Town of Groton, Connecticut

Meeting Agenda

Town Council

45 Fort Hill Road
Groton, CT 06340-4394
Town Clerk 860-441-6640
Town Manager 860-441-6630

Mayor Bruce Flax, Councilors Dean G. Antipas, Diane Barber, Joe de la Cruz, Greg Grim, Karen F. Morton, Bonnie Nault, Deb Peruzzotti, and Harry A. Watson

Tuesday, July 19, 2016 **7:30 PM** **Town Hall Annex - Community Room 1**

REGULAR MEETING

I. ROLL CALL

II. SALUTE TO THE FLAG

III. RECOGNITION, AWARDS & MEMORIALS

2016-0173 **Proclamation Recognizing Connecticut's Submarine Century** **Proclamation - TC**

- Groton 4th of July Parade Awards

IV. RECEIPT OF CITIZENS' PETITIONS, COMMENTS AND CONCERNS

This is the portion of the Council Agenda where the Council welcomes comments from citizens. Each presentation should be limited to five (5) minutes or less, and citizens should, if possible, submit written comments. Presentations should be related to matters pertinent to Groton. Town Councilors will only ask questions in order to clarify the speaker's presentation and can respond during the Responses to Citizens' Petitions portion of the Town Council meeting. Citizens should make their presentations from the lectern and state their names and addresses for the record.

V. RESPONSES TO CITIZENS' PETITIONS, COMMENTS AND CONCERNS

VI. CONSENT CALENDAR

All matters listed under Item VI (Consent Calendar) are considered to be routine and will be enacted by one motion. No separate discussion of these items will take place, unless cause is shown prior to the time Council votes on the motion to adopt.

a. Approval of Minutes

2016-0186 **Approval of Minutes (Town Council)** **Resolution - Consent**

RESOLUTION ACCEPTING TOWN COUNCIL MINUTES

RESOLVED, that the minutes of the Town Council meeting of June 21, 2016 are hereby accepted and approved.

b. Administrative Items

2016-0182 **Special Trust Fund Contributions** **Resolution - Consent**

RESOLUTION ACCEPTING CONTRIBUTIONS TO SPECIAL TRUST FUNDS

RESOLVED, that the Town Council hereby accepts contributions to the Town as follows:
Mystic Lions Club - $1,000.00 - Social Services Discretionary
Lee Vincent - $50.00 - Social Services Discretionary
Captain Fred Yeo and Gail Yeo - $350.00 - Groton Utilities Energy Assistance Program
Groton Utilities Matching Funds - $20.00 - Groton Utilities Energy Assistance Program

c. Deletions from the Town Council Referral List

2016-0183 Mystic Education Center Brownfield Grant **Referral**

VII. COMMUNICATIONS & REPORTS (Other than Committee Reports)

a. Town Councilors

b. Clerk of the Representative Town Meeting

c. Clerk of the Council

d. Town Manager

VIII. COMMITTEE REPORTS

a. Personnel & Appointments - Chairman Watson

b. Rules -

c. Committee of the Whole - Mayor Flax

IX. NEW BUSINESS

2016-0183 Mystic Education Center Brownfield Grant **Referral**

RESOLUTION AUTHORIZING APPLICATION FOR AND RECEIPT OF BROWNFIELDS GRANT FOR THE MYSTIC EDUCTION CENTER

WHEREAS, the State of Connecticut owns the Mystic Education Center, located in the Town of Groton, and

WHEREAS, the Town of Groton and the State of Connecticut wish to see this property redeveloped into a beneficial use for the Town and placed on the Town tax rolls, and

WHEREAS, the State of Connecticut has available a Brownfields grant program for state owned property, and

WHEREAS, the purpose of applying for this Brownfields grant is for marketing and assisting the state with the redevelopment of the Mystic Education Center, now therefore be it

RESOLVED, that the Town Council hereby authorizes Director of Planning and Development Services Jonathan J. Reiner's signature on the previously submitted Brownfields grant and further authorizes Mark R. Oefinger, Town Manager, to sign the Brownfields grant agreement upon receipt of said grant.

Legislative History

7/6/2016	**Mayor**	**Referred**	**Town Council Committee of th**
7/12/2016	**Town Council Committee of the Whole**	**Discussed**	

Director of Planning and Development Services Jon Reiner and Community and Economic Development Manager Paige Bronk were present. Mr. Bronk made note of his referral memo and stated that the reuse of public properties is a great economic development driver.

Councilor Watson arrived at 6:08 p.m.

7/12/2016 Town Council Committee of the Whole Discussed

The state and the Town are interested in redeveloping the Mystic Education Center property, and staff has had discussions with the Department of Economic and Community Development (DECD). A feasibility analysis for the property that identified possible uses was done as part of the Town's marketing analysis. DECD asked to enter into a partnership with the Town to promote redevelopment of the property and identified potential grant

funding in the amount of $50,000 to market the property through the brownfields program for state-owned and formerly state-owned properties. The deadline was short so staff has already submitting the application and is requesting the Town Council's endorsement of the grant application.

Grant funds would be used to work with the state on property signage, real estate summary sheets, e-mail outreach to private development teams, advertisements, property showings, public engagement on development ideas, additional studies, and development and issuance of an RFP. The Town will also work on regulatory amendments and help the state select a preferred developer.

Mr. Reiner noted that all of the parcels are owned by the State of Connecticut, but different areas of the site are under the stewardship of either the Department of Energy and Environmental Protection (DEEP) or DECD. Staff is working with both entities.

Councilor Barber questioned the best use for the property and how much input the Town will have. Mr. Bronk noted it is difficult to analyze specific uses at this time without doing fiscal impact analyses. He did explain that residential development in the future will be geared toward childless millennials that Electric Boat's workforce expansion will bring into the community. Staff has not yet identified preferred alternatives for the Mystic Education Center site. The Council was reminded that the property is a state asset, and the redevelopment decision will ultimately be up to the state, but the partnership puts the Town in a stronger position.

7/12/2016	**Town Council Committee of the Whole**	**Recommended for a Resolution**

The Town Manager noted that the Old Mystic Fire Department leases a portion of the property and they have attempted to purchase it in the past. Their use may be able to be included in an overall plan for the property in the future.

X. ADJOURNMENT