

Town of Plymouth
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Plymouth Town Council
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Minutes

July 1, 2025

Call to Order: Mayor Joe Kilduff called the scheduled July 1, 2025, Plymouth Town Council Public Hearing to order at 6:30 p.m., in the Community Room, Plymouth Town Hall.

Roll Call: Present for the meeting were Town Councilman Remie Ferreira, Town Councilman Joe Green, Mayor Joe Kilduff, Town Councilman Anthony Roveto, Town Councilman Ron Tiscia and Town Councilman T.J. Zagurski. Also in attendance was Town Attorney William Hamzy.

Pledge of Allegiance: Mayor Joe Kilduff led the Town Council Members and the Public audience in the Pledge of Allegiance.

Fire Exit Notification: Mayor Joe Kilduff noted the Fire Exits for the record.

Reading of Legal Notice

Mayor Joe Kilduff read the Public Hearing Legal Notice into the record as follows: Notice is hereby given of a Public Hearing to be held at the Plymouth Town Hall, Community Room, 80 Main Street, Terryville, CT 06786, Tuesday, July 1, 2025, 6:30 p.m., for the following purpose: To give citizens the opportunity to hear and/or make oral/written comments regarding the Town's potential application to become a member of the CT Municipal Redevelopment Authority. Linda Konopaske, Town Clerk, dated this 21st day of June 2025, Plymouth, CT.

Mayor Joe Kilduff introduced David Kooris, Executive Director, CT Municipal Redevelopment Authority and requested he provide the Town Council and the Public audience with an overview of the CT Municipal Redevelopment Authority and how they can assist Plymouth should Plymouth join the Authority.

David Kooris, Executive Director at CT Municipal Redevelopment Authority, provided a brief synopsis of the CT Municipal Redevelopment Authority, noting they were established by State Statute in 2019 but had no funding or operations until 2024. He further noted their statutory purpose is to help municipalities develop their downtown areas, their train stations and/or bus rapid transit stations and to help come up with a strategy identifying infrastructure needs and ultimately to invest in either infrastructure or provide gap financing for development within those areas. David Kooris stated they have a 90 million Capital Authorization from the State and that funding can be used for five different purposes. He further stated the CT Municipal Redevelopment Authority can provide technical assistance in planning and development to support the municipality; they can invest in transit orient development; they can invest in housing; and they can invest in building, demolition or rehabilitation or anything that falls under the heading of development or redevelopment.

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David Kooris stated this opportunity is an incredible flexible funding source designed to either provide grant support of municipal infrastructure projects or loans in support of development projects. David Kooris stated the way they operate is basically a four-step process, with the first step being the municipality opts in to join the CT Municipal Redevelopment Authority and work with them which is the Resolution before the Council this evening. He further stated that there is no obligation or commitment associated with the Resolution, noting it is merely to give the CT Municipal Redevelopment Authority an indication there is enough local interest so they can start spending time and energy with Plymouth. David Kooris stated the CT Municipal Redevelopment Authority can theoretically partner with 167 of the 169 State municipalities with a downtown or train station, noting the Resolution narrows in on who is interested in support. He further stated that once a municipality opts in, they will look at the Town's Zoning but in the case of Plymouth, only within the downtown area. David Kooris stated statutorily speaking, they have to certify whether or not Plymouth's Zoning will substantially increase the number of housing units and briefly elaborated. David Kooris stated they might have recommendations for the Zoning changes, and they would explain how the changes would help the Town achieve its goals, noting they would only be recommendations and would not be forced. He further stated steps would have to be taken to enter into an MOU with the Chief Executive Officer which will establish the boundaries of the development district and then once the boundary exists then they can support any projects therein. David Kooris stated the municipality can apply directly to the CT Municipal Redevelopment Authority for infrastructure support or any developer operating within those boundaries in conformance with Town Zoning would be able to apply for gap financing and briefly elaborated. David Kooris stated the CT Municipal Redevelopment Authority will help Plymouth navigate through the State permitting regulatory process. David Kooris stated the CT Municipal Redevelopment Authority spent much of 2024 getting their operation up and running and 2025 is about municipal partnerships.

David Kooris stated they have 17 municipalities participating from every corner of the State (small towns and large cities) and about 12 municipalities currently working through the process, as well as an additional 20 which the CT Municipal Redevelopment Authority is in conversation with. David Kooris stated if this is something that is of interest to Plymouth, he would encourage the Town to move as expeditiously as is practical so Plymouth can have access to the funds while the CT Municipal Redevelopment Authority still has them.

