

**TOWN OF HADDAM
BUILDINGS COMMITTEE
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
WEDNESDAY, 20 MARCH 2018
PUBLIC MEETING
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Scott Brookes
A	Emily Carrow
X	Lisa Malloy
X	Jeff Muthersbaugh, Chairman
A	Joanne Nesti
A	Jared Novinski
X	Patrick Pinnell
A	Jan Sweet, Alternate
A	Lizz Milardo, First Selectman
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Muthersbaugh, chairman, called the meeting to order at 6:35 p.m.

2. Attendance/Introductions

Attendance taken and introductions made.

3. Public Comment

Robin Munster, EDC Coordinator and Town Treasurer, stated she and Kate Anderson, EDC Secretary/Treasurer, were present to see how they may be able to help with the Jail Open House event.

4. Approval of the Agenda

MOTION: Patrick Pinnell moved to approve the 20 March 2018 agenda as submitted. Lisa Malloy second. Motion carried unanimously.

5. Project Update Regarding the Scovil Hoe Mill Building (former DOT Garage) and Discussion with Jeanne Davies, Executive Director of the Connecticut Resource Conservation and Development Area, Inc.

Mr. Muthersbaugh discussed the Fuss and O'Neill report Mrs. Glidden had sent to the Committee. Mrs. Glidden stated the report is available on the town's website.

Mrs. Glidden reported the town was approached by Jeanne Davies of Connecticut Resource Conservation and Development (RC&D) as they're looking for a site for a possible farmers' market or regional attraction and RC&D has money available for the Conway School to do a study. Mrs. Glidden suggested Ms. Davies explain what's involved.

Ms. Davies explained a \$20,000 USDA grant was received to explore options within towns that are USDA rural eligible; and that the USDA wants to know the viability of locating a rural based center for small business development (defined as agriculture or outdoor outfitter business, incubator kitchen, etc.). RC&D's role is local grassroots based community projects while working with partners to provide positive impact. Mr. Muthersbaugh asked if there are any restrictions with Ms. Davies responding there are none as USDA is a resource based organization.

Ms. Davies stated several sites had been looked at - Sunrise Resort and Johnsonville in Moodus, two properties in Lyme, and one in East Hampton; and that one board member, Rosa Brown, a member of the NAACP Middletown, and Dawn Parker, a housing advocate in Chester and employee of Connections, a housing advocacy group, had suggested the Scovil Hoe buildings be looked at as they both felt the site would be great in terms of being on the transportation system and centrally located. Ms. Davies explained what the Connecticut Agricultural Conservation and Economic Education Center (CACEE) Project is about. Discussion followed in regard to a food hub and a food incubator system (what they are and the differences between the two). Ms. Davies stated the Scovil site may not be chosen as there may be issues associated with the site that may not allow it to work. As part of the project, funding has been set aside to allow the Conway School of Landscape Design to evaluate the site from April thru June (cursory look at the site, in-depth review of some of the reports, and look at different options). Ms. Davies read the agreement letter to the Committee noting these graduate students and faculty are a great team at a great value.

Ms. Davies state the students would also talk to Mrs. Glidden to make sure any options would fit in with the zoning regulations and would conduct two community outreach projects to see if there is viability for this type of project. Ms. Davies also stated this area is eligible for USDA funding. Ms. Davies distributed "Outline of Potential for Connecticut Agriculture Conservation Economic and Education Center "CACEE" Feasibility Evaluation for Potential Site" (Exhibit A – 8 pages; copy on file in the Land Use Dept. and the Town Clerk's Office).

