

**REDEVELOPMENT AGENCY
MEETING MINUTES
JANUARY 17, 2019 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present: Aaron Wlochowski, Chair; Terry Bogli, Vice-Chair; Gary Sweet, Secretary; Stephanie Knybel, Mike Farina, Matthew Peak, Steve Carter, Rudy Kissmann, Louis Spadaccini, Jim Williams, and Jerald Lentini

Members Absent: Tricia McMann

Staff Present: Gary Anderson, Director of Planning & Economic Development; Tim Bockus, Director of Public Works; Kyle Shiel, Senior Planner; Judith Schuberth, Senior Administrative Secretary

Adoption of Minutes of December 6, 2018

Ms. Bogli made a motion to approve the minutes as written. Mr. Farina seconded the motion and all members voted in favor.

Discussion: Interim Parkade Pavement Treatment Options

Tim Bockus, Director of Public Works, said the document he prepared is an overview of eight options for surface treatments that would allow for interim uses on the Parkade site. Each option includes both an estimate utilizing in-house staff and having the work done by a private contractor. For an in-house project Town staff's availability would be based on the workload of other projects. All of the options would utilize reclaimed bituminous concrete which is generated through grinding up the existing surface, then grading and compacting the reclaimed product.

Mr. Wlochowski asked why there was such a large varying price ranges in the options. Mr. Bockus said that the pulverized asphalt creates a drivable surface similar to gravel, but also makes a good base for laying new asphalt, which would add significant cost. Also, depending on the proposed interim use, there would be drainage issues to consider, topsoil, seeding, catch basins, and perhaps new asphalt, all of which could increase the cost. Since the pulverized asphalt is similar to gravel that surface may not be appropriate for every interim use.

In response to a question from Mr. Spadaccini, Mr. Bockus said the shown concepts to not make the site fully-ADA accessible.

In response to a question from Mr. Spadaccini, Mr. Anderson said staff would discuss the reclaimed surface with Chris Silver, Director of Leisure, Families, and Recreation, who originally voiced concern about the existing condition of the pavement, to see if he would be concerned with reclaimed bituminous concrete and if his department would consider permitting events on that type of surface.

Mr. Sweet said that a gravel surface is considered ADA compliant and that reclaimed bituminous concrete seems like it could work well for certain interim uses. Ms. Bogli asked if investing the funds in the grinding, grading and compacting would be beneficial to a potential developer. Mr. Bockus said the ground surface could be a good base for development.

Ms. Knybel cautioned that if the Agency decided to invest funds on interim uses it should be careful to limit investment in improvements that would have to be removed to make way for development.

In response to a question from Mr. Wlochowski, Mr. Bockus said a 2-3 month lead time after fund allocation should allow enough time for scheduling of the work at the Parkade if the Agency decides to move forward.

Bigelow Brook Greenway

Mr. Farina said creation of the Bigelow Brook greenway was an integral part of the Redevelopment Plan and was part of the bond referendum question when voters approved both the original \$8 million to implement the Plan and subsequent referendum to connect Center Springs Park to Broad Street. He referred to the concept master plan created by Fuss & O'Neil and said that with the completion of the Center Springs Park expansion a subcommittee should be formed to begin the process of creating schematics and seeking State and federal funding for the greenway..

Mr. Wlochowski said the greenway is certainly embedded within the Redevelopment Plan and bond approvals, but is concerned that any work on the greenway may inhibit or alter a private developer's plan for the entire Parkade site. Mr. Sweet said the concept for the Greenway was to incorporate stormwater management within the park area, which would be dictated by how the development is laid out. Mr. Farina said that the greenway is outside of the actual area where buildings are planned.

In response to a question from Mr. Wlochowski, Mr. Anderson he said he could work with Mr. Bockus and his staff to put together some conceptual cost estimates for the purposes of seeking funding. Design is difficult at this point because there are no specifics for the development project. Mr. Farina said schematic plans for a possible project would be a goal of the subcommittee which could be used to create possible cost of the project and be provided to the State and federal government when seeking funding.

Ms. Knybel said she would prefer the entire group work on the Bigelow Brook Greenway project rather than a subcommittee. Ms. Bogli said that in the past when a subcommittee was appointed on a project it worked well because it allowed a small group to focus on one goal and then report back to the Agency. Mr. Peak said he did not have a preference but that the subcommittee should report regularly on its progress in order to keep the entire Agency informed. Mr. Wlochowski, Ms. Bogli, and Mr. Farina volunteered work on the subcommittee. Mr. Anderson said Mr. Shiel will staff the subcommittee and will email members requesting additional volunteers and suggesting potential meeting dates.

Discussion: Redevelopment Plan

Mr. Anderson said that he spoke with Tim O'Neill, Town Staff Attorney, and reported that the Redevelopment Plan (Plan) has a 10-year life span and the Board of Directors (Board) can extend the Plan if it so chooses. If the Board chooses not to extend the Plan, the Town can continue activities under the Plan and can pursue redevelopment and continue to utilize any remaining bond funds.

In response to a question from Mr. Peak, Mr. Anderson said that revisions to the Plan are permitted and would be considered an amendment to the Plan. Mr. Spadaccini asked if the Plan lapses what authority does the Agency have. Mr. Anderson said the Agency could still be charged by the Board to implement the Plan, but that he would confirm this with Attorney O'Neil. Mr. Anderson said he will ask the Town Attorney to attend an upcoming meeting to clarify the authority of the Agency if the Plan expires. Mr. Peak said if a developer submits a development plan that the Agency does not like and the Agency wants to return the property to the tax rolls then the Plan may need to be amended. Mr. Anderson said that the Plan has a high degree of flexibility and the RPF specifically includes language encouraging developers to present alternative options. Mr. Wlochowski said if there are no responses for the RFP then amendments to the Plan could be considered.

Potential Items for Future Agenda

Ms. Bogli asked if there are funds available to purchase daffodil bulbs for the Plant the Park Day at Center Spring Park. If funds are available she asked that the item be added to a future agenda. Mr. Anderson said the funds could come from the Center Springs Park expansion account if there are any funds left in that account.

Mr. Lentini suggested the Agency discuss any options for a future location for a new skate park, potentially as a temporary use. Mr. Sweet cautioned that if some sort of public use is located on Broad Street it would build the expectation that that amenity would remain, potentially inhibiting development.

Adjournment

Mr. Peak moved to adjourn, Mr. Sweet seconded and all members voted in favor. The meeting adjourned at 8:40 a.m.