

**REDEVELOPMENT AGENCY
MEETING MINUTES
JANUARY 6, 2011, 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present:

Tim Devanney, Chairman	Sue O'Connor
Robert Schneider	Thomas Tomko
Aaron Ansaldi	Aaron Wlochowski
Barbara Weinberg	Gary Sweet
Michael Farina	John Topping
Phil MacVane	

Also Present:

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

Adoption of minutes of December 16, 2010

Ms. Weinberg moved to adopt the minutes as written. Mr. Tomko seconded the motion and all members voted in favor.

Report on Public Information Team Meeting

Mr. Sweet said he, Mr. Wlochowski, Mr. Farina, Mr. Devanney, Ms. O'Connor, Mr. Anderson and Mr. Pellegrini met to discuss when and how the Agency should disseminate information to the public. He said the group discussed creating a calendar of upcoming events which the Agency may want to publicize with a press release. The group also discussed writing letters to the editor of local news outlets and encouraged members to both write and ask others to write letters of support of the Parkade acquisition as well.

Discussion of Broad Street Parkade Next Steps

Mr. Pellegrini said the Town has received a draft report of a Phase I and Phase II environmental assessment previously done on the Parkade property by GZA Inc. He said GZA would be able to update the Phase I and finalize both reports, and present a summary to the Agency, for a fee of \$5,000. GZA indicated they could be present at the February 3 Agency meeting to present their findings. Agency members suggested inviting the press to that meeting in order to publicize the report findings.

Mr. Pellegrini said TRC is under contract to assess the environmental condition of the building interiors and will be starting work in the coming days. He said that work would be in the \$35,000 range. However, if a previously completed asbestos report can be obtained, the cost could be significantly reduced.

Mr. Pellegrini said the Planning Commission must issue a report to the Board of Directors on the purchase of the Broad Street Parkade property as required by State statutes. The Commission will discuss the purchase and report at its January 19, 2011 meeting. This meeting provides the Agency an opportunity to remind the Commission about the Redevelopment Plan, to correct misconceptions about the property's history, and seek the Commission's endorsement.

Mr. Tomko said all of this information should go out through press releases. Mr. Sweet added the Town has received assistance in planning for a redevelopment project through the EPA and CRCOG and should send a release regarding those partnerships as well.

Mr. Schneider asked if the town was ready to solicit bids for the demolition work. Mr. Pellegrini said the hazardous materials analysis is necessary before a scope of work can be finalized. That analysis should be complete by mid-February.

The Agency discussed the possibility of completing a market feasibility study/master plan for the Parkade property. Mr. Tomko said he was in favor of the Agency working with a developer or having a developer do such a study. Mr. Devanney said he thought a feasibility study would be important in attracting a developer to the site and in discussions with the holder of the deed restrictions. Ms. Weinberg said the problem with competing a study now is the uncertain economy. She said she would not favor spending money for a study now because the market could be completely different within a year or two. She said the Agency should, however, continue to look at the possibility for a study in the future.

Mr. Sweet said the Agency should identify potential partners and funding sources, including those that would be housing-related. Mr. Devanney added it will be important to educate the public about what is meant by affordable or mixed-income housing.

Mr. Pellegrini said he contacted Mark Westa at the UConn landscape architecture program about the possibility of a student project to conceptualize the greenway and park along Bigelow Brook. Mr. Westa said this could be an interesting project and would look into if it is a possibility for this spring or fall.

Mr. Farina said he would like the Agency to move forward with a master plan for the extension of Center Springs Park to Broad Street. Mr. Pellegrini suggested in order to move forward, the Agency needs to decide where the best location for a Broad Street entrance would be.

Presentation by Doug Smith on the status of Bigelow Brook Greenway

Doug Smith of the Bigelow Brook Greenway Committee provided an update. He said the Committee and the Town are in discussions with the owners of the Brookhaven condominiums to provide access along the Brook. He said one idea would be to swap an adjacent town-owned parcel for a piece of Brookhaven property adjacent to the brook from the Parkade Cinema property north to Middle Turnpike West. Another idea was for the Town to acquire an easement along the Brook and keep the Town-owned piece for a possible pocket park that could be connected to the Parkade development by a small bridge. The Agency preferred ensuring the Town parcel and any possible park or playscape remain public. Mr. Schneider requested a tour

of the area. Mr. Smith said he would be happy to give a tour to the entire agency. Ms. Weinberg thanked Mr. Smith for all of the work he has done for the Town and it's trail system.

Executive Session to Discuss Possible Broad Street Real Estate Transactions

Mr. Farina moved to go into executive session to discuss possible Broad Street real estate transactions at 8:30 a.m. Mr. Tomko seconded the motion and all members voted in favor.

The Agency came out of executive session at: 9:10 a.m. No decisions were made.

Other Business

Mr. Sweet requested a schedule of upcoming Agency meetings and events. Mr. Pellegrini said staff would send one to the entire Agency.

Mr. Pellegrini said staff has assembled a map and associated pictures of the former Cheney Rail line. Staff will be sending a letter with this information to the current owners of the property to illustrate the parcel is not marketable for development.

Mr. Devaney said Steven Gates would be in attendance at the next Agency meeting to discuss his idea for a field house. Mr. Anderson said he would get relevant documents from Mr. Gates and send them to the Agency prior to the meeting.

The next meeting of the Manchester Redevelopment Agency will take place on ***Thursday, January 20th at 7:30 a.m. in the Lincoln Center Hearing Room.***

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