

**REDEVELOPMENT AGENCY  
MEETING MINUTES  
January 21, 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 and Maria Cruz

Members Absent: Patricia McMann, Stephanie Knybel, Gary Sweet, Steve Carter, Jerald Lentini

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

Approval of Minutes – Dec. 3, 2020

At 7:31 am Mr. Wlochowski called the meeting to order.

Mr. Wlochowski asked for a motion to approve the December 3, 2020 minutes.

Ms. Bogli motioned to approve, Mr. Farina seconded and all members voted in favor.

Election of Officers

Mr. Wlochowski asked the commission for nominations for officers.

Mr. Farina nominated Mr. Wlochowski as Chairman, Ms. Bogli as Vice Chair and Mr. Sweet as Secretary. Ms. Cruz seconded the nominations and all members voted in favor.

Parkade Development Update

Mr. Anderson said the development agreement continues to move forward. He said they are waiting on the greenway easement from the developer, which is the last piece of the agreement that needs to be signed. He said they are on track to have that complete by Spring.

Mr. Anderson said the developer submitted plans to the Planning and Zoning Commission. He said there are three applications for the master plan of the site: a special exception, a wetlands application and an erosion and sedimentation control plan. He said this is the first regulatory piece that is required as part of the development agreement. He said this piece lays out how the development site looks; where the buildings, roads and public amenities will be. He said once the developer gets this permit, they will be on track to do some site work in Spring and Summer. He said the developer's plan is to begin construction in the Fall.

In response to a question from Mr. Wlochowski, Mr. Anderson said that there were no major changes from the original plan. He said the first couple buildings will be a residential building on Broad St. and an office building on the corner of Broad St. and Green Manor Boulevard. He said the only change was that the movie theater was not included in this iteration. He said the

developer is still talking with the theater owner. Mr. Anderson said that the developer will be doing some geo-technical work on the site next week.

### Executive Session

Mr. Wlochowski asked for a motion to begin executive session. Mr. Farina motioned to move into executive session, Ms. Bogli seconded. The agency entered executive session at 7:40am to discuss a possible real estate transaction. The agency came out of executive session at 7:50am.

### Potential items for future agenda

Mr. Wlochowski said he would like to get an update from Mr. Carter at the next meeting, if he is able to attend. Mr. Farina said he wants to actively start to negotiate easements with the properties at Citizens Bank and St. James Cemetery, to work on a connection from the park entrance to a future greenway. Mr. Anderson said he had talked to Jeff LaMalva from the engineering department and that he would ask him about the possibility of joining the next Redevelopment Agency meeting to discuss. Mr. Wlochowski said he will be in touch with Mr. Anderson and if there are any major changes he would notify the commission and add any new updates to the next agenda.

Mr. Farina moved to adjourn the meeting, Ms. Cruz seconded and all members voted in favor. The meeting adjourned at 7:55am