

TOWN OF PLYMOUTH

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COMMUNITY INVESTMENT FUND AD HOC COMMITTEE

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Regular Meeting
Meeting Minutes

Sep 21, 2026, 6:00 PM

Mayor's Conference Room, Plymouth Town Hall, 80 Main Street, Terryville, CT 06786

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1. Call to Order/Attendance

Chairman William Hamzy called the meeting to order. All committee members were present. A quorum was established. Present: Chairman Bill Hamzy, Roxanne Levesque, Ron Mamrosh, Kerry Bamrick, Vance Taylor, Joe Sopczneski-P.W. Director, Margus Laan-Land Use, Jason Williams-SLR and Pam Pelletier-Recording Secretary.

2. Pledge of Allegiance

The Chairman led the group in the Pledge of Allegiance.

3. Acceptance of Minutes

Minutes from the July 20, 2026 meeting were accepted. No minutes were produced for the August 17, 2026 meeting due to lack of quorum.

Motion to accept the minutes from the July 20, 2026 meeting was made by Roxanne Levesque and seconded by Kerry Bamrick. The motion carried.

4. Public Comment

No members of the public were present. No public comment was received.

5. Discuss and Take Action on Plymouth Transformational Plan

General Discussion / Updates / Action, if necessary

8 South Main Street — Acquisition Strategy

Chairman Hamzy reported that he and the Mayor met with Jason Williams of SLR to explore modifying SLR's contract scope in order to free up Community Investment Fund (CIF) monies for a potential acquisition of 8 South Main Street. The owner has indicated through his real estate broker that he will not accept less than \$1,000,000 for the property; however, the property appraised at \$600,000 the prior year, and the State will not permit the town to purchase property above appraised value. Notably, the owner previously made a sworn statement before the Board of Assessment Appeals that the property was not worth more than the appraised value.

The committee discussed a pending tax foreclosure action and renewed blight citations. The owner currently carries approximately \$14,000 in delinquent taxes and an outstanding sewer balance, with additional amounts forthcoming. A blight lien, like a tax lien, could serve as the basis for foreclosure if unpaid. Committee members noted that the owner paid delinquent taxes in full the day before a prior foreclosure auction and may do so again, though the foreclosure process was viewed as a legitimate and necessary proceeding.

Regarding alternative financing, Chairman Hamzy reported that the Connecticut Municipal Development Agency (CMDA) was explored as a potential acquisition vehicle or lender, but the process — requiring board approval, gubernatorial sign-off, and bond commission placement — was determined to be too lengthy and uncertain to be practical. The committee concluded that there are effectively two viable paths to acquiring 8 South Main Street: the town purchases the property using available CIF funds, or a private developer purchases it directly from the owner.

SLR Scope Reduction and CIF Reallocation

SLR Consultant Jason Williams reported that by pausing or eliminating certain scope items, approximately \$250,000 has been identified for reallocation toward an acquisition. The committee acknowledged that reaching the full \$600,000 target will be challenging, and further reductions to the scope will be evaluated. The strategy is to reduce scope now, use the freed funds for acquisition, and then reapply in the final CIF grant round in December — arguing that the removed scope items should be funded in the new application, ideally with a property acquisition already in place to strengthen the submission.

Master Plan and Path to Implementation

Jason Williams presented a summary of the master plan, which encompasses 213 residential units, approximately 20,000 square feet of retail/service space, and 9,000 square feet of restaurant space across the downtown area. He outlined the formal path to implementation, which includes: presentation and adoption of the master plan by the Planning and Zoning Commission; incorporation into the Plan of Conservation and Development (POCD); rezoning of key parcels into the C-Village district; and creation of a new Downtown Development District (DDD) sub-zone with tailored bulk standards and architectural design requirements. The committee expressed concern that public hearings required for adoption would signal property values to owners, and agreed that engaging a developer prior to that process would be strategically advantageous.

Project-by-Project Updates

- **Architectural Renderings:** Perspectives for 8 South Main Street, Old Eagle Lock, and 13 Agony Avenue are in progress. Chairman Hamzy and Jason Williams noted some renderings require further refinement.
- **Old Eagle Lock (Phase 2):** Hazardous building material sampling is nearly complete, with results confirming residential use is feasible. On-site parking is insufficient to meet C-Village requirements, and a shared parking arrangement incorporating the Agony Avenue parcels will be necessary.
- **150 South Main Street:** Survey and soil reports are complete. The owner of 138 South Main Street has expressed interest in purchasing 142 South Main Street. Chairman Hamzy indicated he would confirm that interest before sharing plans and reports.

- **Riverview Walkway:** Staff from SLR and the Public Works Department walked the full proposed route. A multi-use trail is considered feasible, and grant opportunities through other agencies will be pursued independent of CIF funding.
- **Façade Improvements:** The architect is progressing; an update was expected the following day.
- **Gateways:** Work has been paused; this item will be included in the next CIF grant application.
- **Streetscape:** Design is at 30 percent completion. A site walk was planned for the following Friday to verify constructability.

Developer Outreach and Contract Strategy

The committee discussed the possibility of approaching Carrier Group regarding a purchase of 8 South Main Street, with the understanding that they have a heavy development pipeline and a timeline extending to approximately 2028. It was noted that if Carrier or another developer were to purchase the property, the town would lose the ability to apply grant funds to site work, as private developers are not eligible for such grants. The committee agreed to explore other developers if Carrier is not prepared to proceed.

Vance Taylor proposed entering into purchase contracts with willing property owners now — with extended closing dates and financing contingencies — to lock in prices and demonstrate site control to CIF before the December application deadline. Chairman Hamzy indicated the idea had merit, particularly for properties other than 8 South Main Street, whose owner remains unrealistic on price.

Brownfields Planning Grant

Vance Taylor noted that the Town, through the Mayor and the Council of Governments (COG), has applied for a Brownfields area remediation planning grant through DECD, covering a broader economic development area along Route 6. The municipality has committed a 10 percent match of approximately \$20,000 against a \$200,000 study grant.

6. Administrative Matters

No administrative matters were raised.

7. Board Member Comments

No board member comments were offered.

8. Adjournment

Motion to adjourn was made by Ron Mamrosh and seconded by Roxanne Levesque. The motion carried. The meeting was adjourned.

Submitted by,

Pam Pelletier, Recording Secretary