Mr. Muthersbaugh asked how much of the building space would be required, if the study determined the site feasible. Ms. Davies stated that would be determined after the study (no preconceived notions). Mrs. Glidden asked if there was funding for construction and execution for what's found out from the plan. Ms. Davies stated once the study is complete, there will be an idea of costs, what the next steps are, and the USDA does have loan and grant funds. Mr. Muthersbaugh asked who would apply for the loans and grants. Ms. Davies stated RC&D would apply for the funds and take ownership of the site, but would work with the town. Ms. Davies noted this type of project is too much for a municipality to take over. Mr. Muthersbaugh asked if RC&D would manage and maintain the building. Ms. Davies stated yes as well as bringing in partners. Mr. Pinnell stated he was enthusiastic about this and explained why.

Mrs. Glidden asked Ms. Davies if she had received the Opportunities and Strengths from Fuss and O'Neill and if she had spoken to Fuss and O'Neill yet. Ms. Davies stated she did receive the Opportunities and Strengths, but has not yet spoken to Fuss and O'Neill. Mrs. Glidden stated they can work in partnership with them. Ms. Davies agreed.

Mr. Muthersbaugh asked if the project would be seasonal or year round. Ms. Davies stated year round. Mr. Muthersbaugh stated the flier indicates RC&D is looking for a minimum of 10 acres and asked Mrs. Glidden the size of the site. Ms. Davies stated the 10 acre minimum is from when the project was first established, but is not a requirement. Mr. Pinnell spoke in regard to the Nathan Hale Homestead farmers' market and how successful this project has been.

Ms. Davies stated the students will look at the building dimensions, how much will fit on the site, and what is the highest and best use of the site. Ms. Davies stated even if RC&D should decide not to pursue this site, the town will have a great study. Mr. Muthersbaugh asked Ms. Davies what she needs from the Committee at this time. Ms. Davies stated nothing at this point other than supporting/promoting the workshops and possibly meeting with the students. Mr. Muthersbaugh asked the timing for launching the study. Ms. Davies stated the students will be working April thru June as the grant closes out at the end of June; and the report will be available once it is finalized by the faculty.

Mrs. Malloy asked if there were any other examples of similar types of proposals in state or within another state. Ms. Davies stated the Hope Group in Rhode Island is the closest; and mentioned CLiCK (Commercially Licensed Co-operative Kitchen, Inc.) in Willimantic (similar process). Information to be sent to Mrs. Glidden to share with the Committee.

The Committee briefly discussed the project, the process, and funding and appreciation for the site being looked at.

In regard to the Fuss and O'Neill environmental report, Mrs. Glidden stated there are a number of deliverables available and Fuss and O'Neill would like to make a presentation to the Committee. Mrs. Glidden also stated the Committee will also need to talk about next steps.

Mrs. Glidden stated she, Dan Jahne, Senior Project Manager and Chris Ferrero, Vice President, both of Fuss and O'Neill, are working on a Brownfield Area Revitalization (BAR) Grant and explained the purpose of the grant (planning money). Mrs. Glidden also stated they are putting the application in to possibly tie in Scovil Hoe, the Cove, Haddam Elementary School (HES), and look at waste water possibilities, pedestrian connections, marketing, tourism, etc. Mrs. Glidden stated the grant application is due next week. Mr. Pinnell stated Fuss and O'Neill have a good track record for obtaining these types of grants. Mr. Muthersbaugh asked when the grant announcement will be made. Mrs. Glidden stated possibly May or June. Mrs. Glidden suggested the Committee take a step back to see how things will develop with the RC&D study and the BAR grant before making decisions on how to spend the rest of the \$200,000. Mr. Muthersbaugh asked how much of the \$200,000 is remaining with Mrs. Glidden responding \$140,000-\$150,000 (will confirm number).

Mr. Muthersbaugh asked what the Committee can and can't do with the money. Mrs. Glidden stated the Committee needs to consider the best use of the money for advancement of the site as well as Haddam. Mrs. Glidden also stated perhaps a remediation plan could be drafted (feels DOT should do that), but the Committee doesn't know what the end use will be. Mrs. Glidden stated one item that needs to be addressed is where will the waste water go (how can the Committee use the funds and the report to advance a sewer system in Higganum). Mrs. Glidden talked about a facilities plan that would need to be done and this plan would be used to leverage clean water funds. Mrs. Glidden stated funds cannot be taken out of the Department of Economic and Community Development (DECD) money. Discussion followed with Mrs. Glidden suggesting Mr. Jahne and Mr. Ferrero attend the Committee's 10 May 2018 meeting. Mrs. Glidden stated she would prefer not using the DECD funds on waste water, especially if the town receives the BAR grant as this would allow the Committee to use the funds somewhere else. The Committee agreed.

