



REDEVELOPMENT AGENCY
SPECIAL MEETING MINUTES
Wednesday, July 31, 2019 at 12:00 PM
100 Broadway, City Hall, Room 319

MEMBERS PRESENT: Vice Chairman Robert Buckley, Alderwoman Stacy Gould, Tucker Braddock, Mark Kulos, Richard Verbeke and Shane Roberts (arrived at 12:16 p.m.)

MEMBERS ABSENT: Chair James Quarto & Anthony Jacobs

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: Deanna Rhodes, AICP, Director Planning & Neighborhood Services & Amy Vaillancourt, LEP with Tighe & Bond

- I. Call to Order: Chair Jim Quarto called the meeting to order at 12:03 p.m.
- II. Roll Call: It was determined a quorum was present.
- III. New Business:
 - EPA Funded City-wide Brownfields Project –Discuss and Approve Revision to Brownfield Assessment Task Order and Associated Fee for Norwich State Hospital

Ms. Vaillancourt reported that she met on the site this morning with the owner of the property, Carl Castanho of Thames River Place, LLC. She explained that interest in the Bryant building had fallen through and that the owner has a letter of intent for the three buildings which housed hospital staff. She also noted that he has a separate developer interested in the Lippitt building as a meeting space/convention center. That investor sent a representative today to view the building. Due to the change in the scope of Task 11, a revised assessment Task Order is proposed which will align better with the new interest in the property.

Amy shared that she talked with Mr. Castanho about loans available from the State of Connecticut for remediation. She also suggesting bringing CERC and DECD out to the property to help him market it to interested buyers. She stated that the Phase I will help get developer interest which may lead to potentially subdividing and parceling out the existing three parcels for separate projects.

A short discussion ensued. Amy reiterated to the members that the seed money for the Phase I, utilizing the EPA grant, will show that the City has a role in partnering with the owner to initiate more developer interest.

She further noted that the hazardous building materials present are typical for buildings of that period and that there was no industrial activity on that portion of the hospital site. However, there is potential coal ash and underground storage tanks which will need to be addressed.

A motion was then made by Stacy Gould to approve Revised Task Order #11 for a total of \$45,500 to supersede Task Order 11 for \$40,000. The motion was seconded by Tucker Braddock. The motion passed unanimously.

- IV. Adjournment: Stacy Gould made a motion to adjourn at 12:19 p.m. The motion was seconded by Mark Kulos. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Deanna L. Rhodes', with a long, sweeping flourish extending to the right.

Deanna L. Rhodes, AICP
Director of Planning & Neighborhood Services