



NCDC BOARD OF DIRECTORS

Meeting Minutes Regular and Annual Meeting

February 2, 2023

Held at Naverra
40 Wisconsin Avenue
Norwich, Connecticut

MINUTES

1. **Call to Order:** Chairwoman Rebecca Alberts called the meeting to order at 11:22 am and a quorum was established. She turned the meeting over to NCDC President Kevin Brown.

Present: Rebecca Alberts, JP Mereen, Chris LaRose, Bob Staley, John Mancini, Angie Gardner, Mayor Peter Nystrom, John Salomone, Rev. Benjamin Green and Lynn Perry.

Absent: John Harris, Stacy Gould, Chris Jewell, Bryan Hayes, Swarnjit Singh and Jason Jones.

Other Attendees: Kevin Brown, Mark Block, Devin Schleidt, Mary Riley and Lee Ann D'Ambrosio. **Guests:** State Senator Cathy Osten, Jeff Brining, Mary Lou Rychling, Serge Arel, Scott Lessard, Tucker Braddock, Erin and Aiden from Senator Blumenthal's Office, Angela Adams and Claire Bessette.

2. Kevin Brown asked for a motion to approve the minutes from the November 30, 2022 Board meetings.

MOTION #1: Mayor Nystrom made a motion to accept the minutes of the November 30, 2022 Board meeting. Chris LaRose seconded the motion and the motion carried unanimously.

3. Kevin Brown asked for a motion to approve the minutes from the December 8, 2022 Special Board Meeting.

MOTION #2: Rev. Benjamin Green made a motion to approve the minutes from the December 8, 2022 Special Board Meeting. Mayor Nystrom seconded the motion and the motion carried unanimously.

4. **Foundry 66 Report:** Mary Riley gave a quick update on Foundry 66. The first floor at Foundry 66 is currently holding steady at 100% dedicated desk and office occupancy. The second floor is maintaining an 88% occupancy. Ms. Riley reported Tim Owens, the building owner has moved forward with his plan to enclose the cubicles on the second floor and make them individual offices. The work is nearly complete. Ms. Riley also gave a brief update on the Envision Norwich 360 Survey.

5. **Treasurer's Report:** Kevin Brown stepped in for Chris Jewell gave the Treasurer's Report. He briefly reviewed the financial statement and noted that NCDC had a good financial standing. He asked if anyone had any questions and as there were none, asked for a motion to approve the Treasurer's Report.

MOTION #3: John Salomone made a motion to approve the Treasurer's Report. JP Mereen seconded the motion and the motion carried unanimously.

6. **President's Report:** Kevin Brown moved forward with presenting the NCDC Annual Report. Mr. Brown thanked Whisk Catering for the box lunches and Naverra for hosting NCDC. He acknowledged all the NCDC Board members and reminded everyone present that they all serve as volunteers. Mr. Brown also acknowledged the support that NCDC received from the City and Norwich Public Utilities. Additionally, Mr. Brown confirmed NCDC's mission and its role in expanding the City's grand list and recognized that Norwich is the 5th most amenable municipality for minority businesses. He then reviewed the mission of Foundry 66 and its role in fostering up and coming businesses.

Mr. Brown introduced his NCDC Priorities of Work and how the list came into existence – the ABC's of Economic Development. He noted that when you talk about a business, its more about the people and relationships than the actual business itself.

Mr. Brown gave an update on the Envision Norwich 360 Survey and the importance of the tool to find out what is important to the residents of Norwich. He then moved on to discuss the current status of the ARPA-NRP. Mr. Brown gave an overview of the Business Park North Project and NCDC's plan to apply for a CIF grant in the amount of \$19 Million to help with the construction of the arterial roadway for the BPN Project.

Continuing with his annual report, Mr. Brown provided an update on the cannabis retail position. Currently one vendor is in the process of finalizing their location on West Main Street. Additionally, there is a solution in place to start moving on renovating the old YMCA building and the Flat Iron Building has a solid contract on it and the sale is expected to be finalized by the first of March.

Mr. Brown introduced NCDC's first BREAD Awards and described the meaning behind the name.

The First **BREAD Award** was given to **Street Stuff** – for Retention, Commitment, Loyalty and Dedication - for making the decision to stay in Norwich and expand their business in the community. They have been in business since 1982.

The Second **BREAD Award** was presented to **Thayer's Marine** – Expansion, Growth, Courage and Impact - for their commitment to Norwich and expanding their business.

The Third **BREAD Award** was awarded to **Quinnipiac Valley Growth Partners** – Attraction, Faith, Forward-Looking, Opportunity - for selecting Norwich as the place they wanted to establish a cannabis growing facility.

The Fourth **BREAD Award** was presented to **Zen Leaf** – Attraction, Faith, Forward-Looking, Opportunity – for selecting Norwich a place they wanted to establish their business in growing cannabis.

The Fifth **BREAD Award** was awarded to **Naverra** – Attraction, Faith, Forward-Looking, Opportunity – for moving their company to Norwich in the current Business Park.

The Sixth **BREAD Award** was presented to **Connecticut Plant Based Compassionate Care** – for making a commitment to establish their business in Norwich.

The Seventh **BREAD Award** was given to **NLA, LLC – Norwich Luxury Apartments** – Development, Vision, Inclusivity and Community – for making the commitment to renovate the historic buildings at 77-91 Main Street into market rate apartments.

The Eighth **BREAD Award** was presented to **Ventura Barber Shop** – Development, Vision, Inclusivity and Community – for their commitment to establish their business in the Greenville neighborhood of Norwich. They were also the first NRP Grant recipient in October of 2021.

7. Mr. Brown concluded his annual report by thanking everyone for their contributions and commitment to Norwich. Mr. Brown asked for a motion to adjourn the meeting.

MOTION #4: Mayor Nystrom made a motion to adjourn the meeting. Bob Staley seconded the motion and the motion carried unanimously at 12:33 pm.

Respectfully submitted:

Lee Ann D'Ambrosio
Executive Assistant