



NCDC BOARD OF DIRECTORS

Meeting Minutes March 24, 2022

Via Zoom and at Foundry 66

MINUTES

1. **Call to Order:** Chairwoman Rebecca Alberts called the meeting to order at 8:04 am. A quorum was established.

Present: Rebecca Alberts, Chris Jewell, Robert Staley, John Salomone, Chris LaRose, JP Mereen, Stacy Gould, Angy Gardner, Mayor Peter Nystrom, Swarnjit Singh, Lynn Perry, John Harris, Bryan Hayes, and Rev. Green. **Absent:** Jason Jones and John Mancini. **Other Attendees:** Kevin Brown, Lee Ann D'Ambrosio, Mary Riley, Devin Schleidt, Suki Lagrito and Mark Block. **Guests:** Claire Bessette and Bill Kenny

Ms. Alberts called the meeting to order at 8:04 am and established a quorum.

2. Kevin Brown gave a brief update on the NRP (Norwich Revitalization Program) and current applicants. He also announced that Leading Edge Contractors had been chosen out of the group of contractors that had submitted RFPs for the position to be the lead on the renovations once the applications have been reviewed and accepted. He introduced the team from Leading Edge; Todd Lessard, Scott Lessard and Serge Arel. Leading Edge will work as a consultant in conjunction with Kevin and Mary Riley on facilitating the NRP program

3. Chairwoman Rebecca Alberts asked the members to review the minutes from the February 24, 2022 Board meeting. If there were no changes, she asked for a motion to approve the minutes as presented.

MOTION #1: Mayor Nystrom made a motion to approve the minutes of the February 24, 2022 Board Meeting as presented. JP Mereen seconded the motion and the motion carried unanimously.

4. **Foundry 66 Report:** Mary Riley gave the Foundry 66 Report. Ms. Riley reported that Norwich Camera has moved into the space previously occupied by the American Stitch Lab in the Sunlight Building. There is one more space to fill in the Sunlight Building. Ms. Riley also

briefly discussed a number of events that had recently taken place in the new event space on the second floor of the Sunlight Building.

Mr. Brown reported that the Connecticut Education Association came to look at office space at Foundry 66. They are looking for three separate offices. Unfortunately, Foundry 66 didn't have what they needed, so they referred them to the office space currently available for rent at the Eastern CT Savings Bank building.

5. **Global City Norwich Report:** Suki Lagrito gave the Global City Norwich Report. Ms. Lagrito gave an update on the weekly Rose City Neighborhood Group that includes members of the Norwich Police Department. Ms. Lagrito and Mayor Nystrom also discussed the recent flag raising for the Greek Community following the Cape Verdean Flag Raising in late March. Ms. Lagrito said there will be more information coming on festivals taking place in Norwich this year. Lastly, Ms. Lagrito reported that all future festivals would take place down behind Jeff Lord's building on Main Street.

Mr. Brown mentioned having flag raisings for all of the international communities in Norwich. He particularly mentioned a flag raising in support of Ukraine. He and Suki Lagrito are currently reaching out to the Ukrainian community. Ms. Alberts asked about fundraising in the area for Ukrainian refugees. Ms. Lagrito responded that donations are going directly to the Ukrainian bank. There is currently a diaper and blanket drive with donations going to Poland for the refugees (through the Polish Church).

6. **Treasurer's Report:** Chris Jewell gave the treasurer's report. He reported that the administrative fee being paid to NCDC for administering the NRP program would start being paid out in monthly installments through 2024.

Mr. Brown reported on the DECD grant for the Ponemah Mill Phase II project. It was approved by the State Commissioner. NCDC will receive a flat \$20K fee for administering this project.

7. Rebecca Alberts asked for a motion to accept the Treasurer's Report.

MOTION #2: Mayor Nystrom made a motion to accept the Treasurer's Report. Stacy Gould seconded the motion and the motion carried unanimously.

8. **President's Report:** Mr. Brown gave the President's report and updated the Board on NCDC's List of Work Priorities. He said he would update the Board each month on the status of the work priorities. Mr. Brown gave a brief update on the status of Solar Seal. Mr. LaRose announced that NPU is currently working with Solar Seal and their development is on track.

Mr. Brown reported on the applications for the NRP grants. NCDC has received two completed applications to date. Mary Riley sent out reminders to all the applicants on necessary materials to complete their application and the deadline to get them to her. There have been thirty-two inquiries.

NCDC is holding two upcoming events on the NRP program. One will take place on Thursday, April 7 in the evening and the other on Saturday, April 9 in the morning. All the monies allocated through the ARP to the City must be spent by June 2024.

Mr. Brown discussed the Build Back Better Challenge Grant application that was recently completed. If awarded the grant, NCDC could see up to \$17 Million for development of the Business Park North in conjunction with the Off-Shore Wind Project through seCTer. NCDC and the City will still be required to produce a 20% match. Some monies have already been committed to the BPN Project by the City and NPU. Additionally, NCDC has hired a consultant in Washington, DC to help with the RAISE Grant Application for additional funding. The last grant application will be for the TIGER Grant through the State. The DOT will write a letter of support for NCDC and the City for this grant application. There is a \$25 Million target, and the deadline is April 14.

Mr. Brown gave an update on the status of the cannabis industry. Currently there are one or two growers, one micro-grower and one retailer interested in locating in Norwich. Ms. Alberts asked about a next cannabis event. The most recent cannabis event was held on March 10 at the Mohegan Sun Casino auditorium. The zoning ordinance has recently been completed and was approved by the City Council. There are currently only six census tracks in Norwich available for a cannabis site. The minimum acreage needed for a growing facility is three acres or 100,000 square feet. On April 21st there will be a cannabis event in New Haven that Mr. Brown will be attending.

Lastly Mr. Brown gave a quick update on the Bulletin Building lease and CAM, an upcoming financial audit of the Ponemah Mill project, the development of 77-91 Main Street, the Hale Mill development and NCDC's budget for the next fiscal year.

9. Rebecca Alberts requested a motion to enter into Executive Session.

MOTION #3: Stacy Gould made a motion to enter into Executive Session. Mayor Nystrom seconded the motion and the motion carried unanimously at 8:51 am.

10. Ms. Alberts asked for a motion to exit Executive Session.

MOTION #4: JP Mereen made a motion to exit Executive Session. Mayor Nystrom seconded the motion and the motion carried at 9:09 am. No votes were taken.

11. Ms. Alberts asked for a motion to accept the Reid & Hughes Resolution as presented.

MOTION #5: Chris Jewell made a motion to accept the Reid & Hughes Resolution as presented. JP Mereen seconded the motion and the motion carried unanimously.

12. Chairwoman Rebecca Alberts asked for a motion to adjourn the meeting.

MOTION #6: Stacy Gould made a motion to adjourn the meeting. Chris Jewell seconded the motion and the motion carried unanimously at 9:10 am.

Respectfully submitted:

Lee Ann D'Ambrosio
Executive Assistant