

**REDEVELOPMENT AGENCY
MEETING MINUTES
MARCH 24, 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, Stephanie Knybel, Jim Williams

Members Absent: Aaron Ansaldi, Aaron Wlochowski

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

Adoption of Minutes of February 18, 2016

Mr. Sweet moved to adopt the minutes of February 18, 2016 as written. Ms. Knybel seconded the motion and all members voted in favor.

Executive Session to Discuss Pending Litigation

Mr. Schneider moved to enter executive session at 7:37 a.m. to discuss pending litigation. Mr. Darby seconded the motion and all members voted in favor. The Agency came out of executive session at 7:57 a.m. No decisions were made.

Update on 363 Broad Street Purchase

Mr. Pellegrini said the closing on 363 Broad Street took place yesterday and he had the building key. He said staff would arrange a tour for the Agency to see the building's condition. Mr. Sweet asked if ceiling tiles could be removed so the beams would be visible and Mr. Pellegrini said that could be arranged.

Discussion of Options for Center Springs Park Expansion

Mr. Pellegrini said LiveWorkLearnPlay (LWLP) suggested there should be a master plan for the entire park system from the greenway along the Bigelow Brook at the Parkade site through 363 Broad Street and into Center Springs Park.

Ms. Bogli asked if there is a draft plan that expands Center Springs Park to Broad Street and Mr. Pellegrini said there is a very basic plan Fuss & O'Neill did as part of the Bigelow Brook greenway study for the Agency a few years ago. The Agency can only use Redevelopment funds for activities in the Redevelopment Area which stops at 363 Broad Street, Mr. Pellegrini said. In response to a question from Ms. Bogli, Mr. Pellegrini confirmed the Board of Directors would have to fund the larger master planning in the park since it is not in the redevelopment area. He said developing a master plan would be an opportunity to involve a number of stakeholders including the Agency, the Board, Friends of Center Springs Park, the Parks and Recreation Advisory Committee, Parks and Recreation staff, and the public.

Ms. Bogli raised the concern that the Agency might lose focus on its main priority of redeveloping the Parkade. Mr. Sweet suggested creating a Center Springs Park Master Planning Group that would operate independently from the Redevelopment Agency. Ms. Knybel said Friends of Center Springs Park has some ideas for the park, and she might suggest at a future meeting that Steve Gates and Tom Deffenbaugh brief the Agency on their activities.

Ms. Bogli said the Agency's part of the park is the greenway along Bigelow Brook and the Agency should concentrate on that. Mr. Darby said that the Agency can't do anything to develop the Parkade currently since it's in LWLP's hands, but it could do something about the entrance to Center Springs Park.

Mr. Sweet said the decision the Agency needs to make is how much of the building at 363 Broad Street should be kept, if any. Mr. Darby was skeptical about keeping the building. Mr. Spadaccini agreed, adding that the Agency should not become a park committee because its focus must remain on redeveloping the Parkade. Mr. Farina suggested the park planning group should be comprised of two or three Redevelopment Agency members, some Board of Directors members, some Park and Recreation members, and other stakeholders, and that that group should provide recommendations. He said moving forward with park planning would not slow down the Parkade redevelopment. Ms. Bogli, Ms. Knybel, Mr. Farina, and Mr. Carter indicated they would be interested in being in the park planning group. Ms. Bogli said she would defer to others if there was not enough space.

In response to a question from Ms. McMann, Mr. Pellegrini said grants are usually categorical, so Town Park staff pursues grants for projects they have on their books when the money is available. This is the reason having a master plan is beneficial, he said. Mr. Schneider said Steve Gates is trying to get funds from block grant program and suggested getting the groups together to coordinate with the same focus.

In response to a question from Jim Williams about the boundaries between Friends of Center Springs Park and the Agency, Ms. Bogli said that that is what needs to be defined when all the groups come together.

Mr. Pellegrini said staff would try to move the next meeting to April 6th when LWLP is here, and would also set up a time to go to the building at 363 Broad Street.

Other Business

Mr. Pellegrini said the Bennet Cheney project will start in a few weeks and will need a place to stockpile soils and asphalt. About an acre at the western end of the Parkade site will be used for this purpose. Ms. Knybel asked whether this would impact the motorcycle event and Mr. Pellegrini said he was confident it would not interfere with the motorcycle event.

Mr. Pellegrini said he spoke with Paul Koutsopolous about the list of requests Mr. Koutsopolous discussed with the Agency previously. Since Mr. Koutsopolous was looking for donations of material and labor, there was not a lot of interest among Public Works staff in improving the site, Mr. Pellegrini said. Mr. Schneider agreed it would set a precedent for other groups to request the same sort of donations.

Mr. Shiel said the CCSU students who proposed a car show at the Parkade planned to hold the event on campus instead.

Adjournment

Mr. Darby moved to adjourn. Mr. Sweet seconded and all members voted in favor. The meeting adjourned at 8:46 a.m.