



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, April 22, 2019

100 Broadway, City Hall, Room 319, 6 PM

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

MEMBERS ABSENT: Robert Buckley and Anthony Jacobs

SUBCOMMITTEE MEMBERS PRESENT: None

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

OTHERS PRESENT: City Planner Deanna Rhodes, Amy Vaillancourt and Michael Kreedy of Tighe & Bond, and Recording Secretary Melinda Wilson

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:04 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 Tucker Braddock, the Redevelopment Agency (RDA) meeting minutes of March 25, 2019 were unanimously approved as presented.
- IV. Correspondence: None presented.
- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project: Status update from Amy Vaillancourt, Tighe & Bond Budget and Project Status
Amy reported that Tighe & Bond reports quarterly to the Environmental Protection Agency (EPA) on the grant. She shared copies of the most recent report with the RDA. Tighe & Bond continues to add to the Norwich brownfields inventory, work on the approved assessments and perform outreach. Jim Olsen of Tighe & Bond gave another presentation at Three Rivers Community College. Mike Kreedy is an official employee at Tighe & Bond with the title of Intern.

At City Planner Deanna Rhodes' request, Amy reviewed expenditures and balances of the EPA grant. The two sections of the grant were separated as hazardous materials and petroleum funds. She also reviewed statuses on all projects associated with the funding.

Chair Jim Quarto inquired about 68 Thermos Avenue. Amy responded that EPA approved the scope of work. Tighe & Bond would prefer to perform the work when the students are not present at the school.

At the American Legion, she was allowed to tour 5-acre the property which goes from Laurel Hill Avenue to the Thames River. She reported that she walked the entire perimeter of the property, noticing that illegal dumping has occurred. There is a lot of broken glass on the property. She recommends a Phase 1 study, test pits and use of the remote vehicle. A Phase 2 study can be completed at such time as there is development potential.

Amy reported she went to the site of the marina in the Norwich Harbor. She was escorted around the property, and given historic and current reference information on the buildings. It seems that the contamination is due to fill material. She noted there is no need to do a Phase 2 study. Historically it was a lumber and coal yard. The State of Connecticut has an exemption for coal ash. If the contamination is solely related to coal ash, it does not need to be remediated.

b. Request for Phase 1 Assessment – 1 Hilltop Road Extension

Ms. Rhodes reviewed an email request for a Phase 1 study the old Comcast Building at 1 Hilltop Avenue Extension in the industrial park. The property is being sold with plans to develop the site with a relocated business. Tighe & Bond estimated a cost of \$3,500 for the Phase 1 study. The funds would come from the EPA brownfield assessment funding. On a motion by Tucker Braddock, seconded by Shane Roberts, the RDA unanimously approved spending up to \$3,500 from the EPA city-wide assessment grant for Tighe & Bond to perform a Phase 1 study on 1 Hilltop Avenue Extension.

Ms. Rhodes reviewed another request for assessment from the owner of the former Norwich State Hospital property on Route 12. The owners received the brownfield program postcard in the mail and called the mayor right away. The mayor was involved in contacting Ms. Rhodes with the request. The owner is asking for studies on the Bryan and Lippett Buildings. Amy has reviewed the request and recommends Hazardous Material studies for both properties along with 1 -2 days of drilling. Amy noted that Tighe & Bond has completed Phase 1 studies on the Preston side of the hospital property. She has toured the buildings and spoken to the owner. Since the EPA brownfield assessment funding is seed money to help facilitate multiple projects, she made suggestions for the initial studies on the two specific sites. There are a number of things already known about the properties. A hotel is interested in re-use of the Bryan Building. In 2005, a Phase 2 was done by Fuss & O'Neill. With owner's permission, Fuss & O'Neill will release their report. At that point, Amy reported, she can then give him a magnitude estimate.

On a motion by Tucker Braddock, seconded by Mark Kulos, the RDA unanimously approved that no more than \$40,000 of EPA city-wide assessment hazardous material grant funding be spent for a structural evaluation of the Bryan Building, hazardous material studies for the Bryan and Lippett buildings, a supplemental Phase 2, random drilling for 1-2 days, and a general cost estimate for remediation of the sites associated with the two buildings.

Tucker Braddock inquired about having environmental assessment done on the the Watershed building. He noted it is city-owned. Ms. Rhodes replied that for a city-owned building, the Mayor would need to request the use EPA funds to assess it.

c. Postcard Mailing

Ms. Rhodes reported that the postcards were mailed. Owners that had multiple properties were sent only one. NCDC and the mayor have postcards. A suggestion was made to distribute the cards to commercial realtors. Melinda Wilson noted she meets with the commercial realtors group monthly. She will pass along some postcards and give a summary of the program to the commercial realtors.

VI. New Business: None

VII. Public Comment: None

VIII. Adjournment: On a motion by Tucker Braddock, seconded by Richard, the Redevelopment Agency unanimously adjourned at 7:09 PM.