



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, July 22, 2019

100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Robert Buckley, Anthony Jacobs, Mark Kulos, Shane Roberts and Richard Verbeke

MEMBERS ABSENT: None

SUBCOMMITTEE MEMBERS PRESENT: None

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

- 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 Richard Verbeke, seconded by Mark Kulos, the Redevelopment Agency (RDA) meeting minutes of April 22, 2019 were unanimously approved with amendments to the spelling of Michael Keedy and Fuss & O'Neill, as well as the change of the word need to requirement in the third paragraph of page 2.
- 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 had received eleven task orders from the City for this grant. She handed out a summary and reviewed the status of each task. She also reviewed a budget sheet which detailed expenses for each task order and the grant balance.

Amy reported that the scope of work may change on the Norwich Hospital site. If the intended scope does change, the RDA will need to issue an amendment to the task order. She will keep the RDA apprised through communication with City Planner Deanna Rhodes.

Amy also reported that the EPA Assessment grant will expire in September. Tighe & Bond will assist the City with asking for an extension for an additional year. Ms. Rhodes reported that the city will do a draw-down from EPA equal to the amount of funds spent to-date.

She noted that valuable EPA training will be available in December. It would be beneficial for her to attend this training. In January, 2020, the city can apply for another EPA grant if this grant is expended by 70%.

On a motion by Bob Buckley, seconded by Alderwoman Stacy Gould, the RDA unanimously voted that staff work with Amy Vaillancourt of Tighe & Bond to extend the EPA Assessment grant for one year, 9/30/19 – 9/30/20 to assemble more projects and complete the grant.

On a motion by Bob Buckley, seconded by Tucker Braddock, the RDA unanimously approved extending project support and increasing the amount by \$20,000 for the life of the EPA Assessment grant.

Amy gave an update on the American Legion project. This property was originally part of the Thermos campus. Through DEEP, Amy learned that Household International, Inc., parent company of Thermos, is under a current consent order for the Thermos property. Amy also presented a document dated July 6, 2009 addressed to CT DEEP from VEC Engineering PLLC, regarding cullet glass disposal on the American Legion site. The glass is contaminated. On the Thermos site, it was allowed to be capped by 18” of soil. DEEP was aware that disposal had occurred on the American Legion site but did not include the site in the consent order. She has contacted DEEP about this issue. She recommends a Phase 2 Study at American Legion. This project will be discussed at next month’s meeting.

Amy reported on the Marina property which is owned by the city and leased to the marina operator. The marina is the southern portion of Hollyhock Island. Sanborn Maps were reviewed. There was a filling station near the site since 1926. There are areas of concern around removal of two 10,000 gallon tanks. The site was created with fill material. The state has an exemption for coal ash. Various options were discussed. At next month’s meeting this discussion will be continued.

Ms. Rhodes mentioned that the YMCA might be considered for assessment. Alderwoman Gould noted that the Majestic Rose, which is across the street from the YMCA, has been purchased for development as a boutique hotel. An assessment of the YMCA could be of value for economic development. The RDA members agreed that Amy should bring an estimate of the cost for a Phase 1 Study of the YMCA to next month’s meeting.

VI. New Business: None

VII. Public Comment: None

VIII. Adjournment: On a motion by Bob Buckley, seconded by Tucker Braddock, the Redevelopment Agency unanimously adjourned at 7:55 PM.