



NCDC BOARD OF DIRECTORS
Meeting Minutes
Via Zoom and at Norwich Public Utilities
August 26, 2021

MINUTES

1. **Call to Order:** Chairman Robert Buckley called the meeting to order at 8:04 am. A quorum was established.

Present: Robert Buckley, Chris Jewell, Frank Manfredi, Robert Staley, John Salomone, Rebecca Alberts, Jason Jones, Mark Bettencourt, Swarnjit Singh, JP Mereen, Chris LaRose, Stacy Gould, Mayor Peter Nystrom and Michael Rauh. **Absent:** Kathy LaCombe. **Other Attendees:** Kevin Brown, Mark Block, Devin Schledit, Mary Riley, Suki Lagrito and Lee Ann D'Ambrosio. **Guests:** Claire Bessette and Henry Resnikoff.

2. Robert Buckley asked the Board to approve the minutes of the July 22, 2021 meeting. Michael Rauh asked that the minutes state that Mark Bettencourt abstained from voting during the meeting so that there would be a quorum.

3. **MOTION #1:** Jason Jones made a motion to accept the minutes with the approved edits. Frank Manfredi seconded the motion and the motion carried unanimously.

4. **Chairman's Report:** Robert Buckley gave the Chairman's Report. He asked the Board to recommend potential candidates to fill four positions on the Board beginning in January 2022. Mr. Buckley repeated his appeal for someone to take on the role of Treasurer.

5. **President's Report:** Kevin Brown gave the President's Report. Mr. Brown reported that the past month had been a busy one for NCDC and Foundry 66. He noted that the Sunlight Building's retail spaces were fully occupied and that membership in Foundry 66 had increased by 6. He also reported on the DECD grant for the development of the Ponemah Mill South as well as the proposed development of 77-91 Main Street.

Mr. Brown also announced that NCDC had received a \$40K grant from the Lord Foundation to support the Vanilla Box project.

6. **Treasurer's Report:** Mr. Robert Staley reported that budget was in better shape than expected. He briefly discussed the potential for additional income to NCDC from some potential new development projects. He noted that the City Planning Commission had approved the plan for the Business Park North

7. **MOTION #2:** Chris Jewell made a motion to accept the Treasurer's Report. Frank Manfredi seconded the motion and the motion carried unanimously.
8. **Old Business:** Mr. Staley discussed the Board's desire to amend the Bylaws regarding the quorum requirements. Mark Block and Frank Manfredi will be meeting to discuss the necessary steps and will then meet with City Attorney Driscoll. They will provide an update at the next meeting.
9. **New Business:** Mr. Buckley asked for a motion to enter into Executive Session.
10. **MOTION #3:** JP Mereen made a motion to enter into Executive Session. Jason Jones seconded the motion and the motion carried at 8:25 am.
11. **MOTION #4:** JP Mereen made a motion to exit Executive Session. Rebecca Alberts seconded the motion and the motion carried unanimously at 8:57 am. No votes were taken.
12. Mr. Buckley asked Stacy Gould to make a motion to accept the Resolution discussed during Executive Session.
13. **MOTION #5:** Stacy Gould made a motion to accept the Resolution 01-21 as stated:

Resolution 01-21: That the President, Kevin Brown, is authorized on behalf of Norwich Community Development Corporation, is authorized to issue a letter of conditional commitment to Norwich Luxury Apartments, LLC for a code correction grant of \$400,000 and a loan of \$400,000 subject to the terms as set forth in the proposed commitment letter provided at the Board Meeting on August 26, 2021, and the terms may be revised by the President and the corporation's attorney, provided the commitment shall not exceed a \$400,000 code correction grant and a \$400,000 loan. Swarnjit Singh seconded the motion and the motion carried unanimously.

13. Mr. Buckley noted that the reports for Foundry 66 and Global City Norwich had been given to everyone in their Board packet for the meeting. Chris Jewell asked about the flags painted on Central Avenue in Greenville and if it was part of a Global City Norwich project. Mayor Nystrom responded that it was the result of a grant jointly from CCOG and Street Plans.org. The project is currently in the works to be expanded into the Taftville section of Norwich.

14. **MOTION #6:** Jason Jones made a motion to adjourn the meeting. Swarnjit Singh seconded the motion and the motion carried unanimously at 9:03 am.

Respectfully submitted:

Lee Ann D'Ambrosio
Executive Assistant