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## REGULAR MEETING- MSRAC

Mill Sites Redevelopment Advisory Committee (MSRAC)  
Friday, 10 December, 2021 – 9:00 AM  
Via Zoom

View on Zoom: <https://us02web.zoom.us/j/84811111111>  
Passcode: 8\*jg3F?!

Or YouTube: <https://www.youtube.com/watch?v=8bClGdUhm4>

Minutes:

Members Attending: J. Blanchette – Chair, B. Davis, C. Langlois, S. Lewis, N. O’Leary, R. Waldron. Others Attending: W. Bugden – Eastern CT Land Bank, Tyra Penn-Gesek, Director of Planning & Development

1. CALL TO ORDER – 9:00 a.m.
2. APPROVAL OF MINUTES
  - a. 15 October, 2021 Special Meeting
    - B. Davis moves/S. Lewis Seconds to approve the minutes. Motion passes with one abstention by J. Blanchette, who was not present in October.
3. CORRESPONDENCE – none
4. CITIZEN COMMENTS - none
5. COMMITTEE BUSINESS
  - a. Eastern CT Land Bank

W. Bugden of the Eastern CT Landbank shares a presentation with the committee, describing the function of the landbank and its potential benefits for towns in the region. One purpose of the presentation is to solicit feedback from the committee regarding the content of the presentation, which is to also be shared with other municipalities and the NECCOG membership. The ECLB is also looking for feedback regarding fundraising from the towns, in order to fund an executive director for the land bank; and for a letter of endorsement of the landbank, to be shared during future presentations. J. Blanchette expresses her support for the work of the landbank. J. Blanchette also asks if the ELCB has any staff or funding for staff. At this time they do not, which is the reason the land bank will be soliciting contributions from the municipalities. Those contributions will flow toward hiring an executive director. The topic of what contributing towns could expect for support for their funds is raised. W. Bugden mentions grant assistance and technical advice from existing board members. T. Penn asks the committee for any specific feedback they may have for the ECLB prior to making their fundraising pitches. T. Penn also states that she will raise the idea of contributing funds to the ECLB in the December EDC meeting. J. Blanchette suggests that towns will want to know what the target amount is for their contributions. Estimates for an appropriate salary for a director are in the \$150k-\$200k range. The hope would be to hire that director by spring or summer of next year. B. Davis asks about soliciting funds from major foundations. W. Bugden agrees that major regional foundations need to be identified and solicited for funds. C. Langlois asks if it is possible to solicit contributions from the private developers with interest in brownfield properties. W. Bugden points out that the developer of 929 Riverside did contribute \$17k in match funds

toward the BAR grant application. It is another appropriate avenue for fundraising. T. Penn suggests that any deficit in the funding request to the municipalities may be solicited from private developers to make up the difference. B. Davis suggests placing an ad in local media to generally solicit donations from the public at large. C. Langlois suggests raising the level of the ask, in order to boost the likely level of contributions. W. Bugden also points out that once the initial funding hurdles are cleared and the ECLB is able to fully pursue its mission, it is able to become self-sustaining through sales of properties where it takes title & completes cleanup. T. Penn repeats that she will bring the issue of funding to the EDC at the December meeting, and asks MSRAC to provide a letter of endorsement for the ECLB to take to the January NECCOG meeting. B. Davis moves/S. Lewis seconds to provide the endorsement letter. Motion passes unanimously. S. Lewis raises the idea of having memberships similar to other non-profits like the Wyndham Land Trust. T. Penn points out that managing a membership database is a complicated process involving a description of member benefits & renewals. That may be a better item to pursue in the future. W. Bugden suggests holding some public informational meetings that could be coupled with a fundraising ask in 2022. B. Davis suggests leaving the agenda item in place for January. J. Blanchette asks the members to send any ideas for the letter of endorsement to her and to T. Penn to compile into a final draft.

b. Development of 630 Riverside Drive – no substantive updates

c. Revisions to FEMA Flood map

J. Blanchette gives a synopsis of the progress: FEMA released their modeling data to the Town & the developer. The developer retained WMC Engineering to review the data and several potential errors in the model were found. T Penn needs to follow up with D. Ifkovic at CT DEEP and/or WMC on how to submit that appeal, which she will do at the beginning of the work week.

d. Blain road intersection – LID drainage

No real updates. DPW is planning on completing this project in conjunction with the Riverside Drive sidewalks.

e. DECD CT Communities Challenge Grant – MSRAC role?

T. Penn sent draft pages of the application to this program to the MSRAC members. She is looking for input and feedback on how to optimize the application. There are some contradictions baked into the application form that make the Town's proposal a little challenging to construct. J. Blanchette suggests coming in to brainstorm in person. An informal work session is scheduled for Monday 13 Dec at 1 at Town Hall for this purpose. T. Penn will also set up a zoom link so that B. Davis can dial in from VT.

f. UConn Municipal Assistance Program – applications due 15 Dec

<https://tab.program.uconn.edu/request-for-proposals-spring-2022/>

Requests for technical assistance under this program are due by Weds of the following week. T. Penn asks the committee if there is anything described in the request form that they think the Town would benefit from pursuing.

g. Other Committee business – none additional

6. MEMBER COMMENTS – none additional

7. ADJOURNMENT

Respectfully Submitted,  
Janet Blanchette, Chairperson