

**REDEVELOPMENT AGENCY  
MEETING MINUTES  
OCTOBER 20, 2016 – 7:30 A.M.  
LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair; Terry Bogli, Secretary; Aaron Ansaldi, Michael Darby, Gary Sweet, Michael Farina, Louis Spadaccini, Tricia McMann, Aaron Wlochowski, Stephanie Knybel

Members Absent: Robert Schneider, Vice-Chair; Steve Carter, Jim Williams

Also Present: Gary Anderson, Director of Planning & Economic Development; Kyle Shiel, Senior Planner; Katie Williford, Administrative Secretary

Adoption of Minutes of September 15, 2016

Mr. Sweet moved to adopt the minutes of September 15, 2016 as written. Ms. Bogli seconded the motion and all members voted in favor.

Status Update on Demolition of 363 Broad Street and Next Steps

Mr. Anderson said the building demolition went smoothly and final costs came in under budget. The Town recently did some clearing of the property in preparation for the construction of the park entrance. In coordination with the owner of the adjacent auto repair business, some limited cutting of trees along the property line was done as well.

Ms. Bogli asked if the Town would be cutting more trees and brush in the rear portion of the property. Mr. Anderson said the Town would try to keep healthy trees that would not impede work on the park entrance or parking lot. Ms. Bogli said it would help to lower construction costs if the Town did some of the work.

Mr. Shiel said the Engineering Division is working on the construction documents for the park entrance and the Town Engineer hoped to have the project out to bid in December.

Ms. Bogli asked about the timing for a dedication for the bridge. Mr. Shiel said assuming the entrance is constructed after Charter Oak Park is completed, the bridge dedication would occur sometime in the fall of 2017.

Progress Report: Broad Street Redevelopment Plan Implementation

Mr. Anderson shared his perspective on the Agency's progress after being away from the Town for four years. When he left, the Parkade had just been demolished, the Nichols properties were still there, there was no connection from Broad Street to Center Springs Park, and the street itself was in poor condition. Although the Parkade development has not occurred yet, he said it was clear the Agency and Town had done substantial work implementing the Redevelopment Plan.

Mr. Anderson distributed several pages from the Redevelopment Plan that laid out the vision for Broad Street and the steps to achieve that vision. He noted steps that had been completed, including drafting a form-based code, working with property owners on environmental assessments, serving as a facilitator to match interested developers with property owners, seeking to secure funding for the reconstruction project, and completing the connection to Center Springs Park.

Ms. Bogli asked when LiveWorkLearnPlay would next be in contact with the Agency. Mr. Anderson said he spoke with Max Reim from LWLP via telephone and Mr. Reim had said he and his staff were working on securing agreements with potential anchors. The recent court decision regarding the parking lot cross easements was a setback, but Mr. Reim expressed to Mr. Anderson that he is continuing to negotiate. Mr. Anderson said he felt it was prudent at this point that those negotiations take place privately.

Mr. Anderson said Mr. Reim was willing to have a phone call with the Agency any time, and that in-person meetings would be appropriate when there was some progress to report. Mr. Anderson said he and the RDA officers also discussed scheduling a regular phone with LWLP.

Mr. Farina said he asked a few months ago to revisit Step 1(d) of the Redevelopment Plan, which recommends formalizing financial incentives in order to attract development to the vacant Parkade site. At that time Mr. Reim said that would be beneficial to help attract a developer. Mr. Farina thought that topic fell through the cracks during Mr. Pellegrini's transition, so he suggested that the Agency ask Mr. Reim if they should formalize agreements now or wait until a specific development was proposed.

Ms. Bogli said the Agency should have contact with LWLP on a more regular basis. She preferred face-to-face meetings, but phone calls would be better than no contact. She said LWLP and the Agency had previously agreed to meet in person, but that has not happened. She said she felt like regular communication was important.

Ms. Bogli said she would like to hear LWLP's thoughts on the Town-owned Nichols property across Broad Street from the Parkade. She would like to know whether the potential for additional development is helpful to LWLP's efforts to secure development, or if the Town should put those properties on the market.

Mr. Anderson said he would schedule a conference call with Mr. Reim, the Agency officers, and staff, to reiterate the importance of direct contact with the Agency and to see if LWLP could be present by phone, Skype, or in person at an upcoming meeting.

Mr. Spadaccini noted that LWLP has exclusive development rights, and if they were not interested in proceeding, the Agency should know that. Mr. Anderson responded that he did not get that sense from his conversation with Mr. Reim. Mr. Darby said that this type of question can be answered simply by a conversation between LWLP and the Agency.

## Downtown Strategic Planning Workshop

Mr. Anderson said the Downtown Manchester Special Services District intends to do some strategic planning over the coming year. Because LWLP's report on Broad Street emphasized the necessary connections between Broad Street, Center Springs Park, Manchester Memorial Hospital, and Main Street, the SSD asked LWLP to hold a workshop to advance a strategic plan for downtown Manchester.

LWLP agreed to do the workshop pro bono. Mr. Anderson thought that was good news for Broad Street, in that the company's willingness to provide such a service pro bono was an indication they see it as a way to make all of central Manchester, particularly Broad Street, more attractive to potential development partners.

Ms. Bogli added that Steve Carter, who serves on the SSD as well as the RDA initiated this idea. She said Mr. Carter's hope is that the Board of Directors, Redevelopment Agency, Economic Development Commission, and Special Services District would all be involved in the workshop. The SSD wanted to gauge the RDA's interest in participating in this workshop before going any further. The workshop would last for several hours on one day or two days and would hopefully result in a group committed to the enhancement of the entire central part of town, Ms. Bogli said.

Mr. Farina noted that the initial charge of the RDA included downtown and Broad Street, but the Board of Directors had since asked the RDA to focus on Broad Street. He said he would be willing to participate in a workshop, but beyond that the Board should review the RDA's charge and let the Agency know if it intends to have the RDA more involved on Main Street. Mr. Devanney said he did not think the Agency should divorce itself from Main Street because that is still a part of Manchester that could use some redevelopment. Mr. Darby said the Agency's involvement should be limited to Broad Street, but giving input on the connection to Broad Street would be appropriate.

Mr. Spadaccini pointed out that the Agency was not being asked to make any policy decisions; members were being asked to give their opinions as individuals at a workshop. Several members expressed interest in attending the workshop and agreed the workshop was a worthwhile exercise.

Mr. Anderson said he expected the workshop to take place in January, and the Agency's role would be to participate and spread the word to other interested parties.

## Other Business

Ms. Knybel said that New Seasons, which previously used the Parkade for a motorcycle-themed fundraiser, was concerned that the site might not be available for the event next year. New Seasons knew they would eventually need a new site but wanted to know if they could use the Parkade next summer, Ms. Knybel said.

Mr. Darby said that even if a development agreement comes together quickly, construction at the Parkade site would not be likely to happen for some time, due to the time required for financing, zoning and design.

Mr. Anderson distributed copies of an accounting update. He pointed out \$1,071,967.10 remains available in Broad Street funds including both allocated and unallocated funds. The Agency would like to see these reports on a monthly basis.

Mr. Shiel said Fuss & O'Neill has offered to complete conceptual drawings of the park entrance to help build excitement about the project. The quote for that additional work was about \$3,000, he said. Mr. Anderson added that the drawings would show what the park entrance would look like from Broad Street. Agency members agreed this topic should be on the next meeting's agenda for discussion.

### Adjournment

Mr. Darby moved to adjourn. Ms. Knybel seconded and all members voted in favor. The meeting adjourned at 8:26 a.m.