Mr. Brookes suggested asking Rick and Ronnie Annino and Bob Kadrle, former state employees who worked at the facility, to speak to the students when they do their research. The Committee agreed.

6. Closure of DECD Jail Grant

Mrs. Glidden stated the paperwork has been finalized with Cynthia Petruzello, Vice President, Brownfield Financing, and that the town gave back \$20,000. Mr. Pinnell and Mr. Muthersbaugh both commented the Committee was a good steward of the grant.

7. Jail Open House 14 April 2018

Mrs. Glidden reported she has blasted this event out on Facebook, the town's website, and to people she knows. Mrs. Glidden also reported Robin Munster sent the information out to the Connecticut Brewers Association. Mrs. Munster stated the event is on their social media and she has had four brewers contacted her as well as a few restaurants. Mrs. Munster reported she is also promoting the open house on the EDC's Facebook page. Mr. Muthersbaugh asked Mrs. Munster if she had reached out to any restaurants with Mrs. Munster responding yes. Discussion followed in regard to various eateries (Mr. Muthersbaugh asked Mrs. Munster to reach out to the owners of the Red Fox Restaurant). Mrs. Munster stated she has been telling people if they are truly interested in the building to please bring their builders,

architects, or engineers with them. Mr. Muthersbaugh noted that the Connecticut Trust for Historic Preservation (Wes Haynes, Co-Executive Director, is the contact person) is also partnering with the Building Committee and they will blast out the event to their list.

Discussion followed in regard to refreshments (Mrs. Glidden reported that Jim Bucko, The River House, has expressed interest in providing some refreshments.); traffic control (Mrs. Glidden reported she has notified the town's resident trooper.); and how the event will be handled (self-guided tour; jail block only area available; and former Jail employees available to discuss the previous use of the structure). Further discussion followed in regard to lighting the interior of the facility (Public Works to be contacted in regard to a generator); sign in sheet (Robin Munster); and town's Building Official Gary Vivian will be available to answer questions.

Mrs. Glidden stated the next meeting is scheduled for Thursday, 12 April 2018, and questioned whether the Committee needs to meet, especially with the Open House on Saturday, 14 April 2018. Mr. Muthersbaugh suggested it stay on the calendar and it can be canceled if need be.

8. New Business

Mr. Muthersbaugh discussed a survey and the results as printed in the January and March Haddam Bulletins, respectively. One of the results indicated that 69 percent of the participants would like to see the Jail as a museum; however, given how the survey question was presented it didn't lend itself to various responses. Mr. Muthersbaugh stated he didn't believe the survey was scientific. It was noted that 240 residents participated in the survey.

Mr. Muthersbaugh further discussed that Brad Schide, Circuit Rider, and Renne Tribert, Project Manager, for the Connecticut Trust for Historic Preservation, had toured the Jail and Scovil Hoe to provide thoughts and ideas. Mr. Muthersbaugh stated the last resort is a museum as they are not self-funding, but reported that Mr. Schide had indicated the Jail could be a museum and outlined how this might be done with the focus being more on the house (noted that it would be a burden on the town; very expensive). It was also noted the house could be made into three flats. Mr. Muthersbaugh stated this differs from the Committee's stated mission. The Committee did not feel a museum would be feasible (fiscally responsible) or appropriate.

9. Adjournment

MOTION: Lisa Malloy moved to adjourn. Patrick Pinnell second. Motion carried unanimously.

The meeting was adjourned at 7:58 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 12 April 2018.