



## REDEVELOPMENT AGENCY MEETING MINUTES

Monday, February 22, 2021, 6 PM

Virtual Meeting via Zoom

MEMBERS PRESENT: Chair James Quarto, Vice Chair Robert Buckley, Alderwoman Stacy Gould, Tucker Braddock, Mark Kulos, Shane Roberts and Richard Verbeke (arrived at 6:19)

MEMBERS ABSENT: All present

SUBCOMMITTEE MEMBERS PRESENT: Diba Khan-Bureau of Three Rivers Community College (TRCC)

SUBCOMMITTEE MEMBERS ABSENT: 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 6:02 pm.
- II. Roll Call and determination of quorum: It was determined a quorum was present.
- III. Approval of Minutes: On a motion by Stacy Gould, seconded by Robert Buckley, the Redevelopment Agency (RDA) unanimously approved the meeting minutes of November 23, 2020 as presented.
- IV. Correspondence: City Planner Deanna Rhodes reported there was no new correspondence.
- V. Old Business:  
Amy Vaillancourt of Tighe & Bond provided updates on the following:  
Task Order #16 – Phase 2 & HBMI Assessment – 337-341 & 351-353 Main Street – YMCA:  
Ms. Vaillancourt reported that EPA gave approval for this task order on Friday, February 19, 2021. Work will begin soon.

Task Order #19 – 134-140 Providence Street – Basketball Courts at Taftville Neighborhood Park:

Ms. Vaillancourt reported that the Phase 1 draft is complete. Doug Miller of Tighe & Bond will issue the final report in the next week. The findings showed that the site has been used for recreation since 1934 full time with the exception of the nearby fire department. Minimal concerns were found relating to coal-based fill on the site and a leaking tank at the nearby church. There is potential impact on groundwater, however no one is drinking it. There has been use of pesticides and herbicides. No further testing is recommended. The report was requested as a supporting document to implement a grant from another federal funding agency. If that agency feels there is a need for further action, it could be

done. However, Tighe & Bond does not see the need, as the site has been recreation for many years and the use would be continued as a basketball court.

EPA Quarterly Report: Ms. Vaillancourt just submitted this report. Ms. Vaillancourt noted that the city stretched out the term of the grant with extensions. The city has exceeded the goals of their EPA grant proposal.

Grant Expenditures: Ms. Rhodes display the budget report dated 2/11/21 on the screen. All Task Orders were listed as well as the total spent on each from the hazardous materials or petroleum line items of the grant. Ms. Vaillancourt reported that through the EPA grant, the city has assessed 19 properties and supported another 20 or so for NDCD, owners and developers. The city stretched the use of the funding to go beyond their original goals. Some task orders were under budget, for example the American Legion and the Norwich State Hospital. Ms. Rhodes verified this. She noted that the initial task order for the YMCA utilized petroleum funding with EPA's permission according to their guidelines. The original approved amounts of closed task orders have been updated to show their final costs. Also, the tank was removed at the Uncas Leap site to enable the testing of soils below it. The budget report showed the costs of travel and supplies for public outreach.

Bob Buckley noted that NDCD had a Phase 1 study done on the marina. Ms. Rhodes noted that this information was added to the inventory spreadsheet. A Phase 2 study was not done due to lack of owner's permission.

Ms. Vaillancourt reported that Task Order 5 for the medieval themed restaurant on Laurel Hill Avenue was also not done. Mr. Buckley noted that John Mancini at Eastern CT Savings Bank has the environmental studies on that building and might share them with the city if the need arose.

Ms. Vaillancourt reported that Task Order 18 for These Guys Brewing is not closed yet. Originally approved for \$13,500, \$11,951 has been spent so far. Since renovations are not complete, the task order will stay open. Any leftover balance will be added to the surplus.

Ms. Rhodes noted that the final report for the grant is due in September, so ideally all work would be done a month earlier.

In response to questions, Ms. Vaillancourt verified that the state of Connecticut has more stringent environmental standards than EPA. States can be more stringent than the EPA, but not less stringent.

#### VI. New Business:

Discuss and Consider Funding the Following:

Task Order #20 – Additional sampling, abatement/demolition design & bid specs – 337 – 341 & 351 – 353 Main Street – YMCA

Ms. Rhodes displayed a letter from the city engineer of the Department of Public Works (DPW), Pat McLaughlin, requesting environmental work be done on the YMCA site. She noted that the city has started the legal process to foreclose on the YMCA. The Phase 1

showed that the buildings are not in good shape. DPW has asked for a full accounting of abatement and demolition plans for the buildings on the site. Ms. Rhodes noted this is a valuable piece of land for redevelopment on Main Street.

Ms. Vaillancourt reviewed Task Order #16 for the YMCA and made distinctions between it and the new Task Order #20. EPA has approved the use of petroleum grant funds for the first task order. The maximum amount of petroleum funds were used according to EPA regulations. With task Order #20, Tighe & Bond would do supplemental sampling, and estimate full abatement and demolition plans for the buildings. The building are over 50 years of age so Tighe & Bond will issue any necessary communication needed due to historical significance. This large task order will require coordination by Tighe & Bond so funds are budgeted for project management.

On a motion by Shane Roberts, seconded by Tucker Braddock, the RDA voted unanimously to approve \$37,000 for Task Order #20 as presented for additional sampling, abatement/demolition design & bid specs at 337 – 341 & 351 – 353 Main Street, also known as the YMCA.

- VII. Nominations and Election of Officer(s): Chair Quarto offered to have elections since he has been chair for several years. Stacy Gould nominated Jim Quarto as RDA Chair. Bob Buckley seconded the motion. Jim Quarto abstained. The RDA approved the motion.

Stacy Gould made a motion to nominate Bob Buckley as RDA Vice Chair. Tucker Braddock seconded the motion. The RDA approved the motion.

- VIII. Citizen Comment: Ms. Rhodes noted that Diba Khan-Bureau and Heather Lussier were present for the meeting. Ms. Khan-Bureau stated that she is a professor at Three Rivers Community College. Heather is her student. They offered their help to the RDA on environmental issues in the city and expressed appreciation for being invited to attend the RDA meetings.

- IX. Adjournment: On a motion by Stacy Gould, seconded by Bob Buckley, the Redevelopment Agency unanimously adjourned at 6:37 PM.