



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, May 18, 2020, 6 PM

Virtual Meeting via Zoom

MEMBERS PRESENT: Vice Chair Robert Buckley, Tucker Braddock, Anthony Jacobs, Mark Kulos, Shane Roberts, Richard Verbeke and Alderwoman Stacy Gould (joined at 6:15)

MEMBERS ABSENT: Chair James Quarto

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

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

City Planner Deanna Rhodes read the meeting instructions and noted that all virtual meetings are recorded and posted on the city's website.

- I. Call to Order Call to Order: Vice Chair Robert Buckley called the meeting to order at 6:05 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: On a motion by Tucker Braddock, seconded by Mark Kulos, the Redevelopment Agency (RDA) meeting minutes of January 27, 2020 were approved as presented. Richard Verbeke abstained due to non-attendance.
- IV. Correspondence: City Planner Deanna Rhodes indicated there was no correspondence to report.
- V. Old Business:
Amy Vaillancourt of Tighe & Bond, Environmental Protection Agency (EPA) gave a grant and project update:
 - a) 21 Fairmount Street (former MLK Center): Tighe & Bond has completed the Phase 1 Environmental Study. The report has been drafted. Tighe & Bond did not find any issues. They did not do a hazardous materials survey. There is the possibility of some lead paint.
 - b) YMCA Phase 1: Tighe & Bond completed the Phase 1 Environmental Study. The report has been sent. Environmental issues were discovered. The site is made up of multiple parcels. One site used to be part of a gas station. One parcel has a storage tank for heating oil. Since the city is foreclosing on the property, Ms. Vaillancourt recommends a Phase 2 Study.
 - c) Other Inquiries (public inquiries in the last month):

- a. 232 West Town Street: Tighe & Bond did a quick desktop review. This is a residential property so the EPA Brownfield grant funding is not applicable.
- b. Norwich State Hospital Caretakers Quarters: Ms. Vaillancourt explained an exchange of emails discussing the property, including inquiries into known issues. The building was not included in any prior request for sampling. Sampling has not been performed on the building.
- c. 2 Town Street: Ms. Vaillancourt met with Regan Miner, the executive Director of the Norwich Historical Society. The society has an historic preservation grant. Ms. Vaillancourt gave the society some general guidance. She can provide more information after the society discusses the situation with the State Historic Preservation Office (SHPO).
- d) EPA – Possible Extension of Grant Due to COVID-19: Ms. Rhodes reported that the Environmental Protection Agency (EPA) is considering granting an automatic one year extension on their grants. The federal stimulus package contains \$3 billion over five years to go into Brownfields. She expects to receive a letter in May or June with an extension.

VI. New Business:

Discuss and Consider Funding Additional Assessment Activities

a) Task Order #16: Phase 2 & HBMI – 337-341 & 351-353 Main Street – YMCA: Ms. Rhodes raised the issue of continuing the environmental studies for the YMCA. With the potential for demolition of the buildings on the site, a hazardous materials study would be beneficial. A limited Phase 2 Study would include underground storage assessment and removal of the tank to sample the soil below it. The estimate is \$62,000. Ms. Vaillancourt recommends the studies. She noted that the assessments could be done under current public safety protocols since engineers wear haz-mat suits anyway.

On a motion by Mark Kulos, seconded by Alderwoman Stacy Gould, the RDA unanimously approved Task Order #16 not to exceed \$62,000.

b) Task Order #17: Phase 1 – 556 East Main Street - Trinacria Mill – Request by Norwich PD:

Ms. Rhodes noted that this property has been on the Brownfield list for a long time. The police department is looking at possible municipal use for the school next door. There is the consideration of potential demolition of the mill building. Ms. Vaillancourt said the site is high on inventory priority list and a Phase 1 would likely be approved by EPA. Ms. Rhodes noted the cost estimate is \$4,500 for the Phase 1 Environmental Study of the large site. Ms. Vaillancourt clarified that Tighe & Bond does not need access to the property for a Phase 1. Engineers could walk perimeter of the site on public ways. Alderwoman Gould reported that the neglected building is under discussion with the Board of Review – Dangerous Buildings committee.

On a motion by Tucker Braddock, seconded by Alderwoman Stacy Gould, the RDA unanimous approved Task Order #17 not to exceed \$4,500.

c) Project Support:

Ms. Rhodes introduced this item. She explained that work performed by Tighe & Bond that is not directly tied to a specific project is included in Task Order #2. An amendment to Task Order #2 for the December 2019 through December 2020 time frame adding \$21,600 would cover the additional efforts needed over that time.

On a motion by Alderwoman Stacy Gould, seconded by Tucker Braddock, the \$21,600 amendment to Task Order#2 was unanimous approved by the RDA.

d) Budget:

Ms. Rhodes requested to add this additional agenda item. She read an email from Ms. Vaillancourt. She clarified that the email had been sent to the RDA members previously. The email contained an update of the balances on the two separate areas of the grant. The balance update on the petroleum branch of the EPA grant in her email contained a typographical error. Ms. Vaillancourt will update the balance.

Ms. Rhodes reported that an investor has shown interest in the Capehart Mill. At the next meeting, she may bring forward a request to perform a Phase 1 of the site.

VII. Citizen Comment: None

VIII. Adjournment: On a motion by Mark Kulos, seconded by Richard Verbeke, the Redevelopment Agency unanimously adjourned at 6:40 PM.