

**Town of Preston
Preston Redevelopment Agency
Regular Meeting
Wednesday, February 24, 2010
Preston Town Hall
7:00 pm**

1. Call to Order/Roll Call

Chairman Borner called the meeting to order at 7:07 pm

Kent Borner - Chairman
Allyn Brown III – Vice Chairman - excused
Jim Bell
Joseph Biber – arrived at 7:09 pm
Michael Clancy
Bob Congdon
Sandy Ewing
Kerry Gentry
Merrill Gerber
Sean Nugent - excused
Linda Riegel

2. Acceptance of Previous Meeting Minutes of February 17, 2010

A motion as made by Merrill Gerber and seconded by Linda Riegel to approve the minutes of the Preston Redevelopment Agency (PRA) February 17, 2010 Regular Meeting as amended. All in favor. Motion carries.

Jim Bell was present at the meeting, however his name is not listed.

3. Communications

a) Written/electronic/telephone:

1. Amended insurance White Paper
2. Copy of the budget
3. Copy of the RFP
4. Phone call from John Meyer
5. Phone call from Ghost Hunters regarding filming dates.
6. Linda Reigel, marketing; contacted Gail Harris Spicer about developing a logo.

Communications sent

1. Letter to Tom Kilcollum, Mathieu Insurance, dated 2/23/10, from Mike Clancy informing him of the PRA's decision to contract with another company.
2. Letter to Mark Ballestrini, Byrnes Agency, dated 2/23/10, from Mike Clancy informing him of the PRA's decision to contract with another company.

Communications received

1. Letter received from SECTER to First Selectman Congdon, dated 2/9/10, in support of the redevelopment project on the former Norwich Hospital Site, the Preston Riverwalk.

b) Meetings

1. security

2. finance

3. budgetary

4. Chairman Borner and first Selectman Robert Congdon: Meeting with DPW Thursday February 24, 2010 to discuss amendment to the Purchase and Sale Agreement

4. Old Business

a) Budget

Review, revise, & approve for submission to Board of Selectman

Chairman Borner explained that the finance group took all the input from the other task groups and then collated and compiled that information into a spreadsheet.

Kerry Gentry explained that the budget presented tonight is a working draft, the changes agreed on tonight will be entered and that will become the budget for July 1, 2010 thru June 30, 2010.

Discussion:

Administrative assistant salary \$20,800 cut to \$10,800.

Legal Assistance \$25,000 eliminated.

Site Salvage and Demolition \$100,00 and Site Security \$142,000 combined for a total of \$142,000 (\$100,000 cut).

Miscellaneous Administrative costs \$4,000 up to \$8,000

trimmed \$125,000 added in \$4,000 need to trim got rid of \$121,000

8060 volunteer man hours averages out to 20 hours per week for each PRA member.

Jim Bell explained that DECB will no longer accept in kind services against a CDBG grant, Cash only, the matching money has to be in place prior to submission of the application.

A motion was made by Mike Clancy and seconded by Merrill Gerber that the PRA set forth the budget as amended to the Board of Selectmen. All in favor. Motion carries.

b) RFQ salvage and demolition 1.57.08

Merrill Gerber asked what is meant by site management functions.

Kerry Gentry answered site access control.

Merrill Gerber asked if there is anything in the RFQ that asks about experience.

Kerry Gentry explained that it is under Submission Requirements.

A motion was made by Merrill Gerber and seconded by Sandy Ewing to accept the salvage and demolition RFQ. All in favor. Motion carries.

c) Town meeting 2/25

The meeting will be held at PVMS at 7:30 pm

Projector and slides

Laptop

Copies of the CMP and Ordinance

First Selectman Robert Congdon explained the procedure used at a town meeting;

- Elect a moderator

- The Town Clerk reads the call of the meeting
- The first question is put on the floor for discussion and action
- The moderator can choose to answer any questions the public has, or defer to someone more knowledgeable.

5. New Business

Post CMP approval: Task organizational chart

Chairman Borner passed out a Task Organizational Chart;

Chairman

Finance

Grants

Communications Operations Manager

Marketing

Town Services

Demolition and Salvage

Site Design and Implementation

Chairman Borner said it would be necessary to create a template for an RFP for developers. Then get a communications process in place.

b) EPA Brownfield Assessment update

Chairman Borner spoke with John Meyer. John Meyer said he would be contacting Nobis Engineering and the EPA.

6. Discussion Pursuant to Redevelopment of Preston Riverwalk

Mike Clancy suggested taking pictures at the Town Meeting.

7. Public Comment

Norm Gauthier stated that he wanted to comment on the February 10 meeting minutes, it reads that Chairman Borner stated;

As the Agency moves forward and there is a lot more activity it will be important to speak with one voice and have all discussion come through the Agency. Anything a member wants to have happen needs to be addressed with the Chairman who will then add it to the agenda. No discussions or commitments outside of what is agreed to at the PRA meetings.

Some times, if something controversial or embarrassing comes up in Agencies, the Chairman doesn't want anyone to disagree with him. If you are only going to speak with one voice, there are nine members too many here.

First Selectman Robert Congdon stated in other Boards and Commissions, the commission will sit down and discuss an issue and decide the position they will take. Many times if it is controversial, or complicated the group will come out with a press release that the group develops so that the information disseminated to the public depicts what the agency's stance is. There may be one or two members who don't agree with the stance taken, but the chairman has to follow the majority of the agency.

Norm Gauthier said minority opinions are still allowed to exist.

Chairman Borner said that has nothing to do with an internal discussion here at the meeting.

Kerry Gentry stated that whatever the disagreement are between members, the Agency can only have one voice.

Norm Gauthier said reading the minutes it sounded like you were told, “don't you dare disagree with me”.

Kerry Gentry responded that no member thought that.

Chairman Borner said it is being taken out of context and being read as something that didn't happen.

Sandy Ewing noted that you could hear the disagreement tonight as the members discussed the budget.

No one at this table hesitates to hold back when they have a difference of opinion.

8. Adjournment

The meeting was adjourned at 9:35 pm.

Respectfully submitted,

Roberta Charpentier
recorder