

**REDEVELOPMENT AGENCY
MEETING MINUTES
MAY 5, 2011, 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present:	Tim Devanney, Chair	Bob Schneider, Vice Chair
	Aaron Ansaldi	John Topping
	Michael Darby	Terry Bogli
	Barbara Weinberg	Gary Sweet
	Tommy Tomko	Aaron Wlochowski
	Phil MacVane	Mike Farina

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

Adoption of minutes of April 21, 2011

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

Review of demolition policy briefing with Board of Directors and demolition project timeline

Mr. Anderson said he and Mr. Carlino presented an update on the Parkade demolition and interim uses to the Board of Directors at the Board's April 26 policy briefing. He said they outlined the options for the extent of demolition and for the interim use of the site that the Agency discussed at its April 7 workshop. Mr. Farina and Ms. Weinberg were also present at the briefing.

Ms. Weinberg said the Board offered several ideas and she thought the Board and the Agency were ready to move forward together. Mr. Farina said the meeting was productive and the Board requested the Agency to make a formal recommendation regarding an interim use plan. He said at least one Board member said he was opposed to the idea of constructing berms around the site and favored removing all the existing pavement. Several Board members requested cost estimates and timelines for all of these options, he said. Mr. Carlino said one of the major developments since the Agency workshop was the State Bond Commission's approval of \$3 million for Broad Street Reconstruction. He said that project could postpone the need for an interim use plan since the street project would span two construction seasons.

Mr. Schneider inquired as to the demolition schedule. Mr. Anderson and Mr. Carlino presented an approximate timeline for the process. Mr. Anderson said the timeline was broken down into two phases. Phase 1 included the removal of hazardous and regulated materials including ballasts, fluorescent bulbs, metal racks and asbestos containing floor tile and mastic. Phase 2 is the removal of PCB and asbestos related roof material, utility abandonment and building demolition and site restoration. He said Phase 2 of the project could not be bid until the EPA's approval of the PCB removal plan, which would be sent to the EPA's Boston office on May 6. While the town awaits the EPA's approval, Phase 1 can be bid.

Mr. Carlino said the Town hopes to have a contractor selected for Phase 1 by July 1 and Phase 1 work should be complete by October 1. The Town expects to receive EPA approval by August 1, in which case Phase 2 work could commence October 1 and be completed by July 1, 2012.

Mr. Carlino said the demolition project and street reconstruction are likely to happen concurrently. He said that would allow the street contractor to use a portion of the Parkade parking lot as a staging area.

Mr. Tomko asked what effect the EPA approval would have on the timing of the project. Mr. Carlino said it will postpone the start of Phase 2, but the Town did not know for how long. The Town recently experienced delays in the permitting for the Highland Park School renovation because it required the same type of approval. .

Mr. Farina suggested the planning for the Bigelow Brook Greenway and Center Springs Park extension should be on the timeline. Mr. Carlino said work on the reconstruction project would likely begin by this fall and the greenway construction could begin sometime after that.

Mr. Carlino said staff will be working to reintroduce Broad Street property owners to the road reconstruction project before work begins. He said the reconstruction process will make doing business on Broad Street inconvenient for a period of time and staff is working to ensure property owners have access to all project information. Property owners will be contacted individually and invited to meet with staff. A public information meeting on the project will also be held, he said.

Mr. Farina asked who would assume the cost of a staging area if the Parkade parking lot were not available. Mr. Carlino said the contractor would have to find a site to lease for that purpose. The additional cost would be included in the project budget and ultimately be incurred by the Town.

Mr. Ansaldi said Broad Street would be a construction zone for the next year and thought the community will be pleased to see construction going on in the area.

Mr. Schneider said having the demolition project and street reconstruction happen concurrently appeared to be problematic and that he was concerned large trucks working on the demolition project would damage the newly constructed street. Mr. Carlino said doing the projects separately would likely stretch out the total construction/demolition timeline to four or five years.

Mr. Pellegrini said the Town received the \$3 million from the state in part because the reconstruction project is ready to be bid and with the expectation work will start soon. He said although reconstruction will be disruptive, Broad Street will be open for the duration of the project. Mr. Topping said once reconstruction starts, people will most likely avoid traveling on Broad Street. He said having the projects run concurrently while leaving the street open was a good way to manage the situation. Ms. Bogli said she thought completing the projects simultaneously would be less disruptive than doing them separately. Ms. Weinberg said competing the projects in the next two years would be preferable to completing them in four or five years.

In response to a question by Mr. Sweet, Mr. Ansaldi said he thought the Nichols property was too small to be used as a staging area. He said having the staging area on the Parkade site was ideal and liked the proposed layout.

Mr. Darby said the Agency has not made a recommendation to the Board of Directors regarding how much of the pavement should be removed at the end of the projects. Mr. Ansaldi said since the road contractors would be working after the demolition was complete, the demolition contractor would not be responsible for final site stabilization. Mr. Carlino said including the final site work in a separate bid was possible and not complicated.

Mr. Schneider asked if there was any way to speed up the EPA approval process. Mr. Anderson said staff will be reaching out to a contact at the EPA's Boston office who worked with the town on the Grey to Green report for the Parkade, but he was unsure if that would speed up the process.

Mr. Devanney said it might be important to get the proposed timeline to the Board of Directors and the press. Mr. Darby suggested the timeline include the reconstruction project as well. Mr. Carlino said the Town also plans on holding a public information meeting about the reconstruction project.

Mr. Devanney said the Agency should consider constructing the greenway. Mr. Carlino said after the building demolition that could be a logical next step in the redevelopment process.

