

**Preston Redevelopment Agency
Special Meeting
Wednesday September 21, 2022
Preston Library
7:00 pm**

1. Call to Order/Roll Call/ Quorum

Chairman Nugent called the meeting to order at 7:05 pm.

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

Also Present

Attorney Bruce Chudwick

2. Public Comment

None

3. Executive Session

A motion was made by FE and seconded by BL 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, Attorney Bruce Chudwick and Roberta Charpentier into the Executive Session.

All in favor. Motion carries.

The PRA entered into executive session at 7:08 pm and came out at 7:56 pm

4. To approve the resolution regarding Amendment No. 1 to the Property Disposition and Development Agreement relating to the Disposition and Development of Preston Riverwalk
See attachment to Minutes

A motion was made by BL and seconded by MG To approve the resolution regarding Amendment No. 1 to the Property Disposition and Development Agreement relating to the Disposition and Development of Preston Riverwalk.

All in favor. Motion carries

5. Acceptance of the Special Meeting Minutes of September 7, 2022

A motion was made by BL and seconded by MG to accept the Special Meeting Minutes of September 7, 2022 as presented.

All in favor. Motion carries.

6. Task Group Activity

a) Finances - BL

YTD balance - \$112,342

A motion was made by BL and seconded by MG to accept Eversource check #51703 in the amount of \$6,000 as part of the Agreement with Eversource on the lease at Parcel 4.

All in favor. Motion carries.

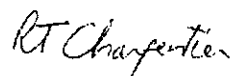
b) Site Operations - SN

- Spoke with Tighe & Bond and MBI about preparations to start work at Riverwalk.
- Toured the property with Fire Chief Keith Wucik who requested an additional gate be installed to allow easier access for fire trucks.
- MBI will add a clause to their Contract concerning Affirmative Action.
- Pipeline article by September 7th

7. Adjournment

A motion was made by MG and seconded by BL to adjourn the meeting at 8:03 pm.

All in favor. Motion carries.



Respectfully submitted,

Roberta Charpentier
Preston Recording Secretary

**TOWN OF PRESTON
PRESTON REDEVELOPMENT AGENCY**

**RESOLUTION REGARDING AMENDMENT NO. 1 TO THE PROPERTY
DISPOSITION AND DEVELOPMENT AGREEMENT RELATING TO THE
DISPOSITION AND DEVELOPMENT OF PRESTON RIVERWALK**

September 21, 2022

BE IT RESOLVED, that the Preston Redevelopment Agency recommends to the Board of Selectmen that (a) Amendment No. 1 to the Property Disposition and Development Agreement dated as of April 19, 2017, by and between the Town of Preston and the Mohegan Tribal Gaming Authority, relating to the disposition and development of Preston Riverwalk, a copy of which is attached to this Resolution (“Amendment No. 1”), and (b) the Financial Assistance Agreement between the State and the Town providing for a \$7 million grant and a \$2 million forgivable loan from the State to fund additional remediation and abatement work, and associated administration, engineering and contingency costs at Preston Riverwalk (the “State Financial Assistance Agreement”), a copy of which is attached to this Resolution (the “State Financial Assistance Agreement”), be submitted to a Special Town Meeting for approval.

FURTHER RESOLVED, that the Preston Redevelopment Agency approves Amendment No. 1 and the State Financial Assistance Agreement and recommends Town approval.