



NCDC BOARD OF DIRECTORS
Special Meeting Minutes
Via Zoom and at Foundry 66
September 14, 2021

MINUTES

1. **Call to Order:** Chairman Robert Buckley called the meeting to order at 8:02 am. A quorum was established.

Present: Robert Buckley, Chris Jewell, Frank Manfredi, Robert Staley, John Salomone, Rebecca Alberts, Kathy LaCombe, Mark Bettencourt, Swarnjit Singh, JP Mereen, Chris LaRose, Stacy Gould, Mayor Peter Nystrom. **Absent:** Jason Jones and Michael Rauh. **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 told the Board that there would be no discussion on the resolutions to be voted on since they had been discussed at the last Board meeting.

3. **Resolution 02-21:** That the President, Kevin Brown, is authorized, on behalf of Norwich Community Development Corporation, to enter into a Memorandum of Understanding with the City of Norwich concerning reimbursement of funds from the \$740,000 Bond, and expended for the feasibility study, including retention of consultants for Business Park North.

MOTION #1: Stacy Gould made a motion to approve the resolution and enter into a Memorandum of Understanding with the City of Norwich. Frank Manfredi seconded the motion and the motion carried unanimously.

4. **Resolution 03-21:** That the President, Kevin Brown, is authorized, on behalf of Norwich Community Development Corporation, to enter into a contract extension with RFP, LLC for consulting services related to Business Park North.

MOTION #2: Frank Manfredi made a motion to approve the contract extension with RFP, LLC for consulting services related to Business Park North. Kathy LaCombe seconded the motion and the motion carried unanimously.

5. **Resolution 04-21:** That the President, Kevin Brown, is authorized, on behalf of Norwich Community Development Corporation, to enter into a contract with Land Tech related to the development of Business Park North, subject to review and approval of the corporation's attorney, and effective upon the passage of the City's \$740,000 Bond Ordinance and execution of the MOU with the City of Norwich.

MOTION #3: Frank Manfredi made a motion to approve the resolution and enter into a contract with Land Tech, subject to review and approval, for the development of Business Park North. Rebecca Alberts seconded the motion and the motion carried unanimously.

6. **Resolution 05-21:** That the President, Kevin Brown, is authorized, on behalf of the Norwich Community Development Corporation, to enter into a contract amendment with Bohler Engineering related to development of Business Park North, subject to review and approval of the corporation's attorney, and effective upon the passage of the City's \$740,000 Bond Ordinance and execution of the MOU with the City of Norwich.

MOTION #4: Frank Manfredi made a motion to approve the resolution and enter into a contract amendment with Bohler Engineering, subject to review and approval, for the development of Business Park North. Mark Bettencourt seconded the motion and the motion carried unanimously.

7. **Resolution 06-21:** That the President, Kevin Brown, is authorized, on behalf of Norwich Community Development Corporation, to enter into a consultant agreement with Akin Gump Strauss Hauer & Feld LLP, pursuant to that firm's engagement proposal, as a consultant, to seek out funding sources for Business Park North.

MOTION #5: Stacy Gould made a motion to approve the resolution and enter into a consultant agreement with Akin Gump Strauss Hauer & Feld, LLP to seek out funding sources for Business Park North. Frank Manfredi seconded the motion and the motion carried unanimously.

8. Mr. Buckley thanked everyone for making the time to attend the Special Board Meeting. He asked for a motion to adjourn the meeting.

MOTION #6: Frank Manfredi made a motion to adjourn the meeting. Swarnjit Singh seconded the motion and the motion carried unanimously at 8:07 am.

Respectfully submitted:

Lee Ann D'Ambrosio
Executive Assistant