Mayor Joe Kilduff questioned if there have been any communities that have adopted the Resolution, or in the process of adopting the Resolution who are also doing redevelopment through the CIF Program.

David Kooris stated there are quite a few that have CIF Grants and Community Challenge Grants. He further stated the CT Municipal Redevelopment Authority is technically a quasi-public authority; and they are a creature of the State.

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David Kooris noted he is not a State employee as he works for the CT Municipal Redevelopment Authority and a Board that includes seven Cabinet Members, Department Heads, and several Gubernatorial and Legislative Appointees.

David Kooris stated that many of the people represented on the CIF Board are involved in the process, such as the Deputy Commissioner of the Department of Economic and Community Redevelopment, who also sits on his Board and works very closely to make sure they are integrating their approach to helping municipalities to achieve the revitalization that they are looking to achieve.

Town Councilman Remie Ferreira questioned out of all the towns that have joined or the ones that are entertaining becoming a member, what was some of the concerns and the objections they had and why only 17 municipalities out of the 100 plus in Connecticut.

David Kooris stated 17 municipalities is a monumental number for the amount of time they've been up and running, noting the earliest a municipality could sign up was in February of this year, noting following the municipal process by holding Council meetings and Public Hearings also takes up time. David Kooris stated there have not been any communities that have said no or balked at the opportunity, noting it's a no-lose from their perspective.

David Kooris stated the two things most people ask concern the loss of local control and affordability. David Kooris stated as far as Zoning control, there is none, noting it's the Town's Zoning, the Town's plan and the Town's strategy. He further stated the CT Municipal Redevelopment Authority may give a town recommendations, but they don't force it upon the municipality. David Kooris stated they don't have affordability requirements associated with their program and in some projects, they may leverage their funding to achieve that, but unlike most other State programs there is no requirement.

Town Councilman Remie Ferreira stated the Council just received this information a month ago and the number 17 doesn't sound like a lot to him. He further stated if the Town doesn't follow the requirements and suggestions then it won't get the money.

David Kooris stated it is a discretionary funding source so there are certain things that we would do together, but the municipality does not have to do anything it does not want to and the CT Municipal Redevelopment Authority does not have the authority to make a municipality do anything.

Town Councilman T.J. Zagurski questioned if the Town would have to put any funding in place to go along with the CT Municipal Redevelopment Authority's program for the grants.

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David Kooris stated when the Town gets to the MOU stage they will get into a more detailed negotiation around potential cost share related to infrastructure, noting it's possible but not inevitable.

David Kooris stated it will vary on a project by project, case by case basis but there is no financial commitment to opting in and working with the Authority and there is no financial commitment to get the original or technical support.

Town Councilman Joe Green questioned if the State has committed to giving more money to the CT Municipal Redevelopment Authority.

David Kooris stated the CT Municipal Redevelopment Authority had a \$60 million dollar authorization which brought them through this fiscal year, and they just received an additional \$30 million dollar authorization, so the \$90 million takes them to June 2027 and that is as far out as the budget cycle goes in the two years. He further stated that it is expected they will also be getting additional authorization in future years. David Kooris stated they will also be getting the loan proceeds back over time as they loan out to projects so some of it does become a revolving fund.

Town Councilman Ron Tiscia stated he was all set; noting his question pertained to the Town putting funding in place and was previously answered.

When questioned by Town Councilman Anthony Roveto, David Kooris stated the loans which the CT Municipal Redevelopment Authority would be giving out would be almost exclusively to the Developers to help them with the financing of their projects for implementation, and if the loans go to the Municipality to help with infrastructure it would most likely be a grant.

When questioned by Town Councilman Remie Ferreira, David Kooris stated they were governed by State Statute 8-169hhtt.

Public Comment

Vinnie Klimas, Town Grant Administrator Consultant, stated Bill Hamzy has done a great job leading the CIF Committee; that he totally supports and encourages the Town diligently looking at this program and briefly elaborated.

Steve Sauvron, Crestview Road, Terryville, questioned if there is an initial cost to the Town to join the CT Municipal Redevelopment Authority and is it on a first come first serve basis.

David Kooris stated there is no initial cost to the Town to join the CT Municipal Redevelopment Authority and the money is given out on a first come first serve basis.

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When questioned by Town Councilman Joe Green, David Kooris stated it is always possible to come back for funding, noting the CT Municipal Redevelopment Authority will not go through the \$90 million in the next few months.

