

**REDEVELOPMENT AGENCY  
MEETING MINUTES  
February 18, 2021 – 7:30 A.M.  
VIRTUAL via ZOOM**

Members Present: Aaron Wlochowski, Chair; Terry Bogli, Vice Chair; Mike Farina, Louis Spadaccini, Matthew Peak, Neverill Coleman, Steve Carter and Jerald Lentini

Members Absent: Patricia McMann, Stephanie Knybel, Gary Sweet and Maria Cruz

Staff Present: Gary Anderson, Director of Planning & Economic Development; Kyle Shiel, Senior Planner; Jeff LaMalva, Town Engineer; AnneMarie Boyle, Sr. Account Associate

Approval of Minutes – January 21, 2021

At 7:32 am Mr. Wlochowski called the meeting to order. Mr. Wlochowski asked for a motion to approve the January 21, 2021 minutes. Mr. Farina moved to approve the minutes as presented. Mr. Neverill seconded and six members voted in favor. Mr. Lentini abstained.

Discussion: Bigelow Brook Greenway Connection Options (with Town Engineer)

Mr. Anderson said at previous meetings the Agency discussed physical options for connecting the Center Springs Park across Broad St. to the Broad Street Parkade development. Mr. Anderson introduced Jeff LaMalva, Town Engineer, to share insight on those plans. Mr. LaMalva presented an aerial map of the area with potential locations of the path highlighted. The developer's Parkade proposal includes a 10' wide path, which will also be used for emergency vehicle access. The trail would go from Broad St., along the back of the buildings, leading to their common area. From there they have a spur off, which would be a 5' wide path that would continue on around their proposed storm water detention basin.

Mr. LaMalva showed the location of a direct connection crossing at Broad St., which would be a mid-block crossing. To improve safety the Town would install an RRFB (Rectangular Rapid Flashing Beacon) which is activated by a pedestrian push button to alert vehicles of someone crossing. The most direct route would pass through the bank property and a piece of the cemetery property across Broad Street. It would require a bridge crossing over the brook to connect in to the Parkade and easements from the two property owners.

Mr. LaMalva said an alternate route could be an existing sidewalk for pedestrians and the street for cyclists. Mr. Anderson said that the idea of using the sidewalks is not ideal, since a sidewalk is meant for pedestrians, not for cyclists, and this is supposed to be a multi-use trail.

In response to a question from Mr. Wlochowski, Mr. LaMalva said there is a minor slope behind the bank that they would likely have to carve into, but not a major grade change. Mr. LaMalva presented another potential location for the proposed pathway, closer to the Parkade entrance. He said that he feels that a crossing there may not be the safest option, due to the number of cars expected to be turning left at that location to enter the Parkade. In response to a question, Mr. LaMalva said they would not need to expand the sidewalks, but could install signage or markings for the sidewalk or shared lane markings, which they have been considering doing on Broad St. In response to a question about funds, Mr. Anderson stated that the Bigelow Brook Greenway Connection is one of the items that the Broad St. fund is for, so it would be appropriate to use those funds. Mr. Wlochowski said he would like to move forward with initial conversations with the property owners of the bank and cemetery. Mr. Wlochowski thanked Mr. LaMalva for his time and insight.

Mr. Lentini moved to move agenda item 4 (Discussion of Potential Marketing of Nichols Properties) up on the agenda. Mr. Farina seconded and all members voted in favor.

#### Discussion: Potential Marketing of Nichols Properties

Mr. Peak said the Town owns the Nichols properties and that environmental remediation should be completed soon. He said it sounds like the property will get to a point of being marketable this year, based on the environmental remediation and that he thinks the RDA should be proactive and start marketing the property now. He said he believes the property could be posted for sale on the Town's website, and perhaps a real estate agent could be engaged. A listing could include the disclaimer that the environmental work is not complete, but will be this year. Mr. Peak said if the Redevelopment Agency wants to be more involved they could do an RFP. He said he thinks it is in the town's and tax payers' best interest to start marketing the property in a public way as soon as possible, as selling property can sometimes take a long time.

In response to a question from Mr. Wlochowski, Mr. Anderson said that doing a listing digitally might be most effective. Mr. Shiel said he received a communication from Advance CT, which offered the opportunity to list up to five properties in Manchester free of charge on their website. He said if the agency is interested, they could list this property. Mr. Wlochowski said he felt that would be a good start at marketing this property. In response to Mr. Wlochowski, Mr. Shiel said with the Agency's authorization, he would move forward with digitally listing the property. Mr. Spadaccini moved to authorize the Town to market the Nichols Property for sale and redevelopment. Mr. Peak seconded. Seven members voted in favor and one member voted against (Farina). The motion passed.

### Executive Session

Ms. Bogli moved to enter into executive session. Mr. Farina seconded and all members voted in favor. The agency entered executive session at 8:10 am to discuss a possible real estate transaction. The agency came out of executive session at 8:33am.

### Potential items for future agenda

Ms. Bogli said she would like an update on the Redevelopment Agency's finances. Mr. Spadaccini said he would like an update on the status of the contract with the developer for the Parkade. Mr. Wlochowski said he would like to know the ownership status of Green Manor Blvd.

Ms. Bogli moved to adjourn the meeting, Mr. Lentini seconded and all members voted in favor. The meeting adjourned at 8:36 am.