

COMMON COUNCIL

Special Meeting

April 13, 2004

A special joint meeting of the Common Council and the Norwich Town Board was held at 7 PM on April 13, 2004, in the Common Council Chambers at One Court Plaza.

Present - City of Norwich:

Mayor Robert Raphael
Alderman A. Anthony Abraham
Alderman James Cushman
Alderwoman Suzanne Williams
Alderman Jeffrey Thornton
Alderman Joseph Maiurano
Alderman Joseph Biviano

Present - Town of Norwich:

Supervisor David C. Law
Councilman Charles W. Brooks
Councilman John W. Baker
Councilwoman Joanna Chiarino
Highway Supt. Stanley D. Foulds

Also:

Clerk/Director of Finance Brian Molinaro
HR Director Deborah DeForest
Fire Chief John Tighe
Police Chief Joseph Angelino
Public Works Director Carl Ivarson
City Supervisor James McNeil
Deputy Clerk Donna Philipppone

Mayor Raphael called the meeting to order at 7:04 PM, for the purpose of further discussion of the proposed hotel resort project to be located in the Town of Norwich. The City and the Town of Norwich have been asked to formally support the project.

Opening remarks from both Mayor Raphael and Supervisor Law expressed support for the project and a desire to see it to fruition. Stephen Stark of Alteren Resort LLC presented an overview of the project to date and referred to correspondence, which included a summary of the entire project as well as a request for a written commitment from the two entities.

Ald. Biviano asked about the financial information he had previously requested. Mayor Raphael said due to the unanimity requested from the investors, a third part consultant (Thoma Development Consultants) has been designated to review financials. Ald. Biviano suggested the City designate its own consultant and discussion ensued.

Supervisor Law stated that he talked to the State Comptroller's office and there are several funding options available. He said there is approximately a six-month turnaround for receiving grant funds and reiterated that the project will not be a burden to the Town or the City. Ald. Biviano asked who would be seeking the grants and who would be responsible for the off-site funding of water and sewer infrastructure. Supervisor Law indicated that Thoma would be seeking grant funding and the water district would be responsible for the off-site costs.

Town Councilman Charles Brooks asked when the project would break ground, if the DOT has been contacted and if he anticipated a timeline for the SEQR process. Mr. Stark said that he would hope to break ground late this summer and that he anticipates the SEQR process to be approximately three to four months. Mr. Stark said he had sent correspondence to the DOT relative to the project and the Route 32 Bridge, however, he has not received a response as yet.

Ald. Abraham asked Mr. Stark if he has put together a project of this type before. Mr. Stark said he had not.

Mary Coe asked what made him choose Norwich. Mr. Stark said the Norwich area has a unique mix of conditions and feasibility studies, third party data and statistics from the hotel chain support the plan.

Patrick McNeil asked if the credit union, trailer park and other properties in the area would be part of the extended water district and would it be a Town of Norwich Water District. Town Councilman Charles Brooks said that the properties would become part of the district and indicated it would be a Town of Norwich Water District.

The Deputy Clerk read a letter of commitment drafted by the City and Town's attorneys, *"Both the City of Norwich and the Town of Norwich are excited about the proposed ALTEREN LLC project along the East River Road and are writing this letter to show their commitment to work together and assist with the project in any way feasible. The city of Norwich has the capacity to supply both water and sewer at the requested demand in the Stearns & Wheler, LLC engineering report for the project, dated January, 2004. Additionally, the City has the*

capabilities for installing the infrastructure for the project and/or contracting out for improvements at off-site locations." Mr. Stark referred to his correspondence requesting a formal commitment that would include details of such commitment. Discussion ensued.

-- Ald. Biviano moved that the City of Norwich and the Town of Norwich will jointly seek New York State, Federal, Economic Development and any other grant funding for the expansion of water and sanitary sewer infrastructure; all off-site costs associated with the water district will be solely borne by the Water District; Alteren LLC will be entirely responsible for any infrastructure improvements on its site to complete this project. Seconded by Ald. Thornton and duly adopted, ayes all on a roll call vote, 6-0.

The Common Council concurred that the above motion, upon review by the City Attorney, would be incorporated into a re-drafted letter of support.

Supervisor Law indicated the Norwich Town Board would convene in the Town Board Chambers where similar action would be taken.

Adjournment – There being no further discussion, the meeting was adjourned at 7:55 PM.