

**REDEVELOPMENT AGENCY
MEETING MINUTES
AUGUST 4, 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, Steve Carter, Tricia McMann, Aaron Wlochowski,

Members Absent: Robert Schneider, Vice-Chair; Louis Spadaccini, Stephanie Knybel, Jim Williams

Also Present: Scott Shanley, Town Manager; Mark Pellegrini, Director of Planning & Economic Development; Kyle Shiel, Senior Planner; Chris Ferrero, Fuss & O'Neill

Adoption of Minutes of July 7, 2016

Mr. Sweet moved to adopt the minutes of July 7, 2016 as written. Ms. Bogli seconded the motion and all members voted in favor.

Request authorization of \$100,000 from the Broad Street Redevelopment Bond Account for the Demolition of 363 Broad Street

Mr. Pellegrini said the Agency would need to request the Board of Directors to authorize the appropriation of \$100,000 to cover cost associated with the demolition of the Town-owned building at 363 Broad Street. He said the cost would cover the demolition and clearing of the site, environmental assessment and reporting requirements, and contingency costs. Ms. Bogli asked if the demolition would take only the building down and leave the remainder of the site. Mr. Pellegrini said the demolition would remove the building and the concrete slab. Mr. Sweet said such work typically requires substantial clearing of the site so that no possible tripping hazards remain.

Mr. Darby moved to request \$100, 000 from the Broad Street Redevelopment bond fund account for cost associated with demolition of 363 Broad Street. Mr. Farina seconded the motion and all members voted in favor.

Review of Plans for Center Springs Park Extension over 363 Broad Street

Chris Ferrero of Fuss & O'Neill present concept plan for the planned extension of Center Springs Park to Broad Street. Mr. Ferrero said the design incorporates the comments from the previous Agency meeting, with additional refinement from Town staff and Fuss and O'Neill. He said the concept plan is the first step in achieving the Agency's vision for the park extension. He said if Agency members were comfortable with the current concept, Town engineering staff

could proceed to produce construction specifications for the bulk of the required elements, while Fuss & O'Neill would address the landscaping portion.

Mr. Pellegrini said after the demolition of the building, the redevelopment bond fund account would have a remaining balance of approximately \$1. He said the Agency has previously indicated they would like to leave roughly \$800,000 in the redevelopment fund, which would require park entrance work to be budgeted to roughly \$200,000. He said staff from the Parks division will consult with Fuss & O'Neill regarding long term maintenance concerns. He said the Town should pursue every appropriate avenue to perform work in-house to help keep project costs down and that certain elements of the park entrance can be phased in over multiple years. He asked Agency members to consider what elements might be their highest priority if costs appear to rise over the projected budget. Mr. Ferrero said the initial rough estimate for the associated work was \$175,000, which specifically does not include lighting, landscaping, or amenities such as bike racks or benches.

Ms. Bogli asked if there was no specific plan to directly light a walking path into the park. Mr. Ferrero said the issue was discussed, but Town staff were concerned about possible security issues at night. He said clearing the brush and limb up trees on the eastern part of the parcel would provide better sightline, while police would be able to traverse the proposed path. Mr. Ferrero said some ambient light from other light sources would shine on the path and provide a degree of illumination. Mr. Pellegrini said Park division staff were concerned lighting the path would invite people into the park after hours which it is essentially closed or inactive. Mr. Ferrero said if adding more lighting were desired in the future, adding additional fixtures would be a relatively simple undertaking. Mr. Pellegrini said there was a substantial amount of timber remaining from the culvert project. He said the design team will explore ways to possibly re-use the timber where appropriate and incorporate it into various park entrance elements. Salvaged and stored at highway.

Mr. Sweet asked if in the interesting of saving money and phasing in various elements of the concept plan, members thought clearing and grubbing the northern portion of the parcel by the brook was critical at this juncture. Mr. Devaney said his preference is to clear that portion as soon as possible to help improve the perception of safety. Mr. Pellegrini said Town engineering staff could produce line item cost estimates, which the Agency could then consider if cost becomes a concern. Mr. Ferrero said the clearing and grubbing portion of the work would likely be one of the least expensive elements in the plan. Mr. Pellegrini said if Agency members are satisfied with the general concept and approach, Town engineering staff would produce construction documents, which members could review at a subsequent meeting. Agency members were supportive of going forward with this approach.

Executive Session to Discuss Pending Litigation

Mr. Sweet move to enter executive session at 8: 05 to discuss pending litigation. Mr. Wlochowski seconded and all members voted in favor. The Agency came out of executive session at 9:00 am. No decisions were made.

Adjournment

Mr. Sweet moved to adjourn. Mr. Darby seconded and all members voted in favor. The meeting adjourned at 9:02 a.m.

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