

**REDEVELOPMENT AGENCY
MEETING MINUTES
APRIL 7, 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

Also Present:

Scott Shanley, General Manager
Mark Pellegrini, Director of Neighborhood Services
and Economic Development
Mark Carlino, Director of Public Works
Gary Anderson, Senior Planner

Adoption of minutes of March 17 2011

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

Discussion of Parkade site clearance limits and possible interim uses

Mr. Carlino said Town staff has authorized TRC to complete the demolition specifications for the Parkade. He said before they can be completed, TRC must obtain EPA approval of the plan for the removal of polychlorinated biphenyls (pcbs) approved by the EPA. Mr. Carlino said representatives from TRC have been in contact with the EPA's Boston regional office and received some direction regarding the proposed plan. A final version of the plan will be sent to the EPA in the next couple of weeks. Mr. Carlino said the entire pcb plan approval process typically takes three months from start to finish. The Town and TRC are approximately one month into the process. He said any federal government shutdown would likely delay the approval process. The Town cannot go to bid for the demolition project until this process is completed, he said.

Mr. Carlino clarified the estimated future expenditures for demolition services discussed at the March 17 Agency meeting. He said the \$141,534 figure included \$32,500 for developing the specifications, which was already awarded to TRC. He said the \$141,534 also includes \$45,000 in full time demolition management services, which the Town does not intend to include in the demolition contract. The estimated cost of future demolition services, then is approximately \$64,000. In response to a question by Mr. Sweet, Mr. Carlino said the \$64,000 number includes air quality monitoring and pcb removal inspection services.

Mr. Tomko asked if the Town could accept bulky waste from the demolition as a way to cut costs, after the hazardous material has been removed. Mr. Carlino said the Town's request for proposals will encourage the recycling of non-hazardous material to the greatest degree possible. Most of the materials, including the steel and masonry would be recycled. Mr. Ansaldi said the contractor will find the most cost-efficient method possible of disposing of the waste and using the Town's facility would likely not equate to significant cost savings.

Mr. Darby asked if it would be worth going to bid for the remainder of the demolition services. Mr. Carlino said the Town contracted with TRC because the company is approved as a state-qualified contractor. Mr. Shanley added the state allows a Town to forego its own bidding process and use the State's qualified contractor list for certain contractor activities. He added TRC is on that list because they had the lowest rates through a separate bidding process through the State.

Mr. Darby asked if it would be worth looking at what TRC's competitors would charge for a similar contract. Mr. Ansaldi said he thought it was unlikely there would be a major difference in what competing firms would charge for these services based on hourly rates.

Mr. Devanney asked if it would be preferable to use a local firm for demolition services. Mr. Carlino said TRC had the lowest hourly rates according to the State Department of Administrative Services. Mr. Shanley said it would also cost 4-6 weeks of additional staff time and resources to produce requests for proposals and to award a bid.

Mr. Carlino said moving forward, it would be possible to refine the scope of work to reduce the overall cost of environmental services for the demolition project.

Mr. Pellegrini said the next portion of the meeting would be a workshop on the Agency's ideas for the extent of site clearance limits and possible interim uses for the property. A summary of the Agency's discussion follows:

The Agency's objectives for the site were:

- To demolish and remove all buildings, foundations and sidewalks currently on the site and remove the pavement between the foundations and Bigelow Brook (baseline work).
- To minimize the Town's site maintenance costs during the interim between demolition and redevelopment.
- To limit the use or programming of the site, keeping in mind the goal of the Town and the Agency is to redevelop the site according to the Broad Street Redevelopment Plan.

In addition to the baseline work, the Agency discussed the following alternatives to accomplish these goals:

- Alternate 1 Remove all pavement within 100 feet of Broad Street along the entire Parkade property frontage. Construct a temporary pocket park to provide an alternative Broad Street frontage and provide information on the future vision for the site. The pocket park could include a kiosk showcasing the progress and “coming soon” concepts for redevelopment.
- Alternate 2 Same as 1, but remove pavement 200 feet from Broad Street next to the American Eagle Credit Union.
- Alternate 3 Remove all pavement between the existing Parkade buildings and Green Manor Blvd. east of the driveway entrance from Green Manor. Seed the area and plant trees to create a visual buffer between Broad Street and the demolition site.
- Alternate 4 Leave all existing pavement outside of the baseline work and construct temporary berms along the Broad Street and Green Manor frontages to provide aesthetic buffers. Berms could be approximately 3’ feet tall, be covered with grass and/or mulch and include evergreen plantings at regular intervals.
- Alternate 5 Remove all existing pavement and seed and maintain the entire site.

After discussing the above, the Agency’s consensus was to use a combination of alternatives 1 and 4 as the preferred approach. Under this scenario, the temporary park would be visible from Broad Street and accessible to the public. Temporary berms would be constructed along Broad Street, around the pocket park, along the Green Manor frontage and possibly on both sides of the main site drive from Green Manor.

The Agency felt this option provided an opportunity to showcase progress made up to this point, highlight future redevelopment plans and mitigate negative sight lines to the demolished site. Generally, the Agency felt leaving the existing pavement north of the buildings would substantially lower the cost of demolition, eliminate additional costs associated with regular maintenance, allow the Town to continue to use the parking lot for winter snow storage, and allow a future developer to recycle and reuse the pavement when redeveloping the site.

The Agency agreed to recommend the Town’s bid for demolition include the baseline work and bid alternatives for the preferred option. The Agency also felt strongly that it is important not to promote or encourage the use of the site for events, recreation or programming. Agency members said their goal is to move forward expeditiously to offer the site to potential developers and any commitments or constituencies could interfere with the redevelopment process.

Other Business

Mr. Anderson said he sent a draft of the Broad Street Form Based Zoning Regulations to members of the Agency via email. He said staff would send out hard copies next week and schedule a workshop for the Agency to discuss comments and concerns.

Mr. Tomko said he, Mr. Devanney, Mr. Schneider and Mr. Sweet went to New York to meet with Leon Charney, the owner of the Middle Turnpike Parkade, and his representatives. Mr. Tomko said it was a productive meeting and those the Agency members met with were very receptive to the concepts outlined in the Redevelopment Plan. Mr. Tomko said Mr. Charney's representatives would be drafting a proposal for the Agency to review in the coming months.

The meeting was adjourned at 9:10 a.m.

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