

**Preston Redevelopment Agency  
Regular Meeting  
Wednesday, January 14, 2026  
Preston Town Hall  
7:00 pm**

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

Chairman Nugent called the meeting to order at 7:03 pm.

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

**2. Acceptance of the Regular Meeting Minutes of December 10, 2025**

**A motion was made by BL and seconded by FE to approve the Regular Meeting Minutes of December 10, 2025 as presented.**

**All in favor. Motion carries.**

**3. Communications**

**BL**

Erin Gizio – personal communication, email, telephone  
Tighe & Bond - email

**SA-G**

Shipman & Goodwin – email  
Tighe & Bond – email  
DECD - email  
Chuck Bunell – email

**FE**

Mike Diversa – personal communication, email  
Paul Tresnan – email  
Bob Dahn - email, telephone  
Jarrod Harris - personal communications  
Erin Gizio - personal communication

**SN**

Manafort Brothers – card  
Tighe & Bond – email, telephone  
Shipman & Goodwin – email, telephone

Nancy Smullen - email  
Tracy Rosiene – email  
Kathy Warzecha - email  
Mike Senick – email, text  
Paul Tresnan - email  
Ryan Thompson - email  
Sandra Allyn-Gauthier – email re:WPCA  
DECD -email

#### **4. Administration**

- Nancy Smullen sent out a BoS calendar of meetings and holidays
- Tracy Rosiene; Pipeline article due on the 28<sup>th</sup>
- Kathy Warzecha requested a support letter for a CIF Grant
- WPCA requested SN attend a meeting and present info on the property

#### **5. 1<sup>st</sup> Selectwoman**

- General Assembly, Legislative Agenda for 2026;

early voting

unfunded mandates

State Aid

Pilot Funding

Solid Waste Issues

Veteran's exemptions

Underfunded education

- Applied for Eastern Regional Tourism Grant
- Awarded the \$400,000 for the Pump Station
- Amended the Assistance Agreement

#### **6. Task Group Activity**

##### **a) Finances – BL**

MTD - \$24,185

YTD Balance - \$133,748

Money Market Balance - \$110,640.26

SN noted Cindy Varricchio contacted DECD re: grant reimbursement

There is ~\$19,000 out of the 5 million left

FE explained that a Task Order is needed for work on Parcels 4 and 6

**A motion was made by FE and seconded by BL to approve Task Order 190 Revision 1 Change Order 1 to Meehan and Goodin for \$22,000 to be paid from the PRA's Operating Expenses.**

**All in favor. Motion carries.**

**b) Site Operations/Site Clean Up - FE**

**A motion was made by FE and seconded by BL to rescind Task Order 196 to Mattern Construction for NTE \$5,000**

**All in favor. Motion carries**

**A motion was made by FE and seconded by BL to approve Task Order 196 to Doug Francis, Francis Renovation for securing basement and doors in the Administrative Building for \$1,800**

**All in favor. Motion carries.**

**c) Closing Master List – SN**

SN noted the BoS approved the amendment to the Assistance Agreement

- Weekly email sent to Shipman & Goodwin Tighe & Bond and DEEP re: environmental documentation
- ELUR for Parcel 6 is waiting for a signature at DEEP
- Draft has been reviewed for the Final Verification
- Final Verification for Fort Point Road is being reviewed
- Parcel 4 ELUR edits are being reviewed
- Trackers were updated

**7. New Business**

**a) Re-appointment: Merrill Gerber**

**A motion was made by BL and seconded by FE to re-appoint Merrill Gerber to a 5 year term, ending in 2030.**

**All in favor. Motion carries.**

**b) FY27 Budget Proposal**

SN went over PRA Proposed 2026/2027 FY totaling \$42,662

**A motion was made by FE and seconded by BL to approve the FY27 proposed budget as presented for a total of \$42,662**

**All in favor. Motion carries.**

**8. Public Comment**

Jerry Grabarek asked what is going on by the old Salt Garage, there are a lot of trucks going in and out. FE answered that Manafort Brothers is doing a project in East Lyme and they are trucking up gravel and storing it.

**9. Adjournment**

PRA  
Regular Meeting  
January 14, 2026

**A motion was made by JBi and seconded by BL to adjourn the meeting at 7:53 pm.**

Respectfully submitted,

*Roberta Charpentier*

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PRESTON, CT.

2026 JAN 15 A 11:49

*Cindy Palmer*  
Asst. PRESTON TOWN CLERK