

Mr. Pellegrini updated the Agency on the progress of the identification sign for Broad Street. He said after the last meeting he and Mr. Anderson created a general specification for proposals for a sign firm to work with the Agency to design the informational sign. General Services Director Gerald Dupont estimates the cost could be between \$8,000 and \$10,000.

Mr. Sweet asked if Rainbow Graphics was one of the design firms. Mr. Pellegrini said he did not know but would ask General Services to send Rainbow Graphics the proposal request.

Ms. Bogli asked what the \$10,000 included. Mr. Pellegrini said the price was based on a 10' x 10' sign and included the design, fabrication, installation and permit fees. Ms. Bogli thought there should be more than one sign. Mr. Pellegrini explained only one sign is permitted. Ms. Bogli asked if there could be public information signs put up around Town in places like the library or senior center. Mr. Pellegrini answered in the affirmative. Ms. Bogli asked if the sign could be erected within a month. Mr. Pellegrini answered in the affirmative.

Mr. Farina said \$10,000 seemed too expensive for the sign and he would like to see breakdown of the costs. Mr. Pellegrini said the estimate was based on the maximum size sign and formal quotes were not submitted yet. The sign size and design can be altered to reduce the cost.

Ms. Bogli said it was of utmost importance to get the sign erected to inform the public of what is happening on Broad Street. She said the Agency needs to make the investment. She suggested a more generic message should be used so the sign could be reused when redeveloping other areas of Town. Mr. Pellegrini said changing the sign message would not be difficult. Mr. Sweet said reusing the sign may not be possible due to vandalism.

Other Business

Mr. Sweet said he would like to discuss Mr. Leon Charney's visit and the Nichols Estate auction. Mr. Pellegrini said the Board of Directors understood the recommendation the Agency made and the Town will be an active bidder. The auction will be held on November 5, 2011.

Mr. Pellegrini said Mr. Charney is coming to Manchester on October 26, 2011 to take a look at the shopping center with Mr. George Lee. Mr. Devanney, Mr. Schneider, Mr. Anderson and Mr. Pellegrini will meet with Mr. Charney to update him on the Agency's progress on the redevelopment of the area and discuss the process for soliciting a master developer. Mr. Sweet said he would like to be at the meeting. Mr. Pellegrini said he would advise Mr. Devanney and Mr. Lee of Mr. Sweet's request. Ms. Weinberg asked if any members were opposed to Mr. Sweet attending the meeting. No members opposed the request.

Mr. Pellegrini distributed the redevelopment budget. He explained there is \$1,685,000 left in unobligated bond funds. Ms. Bogli asked how the \$1,685,000 will be spent. Mr. Pellegrini said it could be used for other land acquisitions, park costs, developer solicitation or the Nichols properties.

Ms. Bogli asked if the properties will be ready to be marketed once the buildings are demolished. Ms. Weinberg said the demolition does not include removing of the pavement and reseeded the area. Mr. Pellegrini said the properties could be ready to solicit developers once deed restrictions are worked out. He also said it was uncertain if the Town would control the Nichols properties.

Ms. Bogli asked Mr. Farina why he thought there was not enough money for the Bigelow Brook Greenway project, referring to a previous comment he made. Mr. Farina said since \$2,000,000 of the \$8,000,000 was used for the Parkade, there was not enough money for the greenway and expansion of Center Springs Park. He noted the referendum question for the \$8,000,000 specifically named the Center Springs Park expansion while the Broad Street Streetscape Reconstruction project was not specified and was lower on the priority list.

Mr. Darby disagreed and said the priority was to demolish the vacant buildings and do something with that site. The park extension was secondary. He said the Board of Directors is committed to replacing the streetscape money to the redevelopment account. Mr. Sweet said the public perception was the Parkade was going to be addressed.

Mr. Perras asked if there was a general time frame of when the Board will give the funds back. Mr. Pellegrini said the cost of the greenway and park extension is not yet known since there are variables still undetermined such as where and how the expansion would be accomplished. As the design project progresses the Agency will have a better idea of how much it will cost. He said there is \$1.2 million on the November bond question, of which about \$800,000 is for park expansion activities and \$750,000 for the repair of the Edgerton Street culvert which may be integrated into the park expansion.

Mr. Darby asked if the Town acquired title to the railroad land. Mr. Pellegrini said the Town is working on the closing documents. Mr. Darby noted the property was being purchased with non-redevelopment funds.

At 8:17 a.m. Mr. Sweet 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, November 3, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.