



REDEVELOPMENT AGENCY MEETING MINUTES

Monday, January 27, 2020

100 Broadway, City Hall, Room 319, 6 PM

MEMBERS PRESENT: Chair James Quarto, Alderwoman Stacy Gould, Tucker Braddock, Anthony Jacobs and Mark Kulos

MEMBERS ABSENT: Robert Buckley, Shane Roberts and Richard Verbeke

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 and Recording Secretary Melinda Wilson

- I. Call to Order Call to Order: Chair Jim Quarto called the meeting to order at 6:03 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 Tony Jacobs, the Redevelopment Agency (RDA) meeting minutes of December 16, 2019 were unanimously approved as presented.
- IV. Correspondence: City Planner Deanna Rhodes indicated that Amy Vaillancourt of Tighe & Bond has given an Environmental Protection Agency (EPA) grant and project update via email which will be reviewed later in the agenda.
- V. Old Business:
 - a. EPA Funded City-wide Brownfields Project – Grant Status Update from Deanna Rhodes
Ms. Rhodes reported on the EPA grant status and reviewed the email from Amy Vaillancourt of Tighe & Bond. The EPA grant was extended to September 30, 2020. This is the final extension. Ms. Rhodes feels this is enough time to complete the projects that have been prioritized. She reported that she attended the EPA conference which was a mandatory element of the grant participation. Generally conference expenses are split between hazardous materials and petroleum; however, in this case, she is hopeful that the entire conference can be charged to the petroleum side of the grant.
- VI. New Business:

Discuss and Consider Funding Additional Assessment Activities

 - a) 21 Fairmount Street – Defunct Martin Luther King, Jr. Center:
This property is now city-owned. Formerly, it was a youth center. It is currently a non-conforming use that is not outright commercial. It has wheelchair access. It offers on-street parking only so multi-family housing would be difficult. She asked the RDA to consider a Phase 1 study with the EPA funding.

On a motion by Alderwoman Gould, seconded by Tucker Braddock, the RDA unanimously approved spending up to \$3,500 for a Phase 1 environmental study of 21 Fairmount Street.

b) Others:

Ms. Rhodes brought forth for consideration several other properties. They were for initial consideration only.

2 Town Street: This property is next door to the Leffingwell Inn and also owned by the historical society. Ms. Rhodes has spoken with Regan Miner of the Norwich Historical Society. They plan to do some site work, including grading. The site was used for goldsmithing in 1763. The Mohegan Tribal Nation has offered to do an archeological study. If all goes well, she proposed that the RDA consider funding a Phase 1 and even a Phase 2 on the property.

YMCA: Ms. Rhodes reported that the city has decided to initiate foreclosure. Alderwoman Gould confirmed that this action has begun. This property could be considered by the RDA for environmental studies to aid in the redevelopment of the site.

Capehart Mill: A Phase 1 could be considered.

Trinacria Mill: This former auto club could be considered for a Phase 1, as well.

Norwich Marina: Ms. Rhodes reminded the RDA of the potential to prepare test holes and visually inspect the soils.

Norwich State Hospital: Ms. Rhodes reported that the requested studies have been done at a cost of \$45,000. These reports were delivered to the mayor's office today.

VII. Public Comment: None

VIII. Adjournment: On a motion by Tucker Braddock, seconded by Tony Jacobs, the Redevelopment Agency unanimously adjourned at 6:33 PM.