



TOWN OF THOMPSON

Mill Sites Redevelopment
Advisory Committee (MSRAC)

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Regular MEETING- MSRAC

Mill Sites Redevelopment Advisory Committee (MSRAC)

Friday – March 8, 2024 – 9:00 AM

Hybrid – Merrill Seney Community Room and Zoom

Zoom Recording Link:

https://us02web.zoom.us/rec/share/KXRZSy48boerx2z2YEW3HP5JlwKzv_9LFdVqLKIDOKSETVs9ToBLDvavoK26ofP8.AINqjY8b6Cu0ZS33?startTime=1709906462000

Passcode: FOP#d+%Y

YouTube Recording Link: <https://www.youtube.com/watch?v=mXIRcuTdkHA>

Members Attending: J. Blanchette – Chair, K. Beausoleil, B. Davis, J. Hall, S. Lewis, N. O’Leary, R. Waldron

Staff Attending: T. Penn-Gesek – Director of Planning & Development, A. St Onge – First Selectman

MINUTES

1. CALL TO ORDER: 9:01 a.m.

2. APPROVAL OF MINUTES: February 9, 2024 Regular Meeting

S. Lewis moves/**N. O’Leary** 2nds approval of the minutes. **J. Hall** requests a typo be corrected on page 2: “curing construction” is meant to read “during construction.” The minutes are unanimously approved with the correction.

3. CORRESPONDENCE - none

4. CITIZEN COMMENTS – no citizens in attendance

5. COMMITTEE BUSINESS

a. CT DEDC Community Investment Fund grant application

Award announcements are due at the end of March. The grant BoD are scheduled to meet on 12 March, at which time the awardees should be noted in the minutes of that meeting, even if they haven’t been formally announced yet.

b. 65 Main Street workshops

There were a few edits made to the concept plans following the January workshop, which were shared at the February meeting. The updated concept plan is shared on screen for the committee members, and **T. Penn-Gesek** reviews the changes made. The consultants are working on their almost-final draft and report, to be received ahead of the March workshop. T. Penn-Gesek also mentions that one of the project working group, **V. Clarke**, had forwarded a link to her for the Kubota foundation. The timing and target activities of that grant coincide well with the 65 Main plans, so she will try to work with ECCD to develop and application to install some small portion of the permaculture plan. The grant awards are for either \$50k or \$10k. She has also submitted a funding request to the Lowes charitable foundation for another \$300k in renovation funds for the building. The March workshop is scheduled for Weds 27 March at 6 p.m., which will close the “permaculture unit,” with the “education unit” starting up in April.

c. Ongoing Committee business

a. River Mill

T. Penn-Gesek confirms that the grant partners are still working to close the loop on all required documents to complete the contract. In the meantime, it has come to light that the current CT DoL position on prevailing wage requirements has evolved to demand prevailing wages on all project work, not just the grant-funded activity. This is potentially problematic for every pending public-private partnership grant in DECD's pipeline. She has sent correspondence to DECD and to State Senator Flexer on the matter.

b. 630 Riverside Dr

Nothing has substantively changed with the parcel at this time.

c. Main Street Reconstruction

As previously noted, the CIF grant will be announced at the end of March. **J. Blanchette** states that Putnam has received a LOTCIP grant, with Plainfield and Thompson presumed to be in line in that order. She has heard that Plainfield's project may be withdrawn due to ROW complications with the interstate highway, which may move Thompson's application higher in the order. If the CIF grant is not awarded, **T. Penn-Gesek** will follow up with NECCOG to find out more about the current LOTCIP timeline.

d. Blain Road Intersection

The work by the NC and the Town is done, with the exception of some linestriping that still needs to be done. ECCD will be coming in the spring to plant the rain garden on the north shoulder of the new intersection. **J. Blanchette** and **B. Davis** ask about seeding the topsoil areas. **A. St Onge** will ask DPW about having that done in the spring.

e. Swanson Park

This project is also waiting for notification from the CIF grant in March.

d. Other/New Committee Business

T. Penn-Gesek shares that EDC will be interviewing 3 final candidates from the RFP for a marketing campaign related to the Rte 12/131 corridor & downtown mill district. The project should commence starting in April, with a budget of \$9,999.

6. MEMBER COMMENTS

S. Lewis shares some updates from the committee working on the TEEG expansion. The preliminary estimates are that it will be a \$3-million project. They will start looking for grants soon.

7. ADJOURNMENT: 9:40 a.m.

Respectfully Submitted,

Tyra Penn-Gesek, Director of Planning & Development