

**Town Of Preston
Preston Redevelopment Agency
Regular Meeting Minutes
Wednesday, January 20, 2010
Preston Town Hall
7:00 pm**

1. Call to Order/Roll Call

Chairman Kent Borner called the meeting to order at 7:08 pm.

Kent Borner – Chairman
Allyn Brown – Vice Chairman
Jim Bell
Joe Biber
Michael Clancy
Bob Congdon
Sandy Ewing
Kerry Gentry - excused
Merrill Gerber
Sean Nugent - excused
Linda Riegel

2. Acceptance of Previous Meeting Minutes – January 13, 2010

A motion was made by Sandy Ewing and seconded by Michael Clancy to approve the minutes of the Preston Redevelopment Agency (PRA) January 13, 2010 Regular Meeting as presented. All in favor. So voted. Merrill Gerber, Joe Biber, and Allyn Brown abstained.

3. Communications

a) Written/electronic/telephone: CMP V. 12, legal, AZ update

1. Printed CMP Version 12
2. Email from Attorney Chudwick regarding clarification of titles on land locked parcels at the property, and notification to the tax collector and assessor.
3. Update from AZ, their anonymous developer is still interested.
4. The Town of Norwich voted against purchasing the hospital property.
5. Television show Life After People, about the Norwich Hospital aired Tuesday January, 19th.
6. Letter from Joan McDonald Commissioner of DECD informing Preston of several available Brownfield funding opportunities.
7. Email from Attorney Chudwick regarding an ordinance revision.

b) Meetings: Larry Wagner – Jim Bell

- Jim Bell stated that he and First Selectman Robert Congdon met with Larry Wagner on Monday.
- The maximum amount granted will be \$500,000.
- Larry Wagner has a meeting in Washington regarding the Section 108 loan.
- For the application; need updated environmental report, copy of the Plan, indicate who will be managing the grant, be specific where the money will be targeted

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- Jim Bell explained that Kathy is working on the appropriations and that application is due February 19 and a budget needs to be created.

4. Old Business

a) Town presentation (1/28)

1)Draft powerpoint review and edit

Chairman Borner went through the powerpoint presentation that will be used on 1/28.

2)Agency member roles

Chairman Borner – introduction

Sean Nugent – development section

Allyn, Kerry – financial section

questions will be answered according to the member who wrote on the section being questioned.

3)Presentation boards, easels, maps, projector, sound system

Will discuss at next week's meeting

b) Salvage/scrap revenue

Allyn Brown said that Manafort will present at next week's meeting

Mike Clancy asked where Manafort would fit into the time schedule regarding salvage and scrap.

Allyn Brown answered that Manafort asked to be allowed to present their concept, after that the sub-committee will put together an RFQ and then an RFP.

Mike Clancy stated that will take two to three weeks to do, then it has to be advertized. It will be well past March 12th, so a decision should be made regarding insurance and security.

Allyn Brown stated that Manafort or anyone else who comes in, will not change the insurance options very much.

Mike Clancy explained that was not what was said last week when Kerry thought the PRA should wait until they heard Manafort's presentation.

Allyn Brown said he didn't see a problem putting out an RFP for security.

Chairman Borner stated that the Town has resident State Police who could cruise the property, and the current security does not catch a lot that happens on the property.

Mike Clancy stated that if something happens and there is no security, the Town may be liable.

Kent Borner stated that the insurance companies are willing to provide insurance with no security and the Town does not have security at the schools, or at other town assets.

Mike Clancy said there is not the same situation at the schools as there is at the State Hospital property, like people who want to be ghost busters.

Chairman Borner stated that if the insurance company is happy with a normal patrol then it's OK.

Mike Clancy stated that the normal patrol for the State Police on the midnight shift is one person for about four or five towns.

Allyn Brown said it also comes down to dollars, if you can pay for security and get a reduction in insurance costs then it's worth it, otherwise, why put security there.

First Selectman Robert Congdon suggested setting up a meeting with Ray Philbrick of Department of Public Works (DPW) since the State will still have security for the Norwich side, to see if something can be worked out with them.

Chairman Borner suggested letting them continue to use the Chiller Building as their headquarters and in exchange they can cruise through the property.

Mike Clancy stated that he disagrees with Chairman Borner saying since the insurance company does not require security, why have it.

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First Selectman Robert Congdon explained that if on February 3rd, the PRA went out with an RFP with a due back date of February 17th, that would give three weeks for anybody to implement it.

5. New Business

There was no new business

6. Discussion Pursuant to the Redevelopment of Preston Riverwalk

Chairman Boner stated that he attended Norwich's meeting where they voted to not purchase the Hospital Property from the State.

Bob Mills stated that you have to make the best decision and then move on and now he can focus on the economic condition of the community.

Bob Mills explained that the Mayor is committed to doing what Norwich can do to help Preston in their endeavor.

Bob Mills stated that he has a huge amount of respect for the PRA as it is incredible what a group of concerned citizens can do and it is a good model for other communities.

7. Public Comment

Norm Gauthier stated that he has watched this Agency put together a dozen different versions of the CMP and in his opinion the Agency has finally come up with a product that he would not have any reservations voting to approve.

8. Adjournment

The meeting was adjourned at 9:08 pm.

Respectfully submitted,

Roberta Charpentier
recorder