David Kooris stated there is quite a bit of time to be able to apply, and should a municipality apply to a project that they don't have the funds available for it would remain in the queue when additional funds became available.

Town Councilman T.J. Zagurski questioned what kinds of projects the CT Municipal Redevelopment Authority would be willing to help finance.

David Kooris stated the types of projects they are talking to municipalities about include the infrastructure side, noting sometimes it has to do with waste water treatment such as sewer line extension, transportation enhancements, remediation or building demolition to clear/prepare a site noting there are other State programs for a lot of those things and they will be there hand in hand with the municipality advocating on the municipality's behalf to get funding from those dedicated sources for those purposes. He further stated they can always fall back to their funds if the municipality is unsuccessful.

David Kooris stated another type of project would be brownfield remediation noting there is an annual appropriation for that, and the CT Municipal Redevelopment Authority will help DECD understand the role of the Town's remediation need within the context of their downtown strategy that the Town works with the Authority on and if that isn't plausible then again, they would defer to their funds.

When questioned by Town Councilman T.J. Zagurski, David Kooris stated they would use gap financing for the Developer for multi-use buildings and detailed the process.

Town Councilman Remie Ferreira questioned if Affordable Housing falls under possible funding from the CT Municipal Redevelopment Authority.

David Kooris stated they do not have an affordability requirement but if the development that is being proposed in accordance with the Town's Zoning within the downtown area has an affordability component, they would absolutely fund it.

Town Councilman Remie Ferreira stated that \$90 million dollars doesn't seem like a lot of money, noting projects are pretty expensive these days and questioned if there is a percentage ratio that the Authority would help fund.

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David Koori stated it depends, when it comes to development projects they are just gap financing, they are not coming in to invest in \$20 million dollar projects, they are in the \$1 to \$10 million dollar range and of those municipalities that are signing up some are at the stage where they need more technical support and are still in the planning stage, some need infrastructure, some are ready for project funding, noting they expect the \$90 million dollars will last for the next two fiscal years but then it will be exhausted.

When questioned by Town Councilman Remie Ferreira, David Kooris stated they have a one-page flier which he is happy to send, noting their website is wearecmda.org. He further stated there is information on the webpage on what they can fund and who is already enrolled.

Noting that David Kooris had mentioned municipal infrastructure projects that a municipality may need to do to support additional development in the area, Mayor Joe Kilduff questioned if that would include road reconstruction.

David Kooris stated the answer would be yes, noting they would first try to be a conduit for other larger State sources, and they would be the potential gap in bringing a project like that to fruition as long as there is a direct nexus between that infrastructure and the development potential it would support or unlock within the downtown district.

Joe Carey, 665 Greystone Road, Plymouth, questioned if the Town has defined limits of its downtown.

Mayor Joe Kilduff stated the closest thing would be the Town's designated Village District, noting the CIF Committee has been focusing on the area from the Route 6/72 interchange to the Waterwheel. He further stated that within that stretch there is more of a hyperfocus on the South Main Street/Agney Avenue area where the Route 6 Alignment project is located.

David Kooris stated the mechanism for designating it would be through the MOU and drawing the boundaries on the map and would be consistent with the Town's planning objectives.

Melanie Church, 328 Main Street, Terryville, there are certain businesses that have gotten numerous grants with other businesses not being offered, noting it should be spread out. Melanie Church stated there is a bottleneck issue at Harwinton Avenue/Route 6/McDonald's area and questioned if more businesses are added how this area would be dealt with and briefly elaborated.

Town Attorney Bill Hamzy stated there are various State programs, noting Plymouth has an Enterprise Zone, Plymouth is participating in the CIF Program, and Plymouth is a Green Bank Member.

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Town Attorney Bill Hamzy questioned for a project the CIF is undertaking for downtown, would the CT Municipal Redevelopment Authority be able to assist the Town with navigating and putting all these different pieces together in order to generate and develop interest with the developers and businesses.

David Kooris stated Plymouth will always be eligible for a broad range of programs throughout the Town.

David Kooris stated one of their purposes is in very localized geographies (just the areas within walking distance in downtown) is to help coordinate everything that is happening in there by acting as a liaison between the multiple State departments, or other quasi-public authorities, that might be involved in order to make sure they are not stepping on each other's toes as they help implement a municipalities' vision and briefly elaborated.

Adjournment

There being no further business, Town Councilman Joe Green made a motion, seconded by Town Councilman Ron Tiscia, to close the Public Hearing and adjourn at 7:00 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary