

**REDEVELOPMENT AGENCY
MEETING MINUTES
JUNE 16, 2011, 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present: Tim Devanney, Chair Bob Schneider, Vice Chair
 John Topping Sue O'Connor
 Michael Darby Terry Bogli
 Phil MacVane Gary Sweet
 Mike Farina

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

Adoption of minutes of May 19, 2011

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

Recommendation to the Board of Directors on proposed Parkade mural

Mr. Pellegrini said the Manchester Arts Commission expressed interest to the Board of Directors about sponsoring an event to decorate the vacant Parkade buildings with artistic murals. He said the Board of Directors requested direction from the Agency.

Christiane O'Brien of the Manchester Arts Association said the Association has heard from approximately 50 artists who are interested in participating. The event would take place on June 18 and 19. The Association has purchased insurance for the event and the artists will be paying for their own materials.

In response to a question from Ms. Bogli regarding the content of the murals, Ms. O'Brien said the theme of the artwork would be peace.

Mr. Sweet asked if the Association was aware the murals would have to be viewed from Green Manor Blvd. or Broad Street. Ms. O'Brien said she was aware, however the public was welcome to come see the artists creating the murals.

Mr. Darby moved to recommend that the Board of Directors support the Manchester Arts Commission's Parkade mural project. Mr. Devanney seconded the motion. Eight members voted in favor of the motion. Mr. Topping voted against the motion because he was concerned the artwork would attract people and vandalism on the property.

Discussion of scope of services for Bigelow Brook Greenway and Center Springs Park extension master concept planning

Mr. Pellegrini reviewed a draft scope of services for master planning for the Bigelow Brook Greenway and Center Springs Park extension. He said the scope of services includes the creation of two sets of schematic drawings, one for the Greenway and one for the expansion of Center Springs Park. He said a key difference in the two projects is that the Town currently controls most of the land for the greenway, but does not control land needed to create a Broad Street park entrance. He said in speaking with landscape architecture firms, the combined job would likely cost between \$25,000 and \$30,000.

Mr. Sweet said the firm's charge should be to create schematics for three locations for the park entrance, to be narrowed down to one preferred location. Mr. Pellegrini said that is reflected in the scope of work.

Mr. Schneider asked if the concept drawings created by the Town engineering division would be included with the RFP. He said he preferred those documents not be included so that firms would not feel constrained by previous designs. Mr. Farina agreed the design concepts should not be included. He said the selected firm should also be given access to the Broad Street Visual Preference Survey results and be asked to consider how the greenway and park could be connected to abutting neighborhoods. Mr. Anderson said the Agency could choose to not include the engineering concepts with the RFP but provide them to the selected firm. Mr. Pellegrini said the concepts are public documents and the selected firm may find them whether or not the Town provides them with the RFP.

Mr. Sweet suggested the RFP should include some guidance as to how much the Town would be spending in constructing the greenway and park extension. He said that would help inform the firm as to what types of improvements would be feasible. Mr. Farina said he did not think including construction costs was desirable at this time. Mr. Anderson suggested at this point, the Agency did not have enough information to include a cost estimate and part of the intent of this project was to get cost estimates for both projects. Mr. Pellegrini said there will be opportunities during the project for the steering committee to guide the consultant in terms of ultimate project costs.

Mr. Pellegrini said staff would add language regarding neighborhood connections and a link to the visual preference survey to the RFP and submit a request to the Board of Directors for \$30,000 in Broad Street bond funds for the project.

Other Business

Mr. Schneider requested staff provide a monthly financial accounting of Broad Street bond funds.

Mr. Farina said he and Ms. Bogli met to discuss a possible information sign at the Parkade to display progress and plans for the future. He said they discussed a 20' x 10' vinyl construction sign that would include a short phrase, renderings of how the redevelopment project could look when complete, and a timeline of accomplishments to date and anticipated future work. Smaller versions of the sign could also be placed in locations like Town Hall or the Mary Cheney Library.

Mr. Pellegrini said staff would investigate the cost for such a sign. He said the sign(s) could be included as part of the demolition contract and that staff will also review the size and type of signs permitted in the zoning regulations.

Mr. Pellegrini said as far as he knows, the Town is on the same timeline for the Nichols foreclosure as discussed at the last meeting, with a foreclosure sale likely to be scheduled for September. He will ask Attorney Sullivan for an update prior to the next Agency meeting.

Mr. Anderson said the Public Works Department estimates the cost of removing all pavement on the Green Manor side of the Parkade buildings, plus loaming and seeding would be \$250,000. Mr. Pellegrini said staff would request estimates for the other removal options previously discussed by the Agency and requested by the Board.

Mr. Anderson said he contacted Ms. Rosemary Monahan at the EPA Boston office, who worked on the Grey to Green project with the Town and Capitol Region Council of Governments, to let her know the town has submitted a PCB removal plan for the Parkade. He said Ms. Monahan contacted the EPA staff person reviewing the plan and was told there is a large backlog for such reviews. Mr. Anderson said he will continue to keep Ms. Monahan updated on the project.

Mr. Pellegrini said the owner of the Parkade Cinemas had applied for two special permits, one to hold a flea market and one for a family fun day to be held on various weekends. Both uses would take place on a portion of his property and on a portion of the adjacent parking lot owned by Leon Charney. He said the applications will be heard by the Zoning Board of Appeals at its June 29 regular meeting. After some discussion the Agency decided not to comment on the issue at this time.

Mr. Schneider requested that the Parkade landscaping along Broad Street be better maintained. Mr. Pellegrini said he would pass this request on to the Public Works department.

The Agency decided to cancel the July 7 regular meeting and hold an executive session at its July 21 meeting to discuss possible Broad Street real estate transactions.

Mr. Darby moved to adjourn. Mr. Topping seconded the motion and all members voted in favor.

The next meeting of the Manchester Redevelopment Agency will take place on Thursday, July 21, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.