

**REDEVELOPMENT AGENCY  
MEETING MINUTES  
FEBRUARY 21, 2019 – 7:30 A.M.  
LINCOLN CENTER HEARING ROOM**

Members Present: Gary Sweet, Secretary; Mike Farina, Matthew Peak, Steve Carter, Tricia McMann, Rudy Kissmann, Louis Spadaccini, and Jerald Lentini

Members Absent: Aaron Wlochowski, Chair; Terry Bogli, Vice-Chair; Stephanie Knybel, Jim Williams

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

Adoption of Minutes of January 17, 2019

Mr. Peak made a motion to approve the minutes as written. Mr. Carter seconded the motion and all members voted in favor, except Mr. Lentini who abstained.

Broad Street Parkade RFP

*Update on RFP Process*

*Discussion and Potential Action: Funds for RFP Advertising*

Mr. Anderson said the RFP was released on February 7, 2019 and responses are due on May 16, 2019. Mr. Shiel said the RFP had been emailed to a list of 40 developers and development-related contacts. An online advertisement was placed on the International Economic Development Council website which will be displayed for a month. A listing was placed on the Connecticut Economic Research Center website for a month. Articles were recently published in the Journal Inquirer, Hartford Courant, Hartford Business Journal and the Commercial Record. All of the expenses for these advertisements were covered by the Planning and Economic Development Department advertising account. In response to a question from Mr. Sweet, Mr. Anderson said he was unsure of the number of potential responses but that the attendance at the scheduled site visit in March could be an indication of the interest in the project. A few questions from potential respondents have been submitted to the general services department and personnel in the department are in the process of responding to those questions through an addendum to the RFP.

In response to a question from Mr. Peak, Mr. Anderson said the cost of the advertising was just under \$1000. Mr. Peak said that The Economist has a large audience and some other industry trade publications and websites are another avenue for increased exposure of the RFP. Ms. McMann asked if staff had purchased a business list of potential developers. Mr. Anderson said that he had not and was unaware of how to obtain such a list. Ms. McMann said she would work with Mr. Anderson to develop an email list of potential developers.

In response to a question from Mr. Farina, Mr. Anderson said there are funds previously allocated in the pre-development expense account and that it would not be necessary to request an allocation from the Board of Directors. Mr. Peak made the motion to authorize the use of up to \$5,000 in pre-development funds for additional advertisement. Mr. Spadaccini seconded the motion and all members voted in favor.

#### Update: Bigelow Brook Greenway

Mr. Farina said the first meeting of the sub-committee members and also included Chris Ferrero of Fuss & O'Neill, Tim Bockus, Director of Public Works; and Jeff LaMalva, Town Engineer. The expansion of the greenway was discussed as was applying for grants. Mr. Ferrero will update and simplify the 2012 plan. Mr. Sheil said that Mr. Ferrero said he would work Mr. Bockus and Mr. LaMalva to create cost estimates of the project. The next meeting of the sub-committee is scheduled for March.

In response to a question from Mr. Peak, Mr. Shiel said that there are a few instances in which the Town would need to request easements from neighboring properties in the area to allow for the expansion.

#### Potential Items for Future Agenda

Mr. Anderson said Ms. Bogli's request for daffodil funding would be added to a future agenda.

Mr. Peak said he worked with the Town assessor to determine that if all of the properties in Broad Street currently owned by the Town were owned by a private entity and taxed accordingly, they would amount to approximately \$125,900 per year.

#### Adjournment

Mr. Farina moved to adjourn, Mr. Kissmann seconded and all members voted in favor. The meeting adjourned at 8:00 a.m.