

**Preston Redevelopment Agency
Regular Meeting
Wednesday, July 27, 2022
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)
Joseph Biber (JBi) - excused
Robert Congdon (RC) – arrived at 7:22 pm
Sandra Allyn-Gauthier (S A-G) - excused
Merrill Gerber (MG)
Bill Legler (BL)

2. Acceptance of the Regular Meeting Minutes of July 13, 2022

A motion was made by BL and seconded by MG to accept the Regular Meeting Minutes of July 13, 2022 as presented.

All in favor. Motion carries.

3. Communications

BL

Erin Gizio - personal communication
Kathy Warzecha – email, personal communication
Mike Daversa – email
Leigh Pappas – personal communication

SN

Kathy Warzecha – email, personal communication
Cindy Varricchio – email, personal communication
Attorney Bruce Chudwick – email, telephone
Paul Tresnan, email, telephone
Tighe & Bond – email, telephone
Bob Russo - email
Jim Corely – email, personal communication
Ted Amenta – email
Preston resident Jay ? – telephone
Alvin Bingham – telephone
Andrew Murphy - email
Steven DePolito - email

4. Administration

- Andrew Murphy asked if he could take photos of the buildings; request was denied.

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5.1 Selectwoman – S A-G

Not present

6. Task Group Activity

a) Funding –

Chairman Nugent asked Cindy Varricchio, Preston Finance Director to attend a PRA meeting in order to introduce herself and share anything new she is doing in the Town.

Cindy Varricchio stated that she has been working for the town for 6 months and would be happy to help the PRA in any way she can.

C. Varricchio noted that the Budget was just completed and it passed. A combined Town and Board of Education budget book with details will be distributed.

The Town's Chart of Accounts is being looked at in order to adjust so it meets with State requirements.

The 2021 audit is complete and 2022 is being worked on. The focus has been on the Budget and the audits.

b) Finances - BL

SN presented the 2022/2023 budget with the new line item numbers.

SN noted that going forward when motions are made and approved for payments – the minutes will be forwarded to Kathy Warzecha so she has a record of it.

c) Site Operations – SN

Jim Corely asked if the PRA was interested in using the Town's Street sweepings for fill.

SN and Jim Olson noted that street sweepings contain contaminants so it could not be used.

Bob Russo informed SN that a State Inspector did not complete a storm water inspection at the Riverwalk property due to feeling unsafe when trespassers approached.

K. Warzecha requested an update to the POCD.

Alvin Bingham, Affirmative Action and Construction Compliance Supervisor requested that Manafort Brothers and Tighe & Bond submit their affirmative action plans on Riverwalk.

7. Old Business

PRA Vacancy

SN explained that Town procedure requires that a vacant spot be posted.

SN would like to post it with a preference for someone with a construction back ground to serve as the site director.

8. Public Comment

No public present

8. Executive Session

A motion was made by BL and seconded by MG that the PRA go into executive session and invite Bob Congdon and Cindy Varricchio, pursuant to Conn. Gen. Stat. Section 1-

200(6)(E) and 1-210(b)(1) –Discussion of preliminary draft of the Property Disposition and Development Agreement Amendment #1 regarding the sale of Preston Riverwalk to the Mohegan Tribal Gaming Authority, it being hereby determined by the PRA that the public interest in withholding such draft Agreement clearly outweighs the public interest in disclosure.

All in favor. Motion carries

The PRA went into executive session at 7:44 pm.

Executive session ended at 7:54 pm; no actions were taken during the executive session

9. Adjournment

A motion was made by BL and seconded by MG to adjourn the meeting at 7: 55 pm.

All in favor. Motion carries.

Respectfully submitted,



Roberta Charpentier
Preston Recording Secretary