

MINUTES OF NORWICH REDEVELOPMENT AGENCY MEETING  
February 23, 2009

MEMBERS PRESENT

Timothy Smith  
Sofee Noblick  
Anthony Jacobs  
Marge Blizzard  
Carol Maranda  
Leland Loose  
Tom Marien

MEMBERS ABSENT

Irv Weber  
Rabbi Arian

OTHERS PRESENT

Jennifer Gottlieb, Assistant City Manager  
Konnie Morell, Attorney  
Claire Bessette, New London Day

- I. Call to Order – Chairman Tom Marien called the February 23, 2009 meeting to order at 5:04 p.m.
- II. Determination of Quorum  
It was determined a quorum was present.
- III. Approval of Minutes
  - a) Minutes of the meeting January 26, 2009-Motion to accept L. Loose, 2<sup>nd</sup> S. Noblick, motion passed unanimously.
- IV. Correspondence
  - a) Letter from RDA to Council members was included in monthly member packets.

V. Unfinished Business

a) **Meeting with Mayor**

b) T. Marien sent another email and has received no response as of the date of this meeting.

c) **Redevelopment Plan for Shipping Street Area**

T. Marien handed out a suggested process to developing a redevelopment plan. He feels that are stuck at end use for property. An excerpt from the redevelopment study that stated the end worth was also handed out. There must be a justification for development/investment from City, for example; increased taxes to City. He feels the best place to go from here is to invite professional help in. RKG Associates, Inc. is an example of a firm which may provide the type of service to find development that brings in tax dollars and what can be built.

J. Gottlieb gave an overview of RKG. They were active in Providence Pier project which is similar to Shipping Street Area. Fee schedule would not be provided until they saw the site. Firm finds highest and best use, looking into public/private partnerships, have professional demographics person, economic. They would be able to produce a document that would be what the RDA is looking for. The firm has worked with a list of municipalities and has staff that has worked on logistics of areas with military bases closing. J. Gottlieb recommends reading every person's bio to understand what this firm has to offer.

T. Marien reiterated that the RDA is not looking for a feasibility study. What is needed is the highest and best use which will be a mixture of what you have and what you can get.

L. Loose -How many entities are involved in the Shipping Street area? Would it be worth asking some of them to come in now to find out their plans?

T. Marien – feels highest and best study should come in first, then approach property owners.

L. Loose asked if eminent domain would play a part. T. Marien-feels we are a long way away from that discussion.

T. Marien feels that the City must be involved with approaching railroad companies and clean-up of the site.

S. Noblick feels that if people see City contributing their share it will attract interest in investing in the area. S. Noblick stated that most cities have 10-15 re-development areas and if we are able to develop a system for doing this it could open up other areas to consideration.

T. Marien suggested inviting this firm for a workshop – no commitment on the City's part- with the priorities being highest and best use study, brownfields re-

development, public/private partnerships. T. Marien to set up meeting with firm representatives the week of March 9<sup>th</sup>.

Funds to come from community Dev. Block Grant possibly? Sachem Fund also a possibility. T. Marien suggests applying to both. The exact figure is not available at this time. T. Marien estimates \$50000.

Motion to authorize T. Marien to sign an application to Sachem Fund and CDBG funds to develop highest and best use plan by M. Blizard, 2<sup>nd</sup> S. Noblick, motion passed unanimously.

VI. New Business

- a) **21 West Thames St.** is slated to be demolished. Motion to do RFP for development if asked by City Manager by S. Noblick, 2<sup>nd</sup> T. Smith, motion passed unanimously.

VII. Citizen Comment - None

VIII. Adjournment

Meeting adjourned at 5:55 p. m.