

**REDEVELOPMENT AGENCY
MEETING MINUTES
SEPTEMBER 15, 2011 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present:

Timothy Devanney, Chair	Susan O'Connor
Barbara Weinberg	Gary Sweet
Terry Bogli	Michael Farina
Michael Darby	John Topping
James Perras	

Also Present:

Mark Pellegrini, Director of Neighborhood Services
and Economic Development
Gary Anderson, Senior Planner
Laura Guerrette, Administrative Secretary

At 7:36 a.m. Chairman Devanney called the meeting to order.

Adoption of Minutes of September 1, 2011

Mr. Darby moved to approve the minutes with a correction on page 2 to change the word “baking” to “banking”. Mr. Sweet seconded the motion and all members voted in favor.

Executive Session to Discuss Possible Real Estate Transactions

At 7:40 a.m. Mr. Darby moved to go into executive session for the purpose of discussing possible real estate transactions. Ms. Weinberg seconded the motion and all members voted in favor.

The Agency came out of executive session at 8:40 a.m. No decisions were made.

Priorities Workshop

Mr. Anderson led the Agency in continuing the priorities workshop it started at the August 18 meeting. He reviewed what the Agency had discussed at the past two meetings including the major implementation activities, priorities for the Parkade demolition and developer solicitation. He noted that Phase I of the Parkade demolition is in progress.

Mr. Anderson continued the workshop with a discussion of the Nichols properties. The Agency agreed that giving the Board of Directors direction as to whether to acquire the properties and what to do with them if they are acquired is a high priority. The Agency agreed that engaging environmental counsel to advise them on Transfer Act implications and to amending the Redevelopment Plan if the property was resold were medium priorities.

Mr. Anderson said the committee is in the process of engaging a design consultant for the greenway/park expansion project. Five out of 10 firms were selected for interviews which will occur the week of September 19. The selection advisory committee will bring a recommendation to the Agency. Mr. Anderson asked the Agency how the priorities should be set in regards to the greenway/park expansion. Mr. Sweet said he thought possible negotiation of land purchases (if needed) should be followed by securing financing and then completion of the final design. Mr. Farina said he thought the financing should be a lower priority than the completion of the final design. Mr. Topping said the negotiation to purchase the land should be a high priority but the Parkade demolition is more of a priority than any of the Nichols activities.

Mr. Anderson briefly discussed the Broad Street reconstruction project. He said that the project is out to bid and bids are due on September 22.

The Agency next discussed the public information sign to update the public on the progress at the Parkade. Ms. Bogli said she and Mr. Farina have a concept sign. Mr. Sweet said it is important to have an informational sign because he is frequently being asked the progress of the Parkade. Both Mr. Farina and Ms. Bogli said the sign should be a high priority. Mr. Sweet added that the sign will need to be updated as the project progresses. There was much discussion of what the sign should look like and the process of getting cost estimates. Mr. Devanney suggested having a more definitive idea of what the sign should look like before getting estimates. Mr. Farina said he would get his concept design to the Agency members.

Mr. Anderson returned to the broader implementation activities and asked the Agency if these items should be prioritized as well. Mr. Devanney said the Agency should be careful in prioritizing these items because they all need to be worked on simultaneously. Ms. Bogli said the idea of prioritizing the implementation activities was to give the Agency direction and she hopes this will keep the Agency focused. Mr. Sweet suggested the Parkade Demolition and Information Signs should go together and that Parkade Solicitation should be changed to Parkade Development because it involved much more than just solicitation. Mr. Devanney said he thought Broad Street Reconstruction should be the second priority.

The Agency agreed by consensus that the Parkade demolition should be its number one priority followed by all of the other activities.

Mr. Anderson said the selection advisory committee should have a recommendation on or about September 26th. Since the Agency's next scheduled meeting is on October 6th, he asked if the Agency wanted to wait to award the contract at that meeting or hold a special meeting. Mr. Farina said the Agency was already behind schedule. Mr. Sweet asked if waiting would be detrimental and the Agency agreed that it would not. The Agency agreed to wait until their October 6 meeting to award the contract.

At 9:10 a.m. Mr. Sweet moved to adjourn the meeting. Mr. Perras seconded the motion and all members voted in favor.

The next meeting of the Manchester Redevelopment Agency will take place on Thursday, October 6, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.