

**REDEVELOPMENT AGENCY
MEETING MINUTES
FEBRUARY 18, 2016 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair; Robert Schneider, Vice-Chair; Terry Bogli, Secretary; Michael Darby, Gary Sweet, Michael Farina, Louis Spadaccini, Steve Carter, Tricia McMann, Aaron Wlochowski, Stephanie Knybel

Members Absent: Aaron Ansaldi, Jim Williams

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

Adoption of Minutes of February 4, 2016

Ms. Bogli moved to adopt the minutes of February 4, 2016 as written. Ms. Knybel seconded the motion and all members voted in favor.

Recommendation to purchase 363 Broad Street

Mr. Farina moved to make the recommendation to purchase 363 Broad Street. Ms. Bogli seconded the motion and all members voted in favor.

Recommendation that the Board appropriate \$605,000 from the Redevelopment Bond Account for the purchase of 363 Broad Street

Mr. Farina moved to recommend that the Board appropriate \$605,000 from the Redevelopment Bond Account for the purchase of 363 Broad Street. Ms. Bogli seconded the motion and all members voted in favor.

Request the Board authorize the use of the \$74,335 in the Pre-development Fund line item of the Redevelopment Bond Account for professional services for the design of the extension of Center Springs Park over 363 Broad Street

Mr. Darby moved to request the Board authorize the use of the \$74,335 in the Pre-development Fund line item of the Redevelopment Bond Account for professional services for the design of the extension of Center Springs Park over 363 Broad Street. Ms. Bogli seconded the motion.

Mr. Devanney clarified that the \$74,335 is the amount left in the fund set aside for predevelopment. Mr. Pellegrini said the estimated cost for a landscape architect is \$20,000 and another \$10,000 was added as a contingency for a building analysis. He said the only other expenses coming out of the account at the moment are legal fees for the quiet title action. The purpose of this request is to make it clear to the Board of Directors that the Agency is going to use funds from the pre-development account for design services for the park expansion.

Mr. Spadaccini asked if there was an estimate of the construction costs for extending the path into the park. Mr. Pellegrini replied that the \$20,000 design services estimate came from an estimate of \$190,000 or \$200,000 based on Fuss & O'Neill's preliminary plan, which included a new sign, landscaping, parking area, and walking path under the bridge, but did not involve the building. Mr. Spadaccini said the Agency should keep its budget in mind throughout the process. He said he was concerned the Agency might be using a disproportionate amount of its remaining funds on something ancillary to the main project of redeveloping the Parkade site.

In response to a question from Ms. Bogli about the original amount of the pre-development fund, Mr. Pellegrini said money has been allocated and spent over time, with appropriations for the initial LWLP study, the second phase of that study, legal fees, appraisals and environmental studies. Mr. Pellegrini noted that unlike previous requests, this time the Agency is not asking for money but is instead asking to be able to use the money in the account for professional services for the design.

Mr. Darby said he supported the request as long as the understanding is that the Agency would not spend the entire \$74,335 on the design and would have future discussions before spending decisions are made. In response to a question from Ms. Bogli, Mr. Pellegrini confirmed the Agency could go to Parks and Recreation or other agencies and ask them to help fund the project. Mr. Farina noted that state grants may be available for the project.

In response to a question from Ms. Knybel, Mr. Pellegrini said none of the \$74,335 is earmarked for LWLP; the only active contract in the account is for John Sullivan for legal fees for the quiet title action and for Goman & York if they are needed for consultation on development agreements. Mr. Pellegrini said that if the Town has the title to 363 Broad Street by mid-March, the Agency could have a project ready to go to bid in 3-4 months and would have construction cost estimates at that point.

Ms. Knybel asked if there is already an idea of what the design would be from Fuss & O'Neill's previous work. Mr. Sweet replied that a solution was not agreed upon. Mr. Pellegrini noted there is the additional question of whether to save all or part of the building on 363 Broad Street. Mr. Pellegrini said after buying the restaurant, there will be \$1,062,831 remaining for everything else, and the only thing on the horizon now is the design and construction of the park entrance.

Mr. Spadaccini said the Agency's priority should be getting the Parkade site redeveloped, since that was the original intent of the redevelopment project. Anything beyond a basic park entranceway is a low priority in his opinion, he said. Mr. Pellegrini said those discussions will be most productive with a design team in room, so the Agency should hire design consultants to come up with a plan with the Agency's input. Mr. Wlochowski disagreed. He said the Agency should have a better idea of what they want before engaging a design team. Mr. Darby said the Agency needs to decide what to do with the existing building and won't be ready to decide that in the next couple of weeks. He was comfortable with authorizing this request as long as the Agency was clear this was not an agreement to spend the money.

Mr. Schneider asked if the Agency could start working off the old designs and then reach out to the firm and ask them to reduce the cost. Mr. Pellegrini replied that he could bring the old plans

to the next meeting for discussion. Mr. Devanney asked Mr. Pellegrini to put that item on the next agenda so the Agency could resolve it. Mr. Darby suggested visiting the building once the Town owns the property.

The Chairman called the vote on the motion to request the Board authorize the use of the \$74,335 in the Pre-development Fund line item of the Redevelopment Bond Account for professional services for the design of the extension of Center Springs Park over 363 Broad Street. All members voted in favor.

Ms. Knybel asked if the Parkade site could be secured to prevent vehicles from entering the property. Mr. Schneider added the yellow stanchions at the site could be painted in spring. Mr. Pellegrini said he would convey the requests to the Public Works Department.

Other Business

Ms. Bogli said she had been asked whether the redevelopment area itself could be increased in size, for example to include Main Street or the hospital district. She said Mr. Pellegrini had explained to her that there are rules that have to be followed and those areas may not fit the parameters for a redevelopment area. Mr. Pellegrini said certain findings have to be made to designate a redevelopment area. There was no strong interest in pursuing an expansion of the redevelopment area at this time.

Adjournment

Ms. Knybel moved to adjourn. Mr. Darby seconded and all members voted in favor. The meeting adjourned at 8:18 a.m.