

**Preston Redevelopment Agency  
Regular Meeting  
Wednesday, April 26, 2023  
Preston Town Hall  
7:00 pm**

**1. Call to Order/Roll Call/ Quorum**

Chairman Nugent called the meeting to order at 7:00 pm.

Sean Nugent (SN) PU  
Joseph Biber (JBi)  
Robert Congdon (RC)  
Frank Ennis (FE)  
Sandra Allyn-Gauthier (S A-G)  
Merrill Gerber (MG) – via telephone  
Bill Legler (BL)

**2. Acceptance of Regular Meeting Minutes of March 8, 2023**

**A motion was made by BL and seconded by FE to accept the Regular Meeting Minutes of March 8, 2023 as presented.**

**All in favor. Motion carries.**

**3. Communications**

**JBi**

NewMind - email

**SA-G**

Paul Tresnan – email, virtual, telephone

Chuck Bunell – email, virtual

Mark Burno - email

Attorney Chudwick – email

NPU

**FE**

Tighe & Bond – telephone

Manafort Brothers – email, personal communication

Resident Troopers – telephone, personal communication

Jim Corley – telephone

Site Operation Team - meeting

**BL**

Erin Gizio – personal communication, email

Leigh Pappas – personal communication, email

Kathy Warzecha– telephone, personal communication, email

Tighe & Bond - email

**RC**

Site operation Team - meeting

## **SN**

Morgan Cunningham – email telephone  
Meg Harper - email  
Various Inquiries - email  
Jim Murray – email  
Tracy Rosiene - email  
Mark Burno - email  
Steve Holche – email, telephone  
John Roe – email, telephone  
NewMind Group - email  
Norwich Public Utilities – email  
Paul Tresnan – email, telephone  
Attorney Bruce Chudwick – email, telephone  
Tighe & Bond – email, telephone, virtual  
Manafort Brothers, Inc. - email, telephone, personal communication  
Chris Fisher - email, telephone  
Jim Corley - email  
Erin Gizio – personal communication  
Cindy Varriccio – personal communication  
Kathy Warzecha – email, personal communication, telephone

## **4. Administration**

- S. Nugent did a phone interview with Morgan Cunningham, WTIC News
- Various inquiries were people who want to go through the buildings to learn the history.
- Jim Murray, Commission of Human Rights and Opportunities
- Tracy Rosine; Pipeline due this Friday
- Mark Burno, DECD; Virtual meeting next Tuesday
- Steve Holche represents an international company that does entertainment development
- John Roe, economic developer
- ATV disturbance on the property

st

## **5.1 Selectwoman – S A-G**

- Public Hearing April 27<sup>th</sup>
- Town Meeting May 11th
- Referendum May 25th
- Submitted 9 properties for feasibility study for solar; 6 passed and 2 will be re-evaluated.
- Over \$11 million in grants approved/pre-approved at this time.

## **6. Task Group Activity**

**a) Finances – BL**

- Savings Account Balance \$104,000
- March expense total \$84,914

**A motion was made by BL and seconded by FE to accept Eversource check #52624 dated April 3, 2023, in the amount of \$6,000 as part of the agreement with Eversource on the lease on Parcel 4.**

**All in favor. Motion carries**

JBi discussed NewMind Group's current offers;

- security package
- annual invoice

**b) Task Orders**

**A motion was made by JBi and seconded by BL to approve Task Order 150-4 NTE \$11,000 for Tighe & Bond to be paid out of PRA's Jewett City Savings account.**

**All in favor. Motion carries**

**A motion was made by JBi and seconded by BL to approve Task Order 173-2 NTE \$3,000 for Tighe & Bond to be paid out of PRA's Jewett City Savings account.**

**All in favor. Motion carries**

**A motion was made by BL and seconded by JBi to approve Task Order 180-2 NTE 11,000 for Tighe & Bond to be paid out of PRA's Jewett City Savings account.**

**All in favor. Motion carries**

**A motion was made by BL and seconded by FE to approve Manafort Brothers, Inc proposal for Task Order #188, dated April 21, 2023 for the Phase A site remediation and final clean-up in the amount of \$4, 095,978.00 to be paid out of the Phase A 5 million dollar Grant. Approval is contingent on SN and FE's agreement to attachment sent with proposal. All in favor. Motion carries.**

**A motion was made by BL and seconded by FE to approve Task Order #189 for Tighe & Bond for their proposed LEP Services for soil remediation at Preston Riverwalk dated April 24, 2023 for NTE \$450,000 to be paid out of Phase A, 5 million dollar grant.**

**c) Eversource**

**SN stated** Eversource would like to extend the time they lease their “lay down” area for another 18 months.

Eversource requested an extension to the lay down are

Extension of term to April 1 2024

If needed they will request by the end of March for another extension to July 2024

**A motion was made by B. Legler and seconded by F. Ennis to authorize Sean Nugent to sign the Eversource extension.**

**All in favor. Motion carries**

**d) Master List**

S. Nugent explained that he sat with Attorney Chudwick last month to go over everything that needs to be completed outside of clean-up, in order to meet closure at Conveyance.

They produced a four page document with a check list of the things that have to be done.

S. Nugent asked members to review and send him comments/questions

**a) Site Operations/Site clean up – FE**

**Manafort**

- Walked site with John McVeigh, Manafort and discussed area to be addressed
- SN, RC, FE meeting with Mike Daversa re: review of Task Order
- MBI cleared area along railroad tracks, flagged off limits of tree clearing for Consolidation Area B expansion
- Mobilization of excavator and storage container
- Turbidity boom ordered to facilitate Storm Ida restoration in Consolidation Area A Tighe & Bond
- Spoke with Doug Miller re; MBI resuming operations  
D. Miller will be reviewing clearing limits in Consolidation Area B expansion

**Public Safety**

- Met with Trooper Fisher re: break-in/vandalism. Troopers will be increasing patrols

**Preston Department of Public Works**

- Spoke with Jim Corley re: grass mowing at the site

**Site Operations**

- Repaired automatic gate operator
- Replaced damaged safety reflector at Main Entrance
- NPU repaired the lock on pump station door and cleaned spray painted graffiti on the control panels

SN noted that after NPU repaired the sewer pump station they spoke with 1<sup>st</sup> Selectwoman Allyn-Gauthier about the Town having a maintenance agreement with them.

**8. Public Comment**

Jerry Grabarek stated that he is amazed at how much technical information has been presented at this meeting. It amazes me how much you people do. Thank you.

**9. Adjournment**

**A motion was made by BL and seconded by MG to adjourn the meeting at 8:04 pm.**

**All in favor. Motion carries.**

Respectfully submitted,

PRA  
Regular Meeting  
April 26, 2023

*RT Charpentier*

Roberta Charpentier

RECEIVED  
PRESTON, CT.

2023 MAY -3 A 10: 16

*Jim Keith*  
PRESTON TOWN CLERK