



## NCDC BOARD OF DIRECTORS

### Meeting Minutes October 27, 2022

Via Zoom and at Foundry 66

#### MINUTES

1. **Call to Order:** Vice Chairman Jason Jones called the meeting to order at 8:08 am and established a quorum. Due to Chairwoman Becka Alberts attending the meeting remotely, Mr. Jones conducted the meeting at her request.

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

2. Vice Chairman Jason Jones asked the members to review the minutes from the September 22, 2022 meeting. She then asked for a motion to approve the minutes.

**MOTION #1:** Mayor Nystrom made a motion to accept the minutes of the September 22, 2022 meeting. Chris LaRose seconded the motion and the motion carried unanimously.

3. **President's Report:** Kevin Brown reviewed his updated list of priorities for October. He reported that the NRP project applications bigger than expected. A total of 56 project applications have been submitted. If all 56 projects were funded, the total amount would come to \$7.5Million. Leading Edge is doing a great job assisting NCDC with the projects and everything is moving along. There is about a 50/50 split between new and existing businesses in the applications.

Mr. Brown reported that he will discuss in detail the Business Park North Project Plan B during Executive Session. To recap – the wetlands permit was approved in June; the City Zoning Commission is reviewing the plan. There will be a neighborhood presentation on November 9 to discuss the project. A noise abatement is included in the plan and will be discussed during the public meeting. The traffic design prevents traffic from cutting into the surrounding neighborhoods.

Currently, consultant Henry Resnikoff is putting together documents for the State; they want to shop the Business Park North – currently there is interest by at least one foreign company that produces underwater cables.

Mr. Brown gave an update on the cannabis development in Norwich. Currently, Norwich is in a good place; two cultivators have been locked in and at least two retailers. He also reported that the State Social Equity Council recently changed the criteria for disproportioned areas and Norwich is at the top of the list for distressed communities. Jason Jones asked where the State got their data from to change the criteria. Mr. Brown said that the State originally took the data from unemployment and crime rate figures but in revising the criteria, they took those figures away in their computations.

Additionally, there is a cannabis conference coming up in Hartford on December 7. Mr. Brown is still trying to land a micro cultivator. He is also working on a draft list to present to the City Council on the best ways to spend/invest the social equity money.

Mr. Brown noted that the next application round for CIF grants, he would be focusing on the Capehart Mill and the Marina. Those are the two top priorities by the CIF Committee. He also briefly reported that developer David McCarthy expects to start renovations in March at the Reid & Hughes building. All the permits have been done for the 77-91 Main Street development and construction is imminent.

Mr. Brown reviewed the Norwich 360 Engagement Tool. It has been rolled out and there are at least 100 registered users. He really wants more people to add their input to the program

Mr. Brown reported that he had a very good meeting with the Centerville Bank Foundation yesterday. They want to become engaged with NCDC and in connection with the Thames Valley Community College, NFA and United Way.

4. Mr. Jones asked for a motion to approve the President's Report.

**MOTION #2:** Mayor Nystrom made a motion to approve the President's Report. JP Mereen seconded the motion and the motion carried unanimously.

5. **Foundry 66 Report:** Mary Riley gave an update on Foundry 66. She reported that there has been an increase in the use of the conference rooms; up by 20% over last month. The first floor is 981% occupied and there is a 94% occupancy for the whole building. 100% of the dedicated offices on the first floor are occupied; 75% of the offices on the second floor are occupied. She has several meetings coming up with groups to discuss the Norwich 360 Community Engagement Tool. There is an information session next weekend in Greenville.

6. **Treasurer's Report:** In Chris Jewell's absence, Devin Schleidt gave the Treasurer's Report. He gave a quick review of NCDC's current finances. He reported that there have been some revisions to the P&L Report to separate out the NPR monies and expenditures.

7. Mr. Jones asked for a motion to approve the Treasurer's Report.

**MOTION #3:** Mayor Nystrom made a motion to approve the Treasurer's Report. Becka Alberts seconded the motion and the motion carried unanimously.

8. Mr. Jones asked for a motion to enter into Executive Session.

**MOTION #4:** JP Mereen made a motion to enter into Executive Session. Chris LaRose seconded the motion and the motion carried unanimously at 9:02 am.

9. Mr. Jones asked for a motion to exit the Executive Session.

**MOTION #5:** Mayor Nystrom made a motion to exit Executive Session. JP Mereen seconded the motion and the motion carried unanimously. No votes were taken.

10. Vice Chairman Jason Jones asked for a motion to adjourn the meeting.

**MOTION #6:** JP Mereen made a motion to adjourn the meeting. Rev. Green seconded the motion and the motion carried unanimously at 9:15 am.

Respectfully submitted:

Lee Ann D'Ambrosio  
Executive Assistant