

MINUTES

REGULAR MEETING

Community Investment Fund Ad Hoc Committee

October 20, 2025 – 6:00 p.m.

Mayor's Conference Room, Plymouth Town Hall

PLYMOUTH, CT
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1. Call to Order/Attendance

The meeting was called to order at 6:04 p.m. by **Chairman Bill Hamzy** on October 20, 2025 in the Mayor's Conference Room, 80 Main St., Terryville, CT. Members in attendance included: **Chairman Bill Hamzy, Mayor Joseph Kilduff, Ron Mamrosh, Roxanne Levesque, Kerry Bamrick, Seth Duke, Vinny Klimas, Vance Taylor, Carl Johnson-DPW and Margus Laan-Land Use.**

2. Pledge of Allegiance – Led by the Chairman.

3. Acceptance of Minutes

September 23, 2025

MOTION: **Roxanne Levesque** made a motion, which was seconded by **Kerry Bamrick** to accept the minutes as presented and the motion is voted on unanimously.

4. Public Comment - None

5. Discuss and Take Action on Plymouth Transformational Plan

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

Chairman Hamzy provides an update to the Committee.

Grant – The final Assistance Proposal has been signed and returned to DECD, we have been advised that it is under review internally.

Next Step – Attorney General will refer to an outside council to close. We were asked if we had a preference and suggested Randy Sabia as he closed on our first award. As reported at the last meeting, we have authorization to incur expenses on the grant, although we do not want to get ahead of ourselves.

SLR – Scope of Services are complete and are under internal review, we should have them by the end of the week.

8 South Main St. – Auction is scheduled for Saturday 10/25/2025. We have been going back and forth with the property owner and his representatives, who have also contacted the Foreclosure Attorney for the Court (Bob Scalice). We have heard multiple stories, and the property owner has made multiple promises that have remained unfulfilled.

Chairman Hamzy goes over the process and scenario's that might occur. The property owner can come in and pay off all the debt; he could file bankruptcy (which would put everything on hold). The auction could happen, and we may get a reasonable bid – there has been a lot of interest shown in the property. Interested parties have contacted Town Hall and we have provided them with a copy of the CIF proposed plan.

The Court could get an offer and the owner could claim it is not equitable for him and request that the process start over.

Vance Taylor suggests that we get in touch with Bill Allread regarding his building for discussions.

Façade Improvements – Roxanne Levesque advised that she has received several inquiries regarding opportunities that may be available for façade improvement funding from area residents and businesses. There is general discussion on what the Committee would like to see included in this program. **Chairman Hamzy** recommends that we contact other Towns and utilize sections for our program. He feels if we are going to offer a loan to a business or property owner that they need to have some “skin in the game”.

Mayor Kilduff advised that Zoning issues will need to be addressed by SLR, there was some discussion regarding an overlay zone.

We need to consider eligibility requirements, how it will operate, if it will be a 50/50 grant or 100%, what restrictions will be included, who is eligible by location, will it be a revolving loan, include claw-back protections, etc.

Vinny Klimas volunteers to create a draft of a policy, he suggests using the HUD policy in place at the Housing Authority, this could be used as a foundation to build on. He will also contact other Towns and review templates provided by the CT Main St. Center.

6. Administrative Matters

Carl Johnson, Director – Public Works updates the Committee on the DOT project on Main St. Dot has been working on Utility work, which will continue through November. Site work and flagging is also ongoing. Start up on actual construction is expected in Spring 2026.

Vinny Klimas also reminds us that Applications for Round #8 are due between 10/27 – 12/5/2025.

7. Board Member Comments.

Vance Taylor questions whether we should be updating the public on our progress. Chairman Hamzy recommends that we wait until we have the closing on the grant.

Commissioners express their concerns over the property at 8 South Main St., we wish we had the funds to bid on the property ourselves.

8. Adjournment

MOTION: Roxanne Levesque made a motion which was seconded by **Seth Duke** to adjourn the meeting at 6:55 p.m. and the motion is voted on unanimously.

Respectfully submitted,

Pamela Pelletier, Recording Secretary