

**REDEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
MARCH 3, 2011, 7:00 A.M.  
LINCOLN CENTER HEARING ROOM**

Members Present:                    Bob Schneider, Vice Chair    Phil MacVane  
    Aaron Ansaldi                        John Topping  
    Michael Darby                       Sue O'Connor  
    Barbara Weinberg                 Gary Sweet  
    Michael Farina                      Aaron Wlochowski

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

Adoption of minutes of February 17 and 22, 2011

Ms. Weinberg moved to adopt the minutes of February 17, 2011 as written. Mr. Wlochowski seconded the motion and all members voted in favor.

Ms. Weinberg moved to adopt the minutes of February 22, 2011 as written. Mr. Farina seconded the motion and all members voted in favor.

Next Steps: Parkade

Mr. Schneider said that at the March 1, 2011 Board of Directors meeting the Board voted unanimously to purchase the Broad Street Parkade property. He congratulated Agency members on their efforts throughout the negotiation process.

Mr. Pellegrini said TRC will be writing the demolition contract specifications for hazardous material removal according to the firm's environmental assessment work. When complete, the specifications will become part of the bid advertisement issued by the Manchester General Services Department.

Mr. Pellegrini said it was possible the specifications could be complete by the end of the month. However, Mr. Pellegrini said the EPA needs to sign off on the PCB-related portion of the hazardous material removal plan. That process should take about 30 days. Mr. Sweet said the PCB plan should be sent to Boston while the Town and TRC are completing the rest of the specifications. Mr. Farina added that getting the bid out should be the current priority. Mr. Schneider said the bid should include an alternative to have all pavement on the site removed. Mr. Schneider asked how much it would cost to prepare the specifications and related documents. Mr. Pellegrini said TRC's work on the bid specifications would cost approximately \$20,000. Mr. Schneider requested a balance sheet of the bond money that has been spent to date.

Mr. Pellegrini said he contacted Mark Westa of the landscape architect program at UConn about a possible student project to design a concept plan for the Bigelow Brook greenway and an interim plan for the Parkade site after demolition. He said at this point in the year, this would likely be a fall semester project.

The Agency agreed that a working session should be scheduled with Town staff and interested members of the Board of Directors to discuss transitional uses and treatments at the Parkade between the demolition and eventual redevelopment.

Mr. Pellegrini said the Agency may want to consider if completing a market study or master planning before it solicits development proposals. Ms. Weinberg said the Agency should be careful how much money is being spent and requested a road map of potential future necessary spending items. Mr. Wlochowski said in the past, the Agency has said it would look for potential developers to produce their own feasibility study. In response to a question from Mr. Schneider, Mr. Darby said the Town would incur few closing costs besides the title insurance.

#### Next Steps: Redevelopment Plan Implementation

Mr. Schneider said he had a conversation with Assistant Town Attorney Sullivan, who indicated the Nichols estate foreclosure process was on track to be complete in June.

Mr. Pellegrini said the Agency should discuss to what extent the Town should be involved in clearance or site remediation on the Nichols properties, if the judge decides on a strict foreclosure and the Town gets title to the property. Mr. Sweet said the Nichols property becomes much more attractive to potential buyers if the Parkade is under redevelopment.

Mr. Schneider said Agency members have been contacted by the owners of the Broad Street Penny Saver to gauge the Agency's interest in acquiring the property. After some discussion, the consensus was that the Agency is not interested in the property at this time.

Mr. Pellegrini said the Town has sent a draft purchase and sale agreement to the owners of the Cheney Rail Line and is awaiting a response.

Mr. Farina said the Agency should formally move ahead to plan for and build the greenway along Bigelow Brook and the extension of Center Springs Park to Broad Street. He said the Agency should approach Manchester's federal legislative delegation and make a formal request for funds for the redevelopment area.

Mr. Farina suggested engaging a landscape architect to complete a concept for a park entrance. Mr. Ansaldi said it might not be advisable to complete plans for property the Agency and the Town do not own. Mr. Farina said the Agency should be working to acquire the land that would provide park access.

Mr. Farina said the Agency should also request federal funds for the reconstruction of Broad Street, including funds to bury the existing power lines. He said when Manchester voters passed the Broad Street bond referendum, they expected the greenway and park connection would be built. Mr. Topping said the voters expected the Parkade to be demolished, which is where the Agency has been focusing its recent efforts.

Mr. Sweet, Mr. Topping and Mr. Farina agreed to meet and work on strategy for the greenway and park.

### Other Business

Mr. Sweet distributed a document outlining current and future RDA activities and suggested assigning tasks to teams of two or three members/staff.

There was some discussion on the developer and consultant cultivation section of the document. While some Agency members felt the Agency should actively seek out potential developers and get informal input on what a Parkade development could look like, others advocated sending out a request for qualifications to select a preferred developer. Mr. Topping stressed that whatever route the Agency chooses, selecting a developer or developers must be an open and competitive process. Mr. Ansaldi said he did not think most developers would be willing to share their ideas publicly, unless they were selected as the preferred developer.

Mr. Schneider said he thinks the Agency should concentrate on building relationships with the owners of the Parkade Cinemas and Middle Turnpike Parkade.

The Agency agreed to discuss these issues at the next meeting.

Mr. Schneider requested staff produce a document outlining probable future costs related to Broad Street.

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

The next meeting of the Manchester Redevelopment Agency will take place on ***Thursday, March 17, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.***