



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, May 24, 2021, 6 PM

Virtual Meeting via Zoom

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

MEMBERS ABSENT: Vice Chair Robert Buckley and 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, Amy Vaillancourt of Tighe & Bond and Recording Secretary Melinda Wilson

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:00 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 February 22, 2021 as presented.
- IV. Correspondence: City Planner Deanna Rhodes reported there was no new correspondence.
- V. Old Business:
Updates on projects:
Amy Vaillancourt of Tighe & Bond provided updates on the following:

Task Order #18 - 49 Church Street - These Guys Brewing Company: Ms. Vaillancourt reported that this task order is complete. Tighe & Bond did some asbestos sampling for These Guys and provided Reliance Letters.

Task Order #19 – 134-140 Providence Street – Basketball Courts at Taftville Neighborhood Park: Ms. Vaillancourt reported that the project was finalized.

Task Order #16 – Phase 2 & HBMI Assessment and Task Order #20 - Additional sampling, abatement/demolition design & bid specs - 337-341 & 351-353 Main Street – YMCA: Ms. Vaillancourt reported Tighe & Bond has drafted the hazard buildings materials list. They are putting together a probable cost of abatement. Upon inspection, they found asbestos in pipe insulation throughout the buildings, in floor tiles, in door caulking, in

glass block window caulking and roofing. Much of this material has fallen to the interior of the buildings. Lead paint was found in several components of the buildings, including interior paint. PCBs were also detected in paint on the interior walls and window glaze. The levels of PCBs were below federal limits that would have required further action. There is a lot of deterioration. Often these types of conditions make abatement simpler. The initial estimate of abatement costs are between \$500,000 and \$600,000.

The next phase of Tighe & Bond's work is to design the abatement. This could include drilling holes and removal of a petroleum tank on the site. To date the authorization for this testing and tank removal to facilitate further testing is being held up due to legal processes. Ms. Rhodes noted that she plans to talk with the City's Counsel, Michael Driscoll to explain the timeliness of the grant period coming to a close in September. Ms. Vaillancourt noted that Tighe & Bond is ready and can move quickly once they are given the go-ahead from Attorney Driscoll.

Ms. Rhodes mentioned that she proposed some funding for this abatement and demolition in the city's FY2022 budget.

EPA Quarterly Report: Ms. Vaillancourt submitted the last one on time. The next report will due after the end of June.

Grant Expenditures: Ms. Vaillancourt provided a spreadsheet which was displayed for all to see. The sheet listed each task order with financial information including address, funds authorized by the RDA and expenses. Totals were displayed at the bottom and highlighted in yellow. She assumed that the current allotment for the YMCA will be spent. There are \$119 in Hazardous Materials funding remaining in the grant and \$35,879 in Petroleum funds left to spend. There will be some grant administration costs applied which she will request from the RDA in July. Conservatively, the city has \$30,000 remaining for assessing petroleum sites. The RDA could potentially authorize more Phase 1 studies. She suggested any new potential projects be brought before the RDA in June in order to ensure the projects could be completed and reported on by the termination date of the grant. Discussion ensued on eligible properties. All agreed to review the June/July city tax sale list of properties. Ms. Rhodes will make inquiries on May 25, 2021.

- VI. New Business: Discussion ensued on new projects for the RDA after the EPA grant has closed.
- VII. Citizen Comment: None
- VIII. Adjournment: On a motion by Tucker Braddock, seconded by Alderwoman Stacy Gould, the Redevelopment Agency unanimously adjourned at 6:41 PM.