

## **REGULAR MEETING- BAR Grant**

Brownfield Area-Wide (BAR) Grant  
Friday, February 14 – 9:00AM  
Merrill Seney Community Room  
Thompson Town Hall

### **Minutes**

**Members attending:** J. Blanchette, chair; J. Hall; S. Lewis, R. Waldron  
**absent:** B. Davis, C. Langlois, N. O’Leary  
**Others attending:** A. St Onge, First Selectperson; K. Beausoleil, Selectman; T. Penn-Gesek, Dir. Planning & Development; J. Guskowski, CME; S. Donohoe

1. CALL TO ORDER – 9:42 a.m.
2. APPROVAL OF MINUTES – January 10, 2020 Regular Meeting  
Hall moves/Lewis seconds to approve the minutes as presented. Passes unanimously
3. CORRESPONDENCE - none
4. CITIZEN COMMENTS – Peter Lange did not attend, but had planned to attend the meeting to provide comments on the owner of the Panema Mill. If the redevelopment by J. Gumpert falls through, that developer may be interested in 929. Hall suggests that the alternate developer could commit to signing a backup agreement if his interest is genuine.
5. COMMITTEE BUSINESS
  - a. John Gumpert liaison update – A. St. Onge reads notes regarding a meeting she had with J. Gumpert on Thu 6 Feb. Notes are copied below as provided following the meeting:
    - Met with John Gumpert on Thursday February 6th
    - He was meeting with DEEP/EPA anticipating receiving the “all clear” which would trigger the next step Financing the Project
    - There would still be 4 quarters of Environmental Testing including water tests
    - Financing—HUD Stable Conservative Financing
    - 40 year Low Financing for Large Scale projects
    - John will be reaching out to the town to discuss a tax abatement schedule
    - Town needs to ensure utilities are in place....Water Sewer Electrical to the property
    - They are currently working to ensure that there are tenants in the place to prevent future problems in the building structure. It is imperative that the mill remain occupied in some capacity until work begins
    - Follow up phone call on Feb 12th
    - Mr. Gumpert informed that he had a “great” meeting with EPA and DEEP
    - Confirmed agreement and follow up plan for no further action on the property
    - Negotiated with Rexnard to complete testing and final remediation
    - Camden will ensure proper environmental controls are in place

- 1 year of testing and water monitoring still required (four quarter)
- Commence work on the project Fall 2021

Note: this information is substantively consistent with updates the committee has had in prior communications with J. Gumpert. J. Blanchette will try to contact W. Bugden for his assessment of the meetings with DEEP/EPA.

Following the notes from A. St. Onge, R. Waldron brings up a point from the most recent Branding meeting: it had been previously discussed, and was brought up again at the meeting on 5 Feb, that EDC/Branding recommend the adoption of a program of flexible incentives for development, based on perceived benefits to the town, e.g. waiving excessive permit fees, or providing a schedule of tax incentives to move worthy projects forward. A letter endorsing such an approach was requested from the chair of EDC.

- b. LOTCIP application status - copies of the draft prepared by T. Penn-Gesek with assistance from J. Blanchette & J. Guskowski are passed out for review. Some attachments still need to be assembled prior to submission.
  - i. J Guskowski discusses the 4 cost estimates provided by CME. It is generally agreed that the project described as "With New Curb, but Without Brick" is the most appropriate. Estimated costs for one bus shelter, a number of benches and some street trees will be added into that estimate. J. Blanchette has created typical cross-sections as required by the application. Two cross-sections are shown: one with and one without a grass strip between the sidewalk and the curb, depending on the width in certain sections of the course.
  - ii. RFP will be for the design of the entire proposed project. Scope of final project may be adjusted, based on design cost estimates received. J. Blanchette raises the possibility of narrowing traffic lanes, and wonders how that might affect the survey requirements. The safety audit which will accompany the LOTCIP application did recommend narrowing travel lanes. There is still some question as to whether inspection can be included under LOTCIP funds. Blanchette feels that the RFP should be adjusted to assign responsibility to the design engineer throughout the life of the project. Time frame is established: complete final draft of RFP & publish by 28 Feb/afternoon of 6 March pre-bid conference/9-13 Feb RFI period/bids due 20 March/evaluation period 23-27 March/interviews week of 30 March – 3 April/contract award beginning of May (1st Monday?). Notice to be published on the state bid website & possibly Norwich Bulletin. The firms who were sent notification of the RFP for the Blain Road intersection will also be sent this notice directly.
- c. Grant funds remaining
  - i. CME expenditures update - J. Guskowski provides an up-to-date A/R Ledger and Project Summary.
  - ii. Determine remaining funds to be used for infrastructure design – Roughly \$58k is available from the BAR Grant outside the CME contract. Of the \$28,799.96 remaining under the CME contract, the intention is to utilize CME for the administration of the RFP and then shift the remaining funds toward the sidewalk design. Unable to know the full amount of available \$\$, but a goal of \$22k from the CME contract would make the amount available for design costs \$80k.

6. MEMBER COMMENTS –none additional

7. ADJOURNMENT – 10:45 a.m.

Respectfully Submitted,  
Tyra Penn-Gesek, Director of Planning & Development