

Preston Redevelopment Agency  
Regular Meeting  
Wednesday, August 10, 2022  
Preston Town Hall - Lower Level

**1. Call to Order**

Sean Nugent called the meeting to order at 7:00 P.M.

**Members**

Sean Nugent. - Chairman

Kim Lang - Recorder

Sandra Allyn- Gauthier

Joe Biber

Merrill Gerber

Bill Legler

Bob Congdon - arrived at 7:15 P.M.

**2. Approval of Minutes**

**a. Regular Meeting Minutes July 27, 2022**

***Bill Legler motioned to approve the Regular Meeting Minutes of July 27, 2022 as presented.***

***Merrill Gerber seconded the motion. The motion was carried unanimously.***

**3. Correspondence**

**Bill Legler**

- Kathy Warzecha - face to face and phone
- Leigh Pappas- face to face and email
- Erin Gizio - face to face

**Sean Nugent**

- Paul Tresnan - email and phone
- MBI - email and phone
- Tighe & Bond - email, phone, and virtual
- Shipman & Goodwin Environmental - email and virtual
- Bruce Chudwick - email and phone
- Cindy Varricchio - in person
- Kathy Warzecha - email and in person
- Frankie Brooks - email
- Ted Amenta - email
- Several - several phone calls regarding the PRA vacancy

#### **4. Administration - Sean Nugent**

Sean Nugent shared that Mr. Brooks contacted him about a Ghost Special on the property and was politely denied access to the property. He also mentioned that Ted Amenta claims to be representing the people who purchased the Norwich parcel and is looking for help and information regarding remediation, clean up, and funding. It was shared that he was given a direction to start and that it was made clear that Preston would not be partnering with them.

#### **5. First Selectwoman -Sandra Allyn-Gauthier**

Sandra Allyn-Gauthier shared that the HR study has started and that it will take 15-17 weeks to complete. The study will look at job descriptions, quantify jobs on a points system to create levels for each job according to responsibilities and skills required. All this is to establish a fair and justifiable pay scale for our employees. There will also be a comparable study done with Brooklyn, who will share the cost of part of the study reducing the cost for Preston. The comparable study will ensure that we are staying competitive in the job pool in the region.

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

##### **a. Finance - Bill Legler**

Bill Legler reported that \$334.00 was spent on Part-time staff; \$54,000.00 for Building and Repairs; \$116.00 for electric; and \$28.00 for phone - for a total expenditure for the month of July is \$54,478.00. Expenditures for the year are \$105,397.00. He also reported that it looks like \$7,879.00 will be returned to the town.

The group was informed that new accounting practices that were suggested by the auditors will be followed, so there may be slight differences in the spreadsheet as adjustments are made to follow the new procedures.

##### **b. Site Operations/Site Clean Up - Sean Nugent**

Sean Nugent shared that CHRO is working on the Affirmative Action and have requested Tighe & Bond and Manafort provide information to them. Tighe & Bond have already submitted their information and Manafort is working on it. Just need to stay on top of this so that it is dealt with and doesn't interfere with forward progress.

DEEP has updated some of their regulations for their new state grants. One such regulation is a new grant requiring new public notification. It's hoped that we can just update the sign that's already there, send out updated information to the abutters, and post in paper the updated information rather than backtrack to the beginning again. We're still waiting to see if DEEP will accept this process.

ELUR Group, which is Tighe & Bond and Shipman & Goodwin, is working on updating information. One piece of information is a Title Search. Mary Jo Andrews is looking into the title and she has come across a difference between the Title done by the Tribe in 2016 and the draft

that she was given by the lawyer. The lawyer charges for the Title Search, \$150.00 an hour and when the search is completed there is a \$1,000 for a Certificate of Title. Besides a Title Search a survey which must be completed in order to complete the ELUR application. The cost of the survey could run as much as \$15,000. Once the surveying job is clarified and agreed upon it will take 45 days to complete the survey Parcels 4 and 6. While surveying they may need to set monuments. It is hoped that the cost for this will be able to come out of the Grant or may be part of what is charged to the Tribe.

## **7. New/Old Business**

Sean Nugent shared that a check in the amount of \$7,500 was received from Eversource for the use of part of Parcel 4.

***Merrill Gerber motioned to accept Eversource check number 51551, dated August 1, 2022 in the amount of \$7,500 as part of the agreement with Eversource for the lease of Parcel 4. Bill Legler seconded the motion. The motion was carried unanimously.***

### **a. PRA Vacancy - Sean Nugent**

It was shared that the vacancy was posted on the Town website and the Facebook page. Three phone calls have been received by interested parties, however, only one letter of intent and resume has been received, but the deadline is Friday. After the Friday deadline we could have a Special Meeting to discuss the interview process. Mr. Nugent shared that he has a draft of interview evaluation of applicants that members could take home and review and when next they meet they can discuss changes.

## **8. Public Comment - None**

**9. Executive Session began at 7:27. and came out of ES @ 7:39 P.M.**

***Bill Legler motioned to move into Executive Session Pursuant to Conn. Gen. Stat. Section 1-200(6)(E) and 1-discussion of preliminary draft of the Property Disposition and Development Agreement Amendment #1 regarding 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; and invited Bob Congdon and Sandra Allyn-Gauthier into the session. Merrill Gerber second the motion. The motion was carried unanimously.***

**The PRA came out of Executive Session at 7:39 P.M.**

## 10. Adjournment

*Joe Biber motioned to adjourn at 7:27 P.M. Bill Legler seconded the motion. The motion was carried unanimously.*

Respectfully Submitted,

*Kimberly Lang*

Recording Secretary