

Norwich Ice Arena Authority

Special Meeting Minutes

Held virtually via Zoom

March 9, 2023 at 7pm

1. Call to Order – by Chairman Bettencourt at 7:07pm. The chair noted that in this virtual meeting all votes will be via role call and the meeting will be recorded.
2. Determination of Quorum – All four authority members, Chairman Bettencourt, Joann Beguhl, Gary Makowicki and Mark Sicuso were present. No city staff were able to attend.
3. Acceptance of Minutes from Previous meeting March 1, 2023- The minutes were not presented, and the chair noted they will be presented and approved at the regular meeting next month (April 19).

Old Business

4. Discussion – Appropriation of funds to move condenser tower for chiller from the roof to facilitate future repair and extend roof life. Chairman Bettencourt reported that numbers he had received today indicated there were three options for dealing with the tower that we received estimates for from Public Works.
 - a) \$600,000 to replace the tower and move it from the roof to the ground.
 - b) \$450,000 to move the existing tower to the ground. The existing tower has an estimated 10-15 years of life left. It would have to be replaced then.
 - c) \$250,000 to reinforce and repair the roof, leaving the existing tower up there.

During discussion it was noted the chair had received an email from the Deputy Comptroller indicating that the Comptroller suggested that we may want to consider a rent adjustment to help recoup some of the cost. The chair noted we had just submitted draft changes for the lease agreement to the Corporation Counsel to be codified and the timing for that may not be ideal.

5. Action on discussion above.- Joann Beguhl noted that she was not comfortable with making a decision based on the information we had. Although ideally, we would want to start allocating funding this year, it was not an emergency at this point. No action was taken at this time. The chair will discuss the issues with city staff and the issue may be revisited at next month's meeting if needed.
6. Adjournment – A motion to adjourn was made by Joann Beguhl, seconded by Gary Makowicki and passed unanimously by roll call vote, Chairman Bettencourt, Joann Beguhl, Gary Makowicki and Mark Sicuso all voting in favor at 7:20pm.

Submitted by Mark Bettencourt, Chairman