

**Preston Redevelopment Agency  
Special Meeting  
Wednesday September 7, 2022  
Preston Library  
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)  
Robert Congdon (RC) – excused  
Sandra Allyn-Gauthier (S A-G)  
Merrill Gerber (MG)  
Bill Legler (BL)

**2. Acceptance of the Regular Meeting Minutes of August 24, 2022.**

**A motion was made by BL and seconded by MG to accept the Regular Meeting Minutes of August 24, 2022, as presented.**

**All in favor. Motion carries.**

**3. Communications**

**BL**

Leigh Pappas – personal communication  
Kathy Warzecha – personal communication

**SN**

Attorney Bruce Chudwick – email, telephone  
Paul Tresnan - telephone, email  
Keith Wucik – email, personal communication  
Mike Daversa – telephone  
Kathy Warzecha – email, telephone  
Tom Castle – email  
Tighe&Bond - email

**4. Administration**

SN indicated that he had been in touch with Tom Castle regarding potential use of his property and connected him with SAG as the discussion needs to be conducted through the Town. SN also indicated that he met with Keith Wucik (Town Fire Chief) to tour the property and discuss ways to improve our relationship.

**5. 1<sup>st</sup> Selectman**

SAG provided an update on Town activities.

## **6. Task Group Activity**

### **a. Finances**

BL indicated that the current balance in our Jewett City Savings account is \$62,564.89.

### **b. Site Operations**

SN indicated that he met with Kathy Warzecha (the PRA Grant Manager) to review all expenditures of the \$10M grant. They are aligned and SN will finalize his tracking report and confirm with Kathy Warzecha in the next two weeks. SN also indicated that it was time to renew the agreement with Manafort Brothers.

**A motion was made by BL and seconded by MG to approve Amendment No. 6 to the MBI Agreement covering September 27, 2022, through September 27, 2024.**

**All in favor. Motion carries.**

## **7. Reappointments**

Both Joe Biber and Bill Legler were up for reappointment, and both agreed to continue with the PRA. To align with the Town Ordinance, Joe's reappointment is for 4 years while Bill's is for 5 years. That way we continue with our staggering reappointment schedule.

**A motion was made by BL and seconded by MG to recommend to the BoS the reappointment of Joe Biber for four (4) years through 10/26/26.**

**Joe Biber abstained. Motion carries.**

**A motion was made by JBi and seconded by MG to recommend to the BoS the reappointment of Bill Legler for five (5) years through 10/27/27.**

**Bill Legler abstained. Motion carries.**

SN will present these recommendations to the BoS at their regularly scheduled meeting of September 8<sup>th</sup>, 2022.

## **8. Public Comment**

No public comment provided.

## **9. Executive Session**

**A motion was made by BL and seconded by MG that the PRA go into executive session pursuant to Connecticut General Statute Section 1-200(6)(E) and 1-210(b)(1) to discuss a preliminary draft of the Property Disposition and Development Agreement Amendment #1 regarding the sale of Preston Riverwalk to the Mohegan Tribe 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 to invite Sandra Allyn-Gauthier and Robert Congdon into the Executive Session. All in favor. Motion carries.**

*The PRA entered into executive session at 7:13 pm and came out at 7:28 pm with no actions taken.*

**10. Adjournment**

**A motion was made by BL and seconded by JBi to adjourn the meeting at 7:29 pm.**

**All in favor. Motion carries.**

Respectfully submitted,

Sean Nugent  
PRA Chairman