

**Town Of Preston
Preston Redevelopment Agency
Regular Meeting Minutes
Wednesday, January 27, 2010
Preston Town Hall
7:00 pm**

1. Call to Order/Roll Call

Chairman Kent Borner called the meeting to order at 7:10 pm.

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

2. Acceptance of Previous Meeting Minutes – January 20, 2010

A motion was made by Sandy Ewing and seconded by Jim Bell to approve the minutes of the Preston Redevelopment Agency (PRA) January 20, 2010 Regular Meeting as amended. All in favor. So voted. Sean Nugent and Kerry Gentry abstained.

Page 3, #6; Chairman Borner's name is misspelled

Page 3, #6 Chairman Borner stated that he attended Norwich's meeting where they voted to not purchase the Hospital Property from the State, should read, Chairman Borner noted that Norwich voted to not purchase the Hospital Property from the State, but he did not attend that meeting.

3. Manafort Presentation

Justin A. Manafort, Sr. Vice President
Ron Cassella Vice president of Business Development
Vincent J. Mondo Senior Project Manager

A DVD presentation was shown, detailing Manafort Brothers Company and showing the various projects Manafort Brothers have completed.

Discussion:

- Salvage items listed on EBAY
- Secure property by barricading access to the road and/or temporary fencing
- Relocate the current guard services where they can be seen
- Have one central access to the site
- Site access would be the first thing addressed.

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- Remediate the Power House and the Chiller buildings and use them as a warehouse to store salvageable material
- Eight month to a year duration start to finish depending on the scenario
- Assignment of salvageable material would take two to three months
- Self perform all activities
- Good working relationship with the Department of Environmental Protection and Department of Health.
- Act as an owner's representative; for taking it down, securing the site, selling it.

4. Communications

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

1. Chairman Borner emailed PRA members the powerpoint presentation that will be used at the town meeting on tomorrow 1/28/2010.
2. First Selectman Robert Congdon and Chairman Borner signed off on Ghosthunter's location agreement; they will be filming at the property for four nights in March.
3. Nautilus Insurance Co., the current insurance holder of the property would like to be considered as a provider and dropped their current price with the State from \$61,000.00 to \$48,000.00.
4. John Meyer, Weston Solutions, communicated that Novis Engineering is making progress on the brownfield grant and the EPA has upped the budget.
5. Representative Tom Reynolds emailed informing a research page on the hospital property was on the Legislative Research Web page.
6. First Selectman Robert Congdon met with Bob Mills and Tucker Braddock, they will try and meet with Joan McDonald of DECD to talk about the project.
7. Email from Attorney Chudwick responding to Norm Gauthier's questions.

b) Meetings:

1. Finance sub-committee met to work on a budget
2. Chairman Borner attended the Planning and Zoning Commission meeting and they issued a new letter to the PRA stating that the Plan is consistent with Preston's Plan of Conservation and Development.

5. Old Business

a) Town presentation (1/28)

1)Draft powerpoint review and edit

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

2)Outline, roles

Kerry Gentry – financial

First Selectman Robert Congdon – town approval

Jim Bell – grants

Chairman Borner - field questions

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

Jim Bell – boards and maps

6. New Business

a) Budgets, Town and internal

Kerry Gentry explained that the PRA needs to have a budget by the February 15th.

Budget will include all resources expected to be used, not just monetary but also all man hours used and legal representation. Some of the man hours will be used as matching contributions for grants.

Kerry Gentry asked Sandy Ewing, Joe Biber and Chairman Borner to fill out worksheets to be returned at next week's meeting.

The budget will be reviewed and amended on a quarterly basis.

Kerry Gentry noted that the PRA is committed to a zero based budget.

Kerry Gentry explained that once the PRA has a budget, man hours will need to be monitored.

7. Discussion Pursuant to the Redevelopment of Preston Riverwalk

Mike Clancy asked if he should move forward with the RFP for security.

Chairman Borner suggested addressing that after the Plan is approved.

8. Public Comment

Bill Legler, Preston resident stated that on the 13th of January the PRA approved the meeting minutes for the 6th of January. There were six members present, one member abstained. The minutes were not approved because according to the ordinance it requires six members.

Chairman Borner answered that he will check to see if the minutes need to be reapproved.

8. Adjournment

The meeting was adjourned at 10:15 pm.

Respectfully submitted,

Roberta Charpentier
recorder