

**REDEVELOPMENT AGENCY
MEETING MINUTES
JANUARY 21, 2016 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

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

Members Absent: Timothy Devanney, Chair; Michael Darby, Jim Williams

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

Adoption of Minutes of January 7, 2016

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

Request for Approval to Use Broad at Bigelow Site from Central Car Club

Mr. Sean Keller and Mr. Juan Colon-Valentin from Central Car Club said they would like to use the Broad at Bigelow site for a charity car show on April 23, 2016 from 11:00 a.m. to 3:00 p.m., to benefit Home for Our Troops, a non-profit that builds homes for veterans. Last year the show had about 500 cars, so the group is looking for a bigger site to accommodate more attendees and generate a larger donation, Mr. Keller said. The proceeds would benefit Army Specialist Sean Pesce.

In response to a question from Ms. Knybel, Mr. Keller confirmed the event's staff are students At Central Connecticut State University (CCSU) who are members of the Car Club. He confirmed the event would be under the auspices of CCSU by the school and would be under the CCSU's insurance. In response to a question from Ms. Bogli, Mr. Pellegrini confirmed the letter submitted by the Central Car Club is the first step in the process, and would be followed by a formal application if the Agency approved the site for the event. Ms. Bogli said this type of request is what the Agency wanted: To have organizations approach the Agency to use the site. She said she supported the application.

Ms. Knybel asked if the event would involve only cars, or also food and music. Mr. Colon-Valentin replied there are vendors that give a charitable donation to participate in the show, and the club also hopes to have a food truck, the CCSU radio station will provide music. In response to another question, Mr. Keller said there is a \$10 fee to show a car, but the event is free for spectators.

Mr. Sweet asked if Mr. Keller and Mr. Colon-Valentin were familiar with the condition of the site, and they responded that multiple club members and officers have seen the property and agreed it met their needs. Mr. Sweet noted there was no power on the site and Mr. Keller said he has spoken to vendors that need electricity, specifically Cheek's Chicken, and offered them a

discounted rate if they can provide power. In response to questions from Mr. Schneider, Mr. Keller confirmed they were aware that there would be expenses for police, and said there would be no alcohol at the event.

Mr. Spadaccini moved to endorse the use of the site subject to the appropriate permits and final application. Ms. Bogli seconded the motion and all members voted in favor.

Discussion of Purchase and Sale Agreement for 363 Broad Street and Next Steps

Mr. Pellegrini said the Purchase and Sale Agreement was signed by Ying Cheng and Scott Shanley, and Fuss & O'Neill was authorized to conduct a Phase I Environmental Assessment. He anticipated the Board of Directors would be asked to adopt an ordinance to acquire the property at its meeting in March. Mr. Pellegrini said he would report back on the due diligence at the next Agency meeting, and would have an action on the agenda for the purchase and on appropriation of funds.

Ms. Knybel asked who would decide what to do with the building. Mr. Pellegrini replied that the Agency had previously developed some concept plans for the property, but it would be helpful to engage a landscape architect to work with the Agency and Town engineering department on a design plan for the property. Part of that discussion would be whether the building should be saved, he said. Design costs are eligible expenses of the redevelopment bond project, and the Board would most likely want the Agency to pay for it, Mr. Pellegrini said. Ms. Bogli suggested the Agency consider keeping just the A-frame portion of the building. If the building is structurally sound, she said, it could act as an information center for the park or the redevelopment of the Parkade.

Mr. Sweet said learned of the signing of the agreement through the newspaper article, and he would have been more prepared if he had received an email earlier. Mr. Farina agreed Agency members should have been informed. Mr. Schneider said Agency leadership should have informed members. Mr. Sweet added that it would have been better for the Agency to submit its own press release to the paper.

Ms. McMann asked if there had been inquiries about the difference in the property's value vs. the price paid. Mr. Pellegrini said no one had approached him, but he did not know if anyone else had heard anything. Ms. Bogli asked how Agency members should respond if asked that question, and Mr. Schneider suggested that Mr. Pellegrini resend the list of talking points the Agency had seen previously. In response to questions from Ms. Knybel about how the Board of Directors might respond to questions, Mr. Schneider suggested that Mr. Pellegrini send the talking points to Mayor Moran as well.

Ms. Knybel and Mr. Schneider asked Mr. Pellegrini to provide the past concept plans he had referenced.

Other Business

Ms. Bogli asked for a list of the Agency's subcommittees and who is on each. Mr. Pellegrini replied that there have been ad hoc committees that start and finish, and the only active subcommittee currently is the Interim Use Subcommittee.

Ms. Knybel asked if LWLP would be providing any materials and Mr. Pellegrini said the Memorandum of Understanding (MOU) needed a few minor edits. The agency discussed the options for announcing the signing of the MOU to the public, including press releases or press conferences.

Adjournment

Mr. Sweet moved to adjourn. Mr. Spadaccini seconded and all members voted in favor. The meeting adjourned at 8:15 a.m.