

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

Members Present: Aaron Wlochowski, Chair; Terry Bogli, Vice-Chair; Stephanie Knybel, Matthew Peak, Steve Carter, Patricia McMann, Jim Williams, and Jerald Lentini

Members Absent: Gary Sweet, Secretary; Louis Spadaccini, Rudy Kissmann, Mike Farina,

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

Adoption of Minutes of February 21, 2019

Mr. Carter made a motion to approve the minutes as written. Ms. McMann seconded the motion and all members voted in favor, except Ms. Bogli and Ms. Knybel who abstained.

Broad Street Parkade RFP: Process Update

Mr. Anderson said the scheduled onsite visit for potential RFP respondents was well attended with nine people representing three to four different entities. Mr. Shiel, Tim Bockus, Director of Public Works; Jeff LaMalva, Town Engineer; and Adam Tulin, Director of General Services also were in attendance to answer any questions from the attendees. Mr. Anderson described the investments the Town has made in the redevelopment area, including the Broad Street street improvements, remediation of the Nichols Property and the expansion on new entrance to Center Springs Park. The attendees did inquire about the zoning of the area and if an all-residential development would be considered. Mr. Anderson referred them to the RFP which states' the preference for a mix-use development with an economic anchor, so preference would be given to a proposal that includes that kind of development.

In response to questions from Ms. Bogli, Mr. Anderson said that some of the parties were in-State and others were from out of State. He also received a phone call from an interested party who could not attend the site visit but said they would be submitting a proposal. Mr. Anderson said that the participants mentioned the opportunity zone designation as well.

In response to a question from Mr. Lentini, Mr. Anderson said that attendees inquired about the Nichols properties which he explained are owned by the Town and that it would be possible to add them to area potential development agreement if a respondent was interested in including them in their proposal.

In response to a question from Ms. Bogli, Mr. Anderson said that attendees did not indicate how they learned about the RFP. Mr. Anderson reviewed the various outlets within which the RFP was published for the Agency. Mr. Wlochowski said he was encouraged with the number of attendees and the interest shown from the development community.

Mr. Williams asked if the Agency should consider a large residential development and said his church initiated a residential development with goals of improving the lives of the people who

live there. Ms. Bogli said though it was an interesting project the redevelopment plan is focused on a mixed-use with an anchor that would drive economic activity. A developer could include a housing component to a proposal but it was too early to tell if there was potential for the type of development Mr. Williams was describing. Ms. Bogli asked if Mr. Williams could provide more details on the housing development and Mr. Williams said he would do so.

In response to a question from Mr. Lentini, Mr. Anderson said attendees asked about the cross easement agreements and that there is only one outstanding cross easement issue which is not related to a direct abutter.

Mr. Peak said that a rating system for the RFP should be developed so that the Agency could ensure that it is awarded to a qualified developer.

#### Update: Bigelow Brook Greenway

Mr. Shiel said he is working with the Town Engineer to develop cost estimates from a basic, generic greenway plan, but until details and final plans are developed it is difficult to have exact cost estimates. Mr. Anderson said he hopes a developer will provide additional detail and estimates could be based on their RFP submittal. Mr. Peak said that any cross easement should be practical and not disturb residents.

Mr. Shiel said that the sub-committee intends to hold another meeting in the near future.

#### Potential Items for Future Agenda

Mr. Wlochowski said he would like to add opportunity zones to the next meeting agenda. Mr. Anderson said that exact details of opportunity zones still have not been released by the Treasury department. In response to a question from Mr. Peak, Mr. Anderson said the Connecticut Economic Resource Center (CERC) has presented information on opportunity zones, and that he would inquire about whether a representative might be available to speak at the next agency meeting.

Mr. Lentini said he would like to add possible areas for a skate park as a future agenda item and that a site should be selected by 2020 as this is a new sport for the 2020 Olympics.

Mr. Anderson said he will work with the officers of the Agency and town procurement and legal staff to propose a procedure for vetting RFP responses, which should also be added as an agenda item for an upcoming meeting. Ms. Knybel said the rating system should be in place by the RFP deadline of May 16, 2019.

#### Adjournment

Mr. Lentini moved to adjourn, Ms. Knybel seconded and all members voted in favor. The meeting adjourned at 8:04 a.m.