

**REDEVELOPMENT AGENCY  
SEPTEMBER 1, 2011, 7:30 A.M.  
LINCOLN CENTER HEARING ROOM**

Members Present:	Tim Devanney, Chair	Bob Schneider, Vice Chair
	Michael Farina	Barbara Weinberg
	Michael Darby	Jim Perras
	Aaron Ansaldi	Aaron Wlochowski

Also Present: Mark Pellegrini, Director of Neighborhood Services  
and Economic Development  
Gary Anderson, Senior Planner

Adoption of Minutes of August 18, 2011

Mr. Farina moved to adopt the minutes as written. Mr. Darby seconded the motion and all members voted in favor.

Priorities Workshop

Mr. Anderson led the Agency in continuing the priorities workshop it started at the August 18 meeting. He reviewed the Agency's discussion of tasks related to the Parkade demolition and their prioritization. The Agency then discussed priorities for activities related to developer solicitation and the Nichols Estate properties.

Mr. Farina asked whether it was necessary to complete a master plan and feasibility study before soliciting development proposals for the Parkade property. Mr. Pellegrini said it was not necessary. The Town could distribute a request for development proposals based on the vision and goals outlined in the Redevelopment Plan. The benefit of doing a master plan and feasibility study beforehand would be the Agency would have a better idea of what the market would support before soliciting developers.

Mr. Darby said resolving any deed restrictions related to the Parkade should be the Agency's first priority. He said he does not think developers would be interested in investing their own money until they are assured the restrictions are resolved.

Mr. Ansaldi asked if a development proposal would have to follow the Redevelopment Plan or if a developer could propose something else. Mr. Pellegrini said because the solicitation is a step in implementing the Broad Street Redevelopment Plan, any development would have to follow the plan. However, in the solicitation the Agency could allow developers the flexibility to respond with a variation or a different development. If the Agency and Board wanted to choose a proposal that departed from the Plan, the Agency and Board could amend the Plan, he said.

Ms. Weinberg asked if in past situations the Town has solicited development proposals without doing a feasibility study. Mr. Pellegrini said Manchester has not issued this kind of solicitation since he has been employed here. Mr. Ansaldi asked if the Agency would be able to market the property without a feasibility study. Mr. Pellegrini said yes and the respondents' proposals should indicate what they think is feasible.

Mr. Schneider asked if the Agency would be open to an investor purchasing the property and land banking it. Mr. Darby said there was no way to say hypothetically because he would want to see what other proposals are made.

Mr. Devanney said Manchester residents supported the Redevelopment Plan with an \$8 million bond and feels the Agency has a responsibility to see the plan is implemented. Mr. Darby said he thinks most people in town are unaware of the details of the Plan and that their primary interest in supporting the bond referendum was to get the Parkade buildings demolished. Mr. Anderson said the Agency worked hard on creating the Redevelopment Plan and suggested members not give up on the concepts in the plan until it has at least attempted to attract a developer to build what is envisioned in the plan.

Ms. Weinberg asked if the date for the foreclosure sale for the former Tires International property auction was set. Mr. Pellegrini said it is to be held on November 5. Auctions on the other two properties would follow shortly after that.

Mr. Schneider asked if the timing of the auctions was being intentionally slowed by the property owner. Mr. Darby said the court makes the decision as to when the auction will be conducted.

Mr. Farina asked whether the Agency makes a recommendation to the Board of Directors in regards to the foreclosure auction, or if the Agency ultimately makes the decision. Mr. Darby said since this is a foreclosure auction, the Board makes the final decision. Mr. Devanney said the Board has followed every recommendation the Agency has made to this point.

The Agency asked Mr. Pellegrini to review how the taxes owed would be repaid if the Town wins the auction. He said the Town writes a check to the court. The court then repays the amount of taxes owed back to the town. Those funds go directly into the Town's General Fund. The Board of Directors could choose to re-allocate them back to the Redevelopment account.

Ms. Weinberg asked if the Town has to have funds available on the day of the auction. Mr. Darby said typically bidders need to provide a check in the amount of 10% of the appraised value to be registered for the auction.

The Agency agreed by consensus to table the priorities exercise and move executive session up on the agenda.

#### Executive Session to Discuss Possible Real Estate Transactions

At 8:15 a.m. Mr. Darby moved to go into executive session for the purposes of discussing possible Broad Street real estate transactions. Mr. Farina seconded the motion and all members voted in favor.

The Agency came out of executive session at 9:02 a.m. No decisions were made.

Mr. Darby moved to authorize the Town administration engage a professional appraiser to complete an appraisal for the property 363 Broad Street. Mr. Farina seconded the motion and the motion passed 7-0. Mr. Wlochowski was not present.

Mr. Anderson said the freestanding Bradlees sign was being removed from the Parkade property as the Agency was meeting. Mr. Schneider asked the cost of removing the sign, and Mr. Pellegrini said it was \$2,600. Mr. Schneider said the Parkade property is looking much better and complemented the Public Works department on their work painting the building walls and trimming shrubs.

Mr. Pellegrini distributed a draft timeline for redevelopment-related activities. He asked the Agency to review it so it could be discussed at the next Agency meeting, along with the continued priorities discussion.

Mr. Darby moved to adjourn at 9:07 a.m. Ms. Weinberg seconded the motion and all members voted in favor.

The next meeting of the Manchester Redevelopment Agency will take place on Thursday, September 15<sup>th</sup> at 7:30 a.m. in the Lincoln Center Hearing Room.

R:\Planning\Redevelopment Agency\2011\09 - SEPTEMBER\Minutes-Sept 1 2011.doc