

Summary of CMP Changes Between Version 12 and Version 14

There were multiple “typo” changes throughout the document. This is a compilation of content changes gathered from emailed documents and may not be complete.

Page 2 Blank on purpose so cover page stands alone for printing purposes. Which means all page numbers changed by 1.

General

- spacing in subsections after the numbers is nonexistent. i.e. 2.1Blah v. 2.1 Blah Noticed it in the 2's and 5's.
- Contents E. BIBLIOGRAPHY is missing an A. p. 86 bibliography same thing.
- Sec. 3.2 p.18 change compliant to consistent.
- legends on most of the maps changed from “Unknown” to “Privately Owned”. Also changed property title from Norwich State Hospital to Preston Riverwalk)

PART A. DEVELOPMENT PROCESS

Section 6. Conceptual Site Design

Subsection 6.1. Background

Version 12

- Residential – that provides family housing, assisted-living and condominiums or apartments which are complementary to a mixed-use plan and which are considered “low-impact” to Town services.

Version 14

- Residential – that provides age-restricted housing (e.g., assisted-living, condominiums, and/or apartments) which is complementary to a mixed-use plan and which is considered “low-impact” to Town services.

PART B. PRESTON REDEVELOPMENT AGENCY MANAGEMENT

Section 2. Organization and Staffing

The Organizational Chart is changed. Please compare Version 12 page 51 with Version 14 page 52. Text below chart changed.

Version 12

In it, the Chairman of the PRA is supported by two staff functions for legal advice and financial management. Operational management and control is exercised through four directly reporting subordinates: the Director of Communications, the Operations Manager, the Director of Site Implementation, and the Director of Marketing.

Version 14

In it, the Chairman of the PRA is supported by two staff functions for legal advice and financial management. Operational management and control is exercised through three directly reporting subordinates: the Director of Communications, the Operations Manager, and the Director of Marketing.

Subsection 2.1. General Provisions

Version 12

Staffing of the Organization as presented above will be drawn from the current membership of the Preston Redevelopment Agency as practical. In the case of Legal support, it will be necessary from the beginning to utilize the services of a paid law firm. With the exception of the Chairman, PRA members, and the Director of Finance (whose positions shall not be outsourced), future workload and required job skills may require the employment of paid staff. Conversion of any position within the PRA from volunteer to paid position shall require the assent of two thirds of the PRA membership. Staffing assignments drawn from within the PRA membership shall be initiated by recommendation from the Chairman and approved by a majority of the PRA membership.

Version 14

From the beginning, the PRA has utilized the services of an experienced law firm for legal advice. The PRA recognizes that in the future, it will require additional expert advice and support. Staffing of the organization as presented above will be drawn from the PRA's current membership but future workloads and required job skills may necessitate the employment of paid staff. Any position in the above organizational chart that converts to a paid position shall require the assent of two thirds of the PRA membership. The Chairman and Director of Finance positions cannot be outsourced. No member of the PRA may be employed by the PRA and/or receive compensation from the PRA. Members may be reimbursed for necessary expenses.

Subsection 2.3. Position: Chairman, Preston Redevelopment Agency

Version 12

These reports may be filed more often if determined appropriate.

Version 14

These reports may be filed more often than monthly if determined appropriate.

Section 3. External Communications

Version 12

As the redevelopment of the Site moves forward, the PRA will want to keep the Town and all interested parties (potential developers and their agents) informed of its progress. The redevelopment process will address many issues including multiyear phasing, marketing, and management of the Site.

External communications will work to increase clarity about the progress of redevelopment; its impact on the Town and region; and will be consistent with stated objectives.

Version 14

As the redevelopment of the Site moves forward, it will be necessary for the PRA to keep the Town and all interested parties (potential developers and their agents) informed of its progress. The redevelopment process will address many issues including multiyear phasing, marketing, and management of the Site.

External communications endeavor to increase the clarity of the public's perception of the progress of redevelopment; its impact on the Town and region; and its consistency with the Town's stated objectives.

PART C. FINANCE

Section 2. Financial Controls

Subsection 2.3. Disbursement of PRA Funds

Version 12

All checks, drafts, or orders drawn by the PRA upon the Project Account will be signed by the Town of Preston Treasurer and an Officer of the PRA, normally the Director of Finance (as authorized in the CMP Part C, Section 2). In the event that the unavailability of the Director of Finance has required the Chairman of the PRA to sign the authorizing voucher, the signature of a third PRA member shall be required on the instrument of payment. In every case, as a minimum, a signature of the Chairman of the PRA or a signature of the Director of Finance of the Agency on the authorizing voucher and the signatures of the Town Treasurer one other member of the PRA shall be required for issuance of a check, draft, or order.

Version 14

All checks, drafts, or orders drawn by the PRA upon the Project Account will be signed by the Town of Preston Treasurer and an Officer of the PRA, normally the Director of Finance (as authorized in the CMP Part C, Section 2). In the event that the Chairman of the PRA has signed the authorizing voucher and the Director of Finance is unavailable, the signature of a third member of the PRA shall be required on the instrument of payment. In every case, as a minimum, one of the two required PRA signatures (voucher approval or instrument of payment) must be a signature of the Chairman of the PRA or a signature of the Director of Finance.

Section 5. Financial Resources

Version 12

All decisions, relative to procuring funding, will be submitted to the Chairman and Director of Finance of the (PRA) for final approval.

Version 14

All recommendations, relative to procuring funding, will be submitted to the Chairman and Director of Finance of the PRA for presentation to the PRA membership and, if appropriate, to the Town for approval

PART D. ADDENDUMS

Section 3. Table 2 Structures, Materials, & Area

Cutler and Dix buildings cubic feet cells were blank in version 12; added "NA" in version 14