Ms. Bogli said the Agency should consider identifying a location to publicize Broad Street redevelopment in each of Manchester's four quadrants. She suggested including information on progress made to date and the Agency's vision for the future. Mr. Sweet said such information should include colored illustrations of concepts and "coming soon" information.

Mr. Schneider asked where the curb cuts will be in relation to the Parkade property. Mr. Pellegrini said they will be at Green Manor Blvd. and where the proposed Parkway entrance would be near the southern property line. He said a developer could add another driveway if needed in the future.

Mr. Schneider asked if the existing telephone poles will remain in place or be relocated. Mr. Carlino said some of the poles will be shifted or replaced.

Mr. Carlino said staff will be working in the coming weeks to acquire easements for work in front of several Broad Street businesses.

Mr. Ansaldi asked where the utility stubs would be. Mr. Carlino said the Town would include stubs along Green Manor Blvd. and the parkway in locations where development would most likely occur.

Mr. Sweet moved that the Agency recommend to the Board of Directors that the Parkade parking lot be left in place until the Broad Street reconstruction project is complete and that the Agency will make a recommendation regarding the removal of pavement within one year.

Mr. Topping seconded the motion.

Mr. Schneider said he thought the entire paved parking lot should be removed. Mr. Darby said he would like to see all the pavement removed after the Town uses the area for staging. He said the Agency's options appeared to be to either leave the pavement in place or hire the road construction contractor to remove it once work on Broad Street is complete. Mr. Farina said he would like to see cost estimates for the different options for pavement removal, as was requested by the Board, before making a recommendation. Mr. Sweet said the Town could go out to bid separately for pavement removal.

Ms. Weinberg said it is not necessary to make a decision on how to leave the site because construction would be going on for at least a year. Mr. Tomko agreed an interim plan may not be necessary at this time and said he hoped development could occur soon after the demolition and street reconstruction concluded. Mr. Darby said the Agency should also be careful not to improve the site too much in anticipation of redevelopment.

Mr. Carlino said his staff will provide cost estimates for the pavement removal options.

Mr. Topping asked if pavement removal could be an add-on in the reconstruction bid, considering the Town would be using state funds for project which does not include work on the Parkade. Mr. Carlino said such work could be included as long as local money was used for that part of the project.

Mr. Farina called the question.

Five members voted in favor. Seven were opposed. The motion failed.

Mr. Ansaldi said he thought the Agency should look at the cost estimates for all options and said using a separate contractor for any pavement removal would make the most sense. The Agency agreed by consensus to leave the paved parking lot until the end of the street reconstruction. Mr. Farina and Ms. Bogli agreed to work together on a concept for what should be included in the informational signage.

Discussion of when and how to proceed with Center Springs Park expansion and Bigelow Brook greenway planning

Mr. Farina said the Agency should start thinking about what the greenway and park connection should look like and how they should connect to adjacent neighborhoods. He suggested the Agency move forward to complete concept plans for a park entrance and greenway connection at several locations along Broad Street. Mr. Pellegrini said bringing in an expert for this type of work would be advisable and asked if the agency wanted to contract with a design professional.

Ms. Weinberg asked what such concept work would cost. Mr. Pellegrini said the cost could be anywhere from \$40,000 to \$50,000. Mr. Sweet said he thought the cost would be between \$12,000 and \$25,000 to get one or two feasible concepts.

Mr. Tomko asked for an update on the Town's acquisition of the Cheney rail line. Mr. Pellegrini said the current owners have told the Town they will sell the property but the rail line properties are included in mortgages involving other properties. The owners are currently working with the mortgage company to resolve the issue.

Mr. Tomko asked for an update on Mr. Farina and Mr. Sweet's discussions with the owner of the Hartford Dispensary property. Mr. Farina said Paul McLaughlin, Executive Director of the dispensary, said he would like to keep the rear of his lot for possible future development but might be open to a non-vehicular path on the property. Mr. Sweet said Mr. McLaughlin would like to see concepts of any park extension before making a decision.

Mr. Carlino said the Board of Directors is considering work on the Edgerton Street culvert and a potential Center Springs Park extension in discussing potential bond referendum questions. He said the Board discussed either including approximately \$700,000 for just the culvert replacement or \$1.1 million for the culvert work and related park extension, based on concept plans completed by the engineering division.

Ms. Weinberg said it would be good to have a concept either complete or in progress to show to the community if work for the park were to be included in a referendum question.

Mr. Sweet moved to direct staff to develop a request for proposals for services to create concept drawings for the Bigelow Brook Greenway and Broad Street entrance to Center Springs Park. Ms. Weinberg seconded the motion and all members voted in favor.

Mr. Pellegrini said staff will draft a scope of services for the RFP. He said the Agency would need to go before the Board of Directors to request funds for that work.

Mr. Sweet requested an executive session be added to the next meeting's agenda.

Other Business

Mr. Darby asked about the possibility of Manchester Community College using space on Main Street that will be vacated by First Niagara Bank. Mr. Pellegrini said representatives from First Niagara met with Town and MCC staff about MCC's potential interest in the building. The college is currently discussing how it might use a downtown location.

Mr. Anderson said a workshop on the Broad Street form-based-code would take place on Thursday Morning, May 12th at 7:30 a.m. in the Town Hall Manchester Room. The intent of the workshop is to collect comments and questions from the Agency and get those to the Cecil group in anticipation of a workshop with both the PZC and the Agency later this month.

The meeting was adjourned at 9:12 a.m.

The next regular meeting of the Manchester Redevelopment Agency will take place on Thursday, May 19, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.