

MINUTES**REGULAR MEETING****Community Investment Fund Ad Hoc Committee****August 18, 2025 – 6:00 p.m.****Mayor's Conference Room, Plymouth Town Hall**

1. **Call to Order/Attendance-** The meeting was called to order by **Chairman Bill Hamzy** at 6:02 p.m. Members in attendance included: **Chairman Bill Hamzy, Ron Mamrosh, Roxann Levesque, Kerry Bamrick, Kevin Hayes, Vinny Klimas, Vance Taylor** (via Zoom), Pam Pelletier-Recording Secretary.
2. **Pledge of Allegiance** – Led by the **Chairman**.
3. **Acceptance of Minutes**

MOTION: Roxann Levesque made a motion to accept the minutes of the previous meeting; the motion is seconded by **Ron Mamrosh**.

Vincent Klimas makes one correction to the minutes; There was discussion regarding policies and procedures which may be available to the Town for use as a template. The minutes referred to the Housing Authority when it should have been the Housing Rehabilitation Program.

The motion was voted on unanimously with the correction.

4. **Public Comment** - none
5. **Discuss and Take Action on Plymouth Transformational Plan**

- **General Discussion / Updates /Action, if necessary**

Chairman Hamzy provides the Committee with an update. He advised that the Town Council held a public hearing to provide information regarding the CT Municipal Development Authority. David Kooris explained the benefits and tools that the Authority can offer Plymouth. After his presentation the Town Council voted to approve membership. **Mayor Kilduff** supported this decision as we can use any additional assistance in the future. This is another tool in our toolbox. This organization will be able to assist us with information and grants, funding, etc. that may be available to our Town. They will be able to recommend which funding sources are the best fit for our project and what may be available.

Kevin Hayes comments that he attended the presentation and thought it was very informative; there is no downside to the Town becoming a member of the organization.

Vance Taylor contacted David Kooris via email to check what the next steps will be. Mr. Kooris will be back in touch. He advised that Plymouth is way ahead of other Towns with our plan; funding for infrastructure improvements are available.

Chairman Hamzy advises that Round 7 of the DECD program is now open; we are hoping to apply during Round 8. We have still not had a closing on our 1.7 million award and cannot sign contracts

with SLR until we do so; we are keeping them in the loop. All information has been submitted; we are waiting for the grant to be assigned to an attorney to schedule the closing.

Mayor Kilduff feels that it is important to show some movement since our last submission. Round 8 applications would be due sometime in December with a decision in March 2026.

ConnDOT meeting is scheduled in 2 weeks to update everyone on the State project. We are trying to keep the Community engaged; we don't want them to forget our plan.

Chairman Hamzy provides an update with 8 S. Main St. – The tax collector advised that this property has been following the foreclosure process; an auction date of 10/25/2025 has been set if the account is not brought current. **Chairman Hamzy** will reach out to the property owner to investigate interest in coming up with an agreement.

Kevin Hayes advised that the Alread property has been listed on the Market for approximately million dollars; Attorney **Hamzy** advised that we did provide a letter of intent to Mr. Allread for the building in the amount of \$450,000. The letter is not binding.

Vance Taylor advises that the property is being marketed at \$995,000. He has spoken with Mr. Allread who still expressed interest in talking with the Town. There is general discussion regarding the building – funding may be a problem; the building is not listed on the National Historic listing and due to the removal of many of the original buildings it may be disqualified from different funding sources. The plan was to purchase the property with a portion of the 1.7 million award.

Carl Johnson provides a brief update on what to expect at the ConnDOT meeting scheduled for 9/2/2025. There will be 3-D renderings available for review. The Town was able to get the State to approve additional improvements in our CIF project – additional drainage, street trees, granite curbing, stamp concrete to match existing brick on streetscape, carriage lamps, trash receptacles, fencing, benches, timber rails, flowers, sign, alter for duck and they will be moving (1) pole. We hope to get started in September with a completion date in Spring 2026.

Chairman Hamzy comments that we will have to update the cost estimate on our portion of the sidewalk – 300' to the waterwheel, retaining walls – the plan is to piggy-back on the work with Bill Schultz the State contractor.

Roxann Levesque updates the Committee on the planters – estimated cost \$1300, weighing 300-600 lbs. We need to be able to tie into the State design. There are multiple options, colors, etc.

Ron Mamrosh also spoke with his contact at the bank; Steve Lewis is willing to set us up with representatives that can help us set up a program and process.

Kevin Hayes questions if we can get the property owner to start maintaining Baldwin Park better. The area is overgrown and is the main focal point of town.

Mayor Kilduff advised that we have called the contractor multiple times. We have a public/private opportunity here, but an agreement will need to be made if the Town were to take over. We would need to have full access, especially if we are utilizing town funds to maintain the area. He hopes that we will eventually move our concert series back to this location.

Chairman Hamzy will have a discussion with the owner to investigate her interest; he does not foresee a problem.

Mayor Kilduff feels that momentum on our project has slowed down. The funding is not coming in as fast as we had hoped. There is also a plan to take the building next to the library down, 244 Main St., Terryville, CT we have part of the money but are short \$76,659. He is hoping that the Committee will be willing to use a portion of the Town matching funds set aside for our project. The plan is to demo the building, grade the area and install a park type sitting area with picnic tables for library patrons to enjoy.

MOTION: Roxann Levesque made a motion, which was seconded by **Ron Mamrosh** to approve funding not to exceed \$80,000 for removal and remediation of the building at 244 Main St., Terryville from the monies set aside for the Town match in our Transformational Plan. This will also potentially fund cost for outdoor seating. The motion is voted on unanimously.

Carl Johnson also advised that (2) EV stations will also be installed in the upper parking lot at the Library at no cost to the Town.

Ron Mamrosh stated that he has notice that several towns in the area use large banners across the roadways to advertise events – this is something we may be interested in looking into.

6. Administrative Matters

Important dates –

9/2/2025 – ConnDOT -Presentation – 6:00 p.m./Town Council Meeting immediately following at 7:00 p.m.

9/3/2025 – Public Hearing Bond Package for Road Package and Police Station.

7. Board Member Comments. – Nothing further.

8. Adjournment

MOTION: Roxann Levesque made a motion, which was seconded by **Kerry Bamrick** to adjourn the meeting, and the motion is voted on unanimously.

Respectfully submitted,

Pamela Pelletier, Recording Secretary