

MINUTES OF NORWICH REDEVELOPMENT AGENCY MEETING  
December 22, 2008

MEMBERS PRESENT

Tom Marien  
Timothy Smith  
Marge Blizard  
Rabbi Arian  
Sofee Noblick

MEMBERS ABSENT

Irv Weber  
Anthony Jacobs  
Leland Loose  
Carol Maranda

OTHERS PRESENT

Jennifer Gottlieb, Assistant City Manager  
Konnie Morell, Attorney  
Mike Gannon, Norwich Bulletin

I. Call to Order

Mr. Marien called the December 22, 2008 meeting of the Redevelopment Agency to order at 5:00 p.m.

II. Determination of Quorum

It was determined a quorum was present.

III. Approval of Minutes

It was noted that the word "special" should be removed from the heading, as it was a regular meeting.

A motion was made by M. Blizard, seconded by T. Smith to approve the corrected minutes of the November 24, 2008 meeting. Motion passed unanimously.

IV. Unfinished Business

**a. Reid & Hughes RFP**

The two proposals that were received were discussed.

T. Marien stated that he felt the proposal submitted by Renaissance had no substance and did not provide the information requested in the RFP.

T. Smith asked for clarification on what the RFP actually asked for.

Discussion followed.

A motion was made by Rabbi Arian, seconded by S. Noblick to reject the Renaissance proposal as not meeting the RFP criteria.

Discussion followed. Motion passed unanimously.

The Agency has determined that the second proposal submitted by Jenny Lam and Choing Jon Sang responds sufficiently to the RFP to go forward in consideration.

The following items need to be clarified by the developer:

T. Marien and T. Smith questioned how the cost figure was arrived at and believe that it may be too low an estimate. They would like to see a budget and cost breakdown related to the phases.

T. Marien stated he would like to see a time frame for each specific development phase.

M. Blizzard questioned accessibility for deliveries related to the supermarket/drugstore proposed use. The agency discussed that the developer may have an agreement with the Lords that would facilitate rear deliveries. Jeff Lord is listed as a reference on the proposal.

J. Gottlieb appreciated that handicapped accessibility ideas were incorporated into the proposal. She also would like to see the developer clarify whether the proposed supermarket would be a real supermarket or a convenience store. A fully stocked supermarket would serve the downtown residents better than a convenience type market. Rabbi Arian would like to know if the developer has a specific tenant already interested in the space.

S. Noblick would like to know if Building and Fire have already reviewed the plan. Discussion followed.

J. Gottlieb would like more detail to be provided regarding the facade restoration such as an architect's sketch of the proposed façade. Will the marble blocks be removed and the street level façade restored?

T. Marien suggested interviewing the developer at the next regular meeting. J. Gottlieb will send a letter inviting Jenny lam and Choing Jon Sang to the next regular Agency meeting on January 26<sup>th</sup> at 5pm. Correspondence to be cc'd to Council.

**b. Meeting with Mayor**

To be re-scheduled.

**c. Shipping Street Area Redevelopment Plan**

Members all need to get copies of the Shipping Street Waterfront Redevelopment Plan done by the Harbor management Commission and the RDA and adopted by the City Council in 2003 and read them by the next meeting. Copies to be forwarded to all members that do not have them. Plan will be discussed at the next meeting.

V. New Business

**a. Shovel Ready Infrastructure Projects Questionnaire**

J. Gottlieb informed the Agency that a large economic stimulus grant may be available for infrastructure projects that are shovel-ready in CT. There is a costly drainage issue in the Shipping Street Area. The Agency may support putting this project on the City's list for desired projects, given the fact that the City agrees redevelopment in this area is advantageous. She stated the repair plan would cost approximately 1 million dollars and would be necessary regardless of end use. It also addresses environmental issues.

T. Marien requested more information on the drainage project as to how it would relate to economic development and what type of development the drainage repair plan as it is now would support.

Discussion followed. General consensus of the group was that they would like more info on the project from Public Works. J. Gottlieb will speak to Joe Loyacano. T. Marien stated that if it becomes a time sensitive issue, a special meeting can be scheduled to address it before the next regular meeting.

VI. Citizen Comment  
None

VII. Other  
None

VIII. Adjournment

On a motion by Rabbi Arian, seconded by S. Noblick, the Redevelopment Agency Meeting of December 22, 2008 was adjourned.

