

**REDEVELOPMENT AGENCY
MEETING MINUTES
SEPTEMBER 15, 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, Jim Williams

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

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

Adoption of Minutes of August 4, 2016

Mr. Sweet moved to adopt the minutes of August 4, 2016 with one correction on page 2 to change the phrase “the Town pursue every appropriate avenue” to “the Town **should** pursue every appropriate avenue.” Mr. Darby seconded the motion and all members voted in favor.

Executive Session to Discuss Real Estate Negotiations and Pending Litigation

Mr. Farina moved to enter executive session at 7:36 a.m. to discuss real estate negotiations and pending litigation. Ms. Knybel seconded the motion and all members voted in favor. The Agency came out of executive session at 8:08 a.m. No decisions were made.

Status Update on Center Springs Park Expansion and Demolition of 363 Broad Street

Mr. Pellegrini said the environmental company should finish removing hazardous material from the 363 Broad Street site this week or early next week, and the building should be gone by the end of September.

Mr. Pellegrini said the estimated cost for the landscaping was \$275,000. Mr. Jeff LaMalva, the Town Engineer, said the estimate was conservative and included a parking lot, trail extension, grading, seeding and landscaping, and some amenities such as benches, trash cans, picnic tables, and lighting.

In response to a question from Ms. Bogli, Mr. LaMalva confirmed Fuss & O’Neill did the landscaping design work, which was included in the \$275,000 estimate. He said Fuss & O’Neill estimated \$50,000 for landscaping and \$28,000 for loaming and seeding.

Ms. Bogli asked what might help lower the estimate. Mr. LaMalva said the amount of stamped concrete at the end of the parking lot could be reduced. Mr. Ansaldi noted that the \$50,000 estimate for landscaping was a large number that would likely come down. Mr. LaMalva added the Town typically receives bids from many contractors for smaller projects like this, so he expects the pricing to be competitive. Portions of the project, such as lighting, could be bid out

separately as an alternate bid item if desired, Mr. LaMalva said. Some work could be done in-house, such as construction staking and furnishing topsoil, but that would need to be discussed with the Public Works Director, he said.

Mr. Pellegrini said Mr. LaMalva's suggestion of structuring the bid so certain items could be added if the bids were low enough was probably the best approach.

Ms. Bogli said she liked the plan and was reassured by Mr. Ansaldi's comment about the price being likely to come down. Mr. Sweet supported the idea of designating furniture pieces as potentially added alternates. Mr. Darby said constructing the park entrance was something that could be done now and show progress on Broad Street.

Mr. Pellegrini said the project would be bid out in December or January so work could start in the spring. He asked if the Agency wanted to add an alternate bid for lighting the bridge, and the members supported that idea.

In response to a question from Mr. Williams, Mr. LaMalva said the earliest this project could go out to bid would be around January 1, 2017.

Mr. Pellegrini said the next step would be to obtain detailed specifications, and asked if the Agency wanted to be involved in specific design decisions like selecting styles of benches. Mr. Ansaldi said benches and receptacles should probably be similar to what is already in the park. Mr. LaMalva said he could show furniture matching what is existing, and the Agency could change the type if members preferred.

Discussion of Bridge Dedication and Ribbon-Cutting

Ms. Bogli said the question of when to dedicate the bridge came up at the last Friends of Center Springs Park meeting. After hearing Mr. LaMalva's explanation regarding the installation of the park entrance, Ms. Bogli said it might be best to wait until that work is complete.

Mr. Sweet said that if bridge lighting is installed, there could be a ceremony to flip the lights on for the dedication of the bridge. Mr. Pellegrini said lighting the bridge could end up being a separate project altogether.

Several members felt the bridge dedication should wait until the park was done and looking great, while Ms. McMann noted that keeping every part of the process in the news would be helpful.

Members generally preferred to hold a bridge dedication in the spring with press releases in between. Mr. Wlochowski suggested sending a press release on the demolition of 363 Broad Street. Ms. Bogli asked to be told when the demolition would happen.

Other Business

Ms. Bogli told the Agency about an annual event to plant daffodil bulbs on a Saturday in Center Springs Park.

Mr. Darby noted that this was Mr. Pellegrini's last meeting with the Agency, and expressed the Agency's appreciation for Mr. Pellegrini's work over the years. Mr. Devanney said others in the state have often said how lucky Manchester is to have Mr. Pellegrini.

Adjournment

Mr. Darby moved to adjourn. Ms. Bogli seconded and all members voted in favor. The meeting adjourned at 8:39 a.m.

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