulos, seconded by Richard Verbeke, the Redevelopment Agency (RDA) unanimously approved the meeting minutes of June 28, 2021 as presented.
- IV. Correspondence: City Planner Deanna Rhodes reported there has been no correspondence. Chair Quarto notified the RDA that Vice Chair Robert Buckley gave his resignation. Mr. Quarto expressed appreciation for Mr. Buckley's years of service.
- V. Old Business:  
Updates on projects:  
Amy Vaillancourt of Tighe & Bond was not present. Ms. Rhodes provided updates on the following:  
  
YMCA – The environmental testing should start soon. The City did take ownership. Ms. Rhodes and Chair Quarto expressed positivity that the City can now move forward with plans for the Y.
- VI. New Business:  
Discuss and Consider Finding the following:
  - 1) Task Order #22 – 401 & 409 West Main Street & 128 Maple Street, Phase 1 ESA Request

City Planner Deanna Rhodes presented a potential new task order. The request is made by Dunn Associates of Niantic, CT. There will be a proposal for a self storage business. The three parcels need a Phase 1 Environmental Study. There is a Purchase & Sale Agreement in place. The site includes the former Jiffy Lube which is next to Walgreens. Due to having three parcels, one of which was Jiffy Lube, the estimate for the completed Phase 1 is \$5,500.

With a motion made by Rich Verbeke to approve Task Order #22 for a maximum of \$5,500, seconded by Mark Kulos, the RDA unanimously approved the Task Order.

- 2) Task Order #23 – Jenkins Park (High & Mechanics Street) – Phase 1 ESA Request  
Ms. Rhodes introduced the Task Order to the RDA. This was a request from Kathy Crees of the City on behalf of the Parks & Recreation Department. There is a grant to improve basketball courts at the site. The grant requires a Phase 1 Environmental Study. This is similar to basketball court project on Providence Street. Alderwoman Gould noted it's a popular spot for basketball. Due to the fact that there may have been a mill on the site, the Phase 1 is estimated at \$4,000.

Mark Kulos made a motion to approve Task Order #23 for a maximum of \$4,000. Alderwoman Gould seconded. The RDA approved the motion unanimously.

- 3) Stu Briar WICH Radio Show – D. Rhodes and Alderman S. Gould on July 13<sup>th</sup>  
Alderwoman Gould reported that Ms. Rhodes made a great presentation on the radio show. Mr. Briar asked great questions. Ms. Rhodes reported that while the West Main Street request was not necessarily from the radio show, his attorney had heard it. Ms. Rhodes said it was a great way to promote the good work that the city has done with grant funding, and to promote the work of the RDA.
- 4) Resignation Letter – Robert Buckley  
While this item had been addressed earlier in the meeting under Correspondence, Ms. Rhodes read the resignation in full. Alderwoman Gould reported that she will be on the Stu Briar show again next week to discuss volunteer opportunities with the city to promote engagement in committees including the RDA.

Citizen Comment: None

Adjournment: On a motion by Richard Verbeke, seconded by Alderwoman Stacy Gould, the Redevelopment Agency unanimously adjourned at 6:33 PM.