

**Preston Redevelopment Agency
Regular Meeting
Wednesday, October 12, 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)
Robert Congdon (RC)
Frank Ennis (FE)
Sandra Allyn-Gauthier (S A-G)
Merrill Gerber (MG)
Bill Legler (BL)

2. Acceptance of Special Meeting Minutes of September 21, 2022

A motion was made by BL and seconded by MG to accept the Special Meeting Minutes of September 21, 2022 as presented.

All in favor. Motion carries.

3. Communications

BL

Leigh Pappas – personal communication, telephone, email
Kathy Warzecha – telephone, email, personal communication
Erin Gizio – personal communication
Mike Daversa – email
Tighe & Bond – email

FE

Tighe & Bond – personal communication
Mike Daversa - email

SA-G

Attorney Bruce Chudwick – telephone, email, personal communication
Doug Miller – email, telephone
Chuck Burnell - email
Mark Brown - email
John Harris - email

SN

Shipman & Goodwin (environmental team) – email, virtual
Shipman & Goodwin (real estate) – email, virtual
Attorney Bruce Chudwick – email, telephone, personal communication
Tighe & Bond – email, telephone, virtual
Manafort Brothers Inc. - email, telephone

Kathy Warzecha – email, personal communication
DECD (brownsfield team fro Riverwalk project)– virtual, email
Chuck Burnell - email
Mark Brown - email
John Harris - email
Jim Corley – email
various inquiries – telephone, email
Tracy Rosiene - email

4. Administration

- various people requesting access to take pictures at the Riverwalk property
- Article submitted to Pipeline

st

5. 1 Selectwoman – S A-G

- HR evaluation study is taking place
- Capitol Planning

6. Task Group Activity

a) Funding –

No Comments

b) Finances - BL

- MTD: \$2,649
- YTD: \$3,582
- Balance: \$109,693

Jewett City Savings Bank June 21st deposit: \$6,000 – Balance: \$68,564.89

c) Site Operations – SN

A motion was made by BL and seconded by JBi to accept Eversource check #51817 in the amount of \$6,000, dated October 3, 2022, as part of the Agreement with Eversource on the lease of Parcel 4.

All in favor. Motion carries.

SN and Kathy Warzecha worked on reconciling the 10 million dollars

FE visited the site, spoke with Mike Daversa and Tighe & Bond went through the Plans with him.

- Re permits; submitted extension request with Army Corps – have not yet heard back.
- Parcel 5; required 4 quarters of ground water monitoring. 3 quarters have been done and came back “clean”
- Began the Verification Reports
- New RSRs from the State; low levels of arsenic on parcel 5.

- ELUR; surveys, title reports, final title search by lawyer.

Title report has been created

21 Exceptions on Parcel 4 and Parcel 6

SN stated Meehan and Goodin is the surveyor who will do this work for \$15,730.00

A motion was made by BL and seconded by MG to authorize Sean Nugent to sign the Proposed Land Survey Services for Parcel 4 and 6 at the former Norwich Hospital site for Meehan & Goodin dated October 7, 2022 for NTE \$15,730.00.

All in favor. Motion carries.

7. New/Old Business

a) To review, discuss and take actions based upon the results of the Town's October 6, 2022 Special Meeting.

SN read:

RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT RELATING TO THE DISPOSITION AND DEVELOPMENT OF PRESTON RIVERWALK
(Attached to Minutes)

A motion was made by BL and seconded by ML to approve the Resolution to approve Amendment #1 to the property disposition and development agreement relating to the disposition and development of Preston Riverwalk.

All in favor. Motion carries.

8. Public Comment

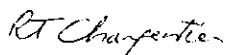
No public present

9. Adjournment

A motion was made by FE and seconded by JBi to adjourn the meeting at 8:05 pm.

All in favor. Motion carries.

Respectfully submitted,



Roberta Charpentier

TOWN OF PRESTON
PRESTON REDEVELOPMENT AGENCY

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

October 12, 2022

WHEREAS, on March 17, 2017, the Preston Redevelopment Agency (the "PRA") recommended to the Board of Selectmen that the Property Disposition and Development Agreement, Proposed Form of Agreement Dated March 17, 2017, by and between the Town of Preston and the Mohegan Tribal Gaming Authority ("MTGA"), relating to the disposition and development of Preston Riverwalk (the "PDDA") be submitted to a Special Town Meeting and adjourned to a Referendum for approval; and

WHEREAS, the Board of Selectmen thereafter submitted the PDDA to a Special Town Meeting on April 6, 2017 and a Referendum on April 18, 2017, and the PDDA was approved at the Referendum; and

WHEREAS, the Board of Selectmen submitted Amendment No. 1 to the PDDA to a Special Town Meeting on October 6, 2022, and Amendment No. 1 was approved at the Special Town Meeting; and

WHEREAS, Amendment No. 1 constitutes a revision to the terms and conditions of the PDDA, which is the agreement by the Town to sell and transfer the real property within the redevelopment area known as Preston Riverwalk to MTGA as redeveloper of said property; and

WHEREAS, pursuant to Section 8-137 of the Connecticut General Statutes and Section 3(E) of the Town ordinance establishing the PRA, any contract for the sale, lease or other transfer of the real property within a redevelopment area to a redeveloper shall be approved by a town meeting before its final approval by the PRA.

NOW, THEREFORE BE IT RESOLVED, that the PRA hereby approves 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", the Former Norwich State Hospital Site in Preston, Connecticut.