

**REDEVELOPMENT AGENCY
MEETING MINUTES
July 29, 2021 – 7:30 A.M.
Lincoln Center Hearing Room**

Members Present: Aaron Wlochowski, Chairman; Terry Bogli, Vice Chair; Mike Farina,
Louis Spadaccini, Neverill Coleman, Jerald Lentini, Stephanie Knybel

Members Absent: Gary Sweet, Steve Carter, Maria Cruz, Patricia McMann

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

Approval of Minutes – May 20, 2021

At 7:35 am Mr. Wlochowski called the meeting to order.
Ms. Bogli moved to approve the minutes as presented. Ms. Knybel seconded the motion
and all members voted in favor.

Broad Street Data Update

Mr. Anderson said in response to a request by Mr. Lentini, staff has started work to
update some of the data in the 2009 Redevelopment Plan. Mr. Shiel shared a
presentation with the Agency which compared the varying property conditions on Broad
St. in 2009 to those observed in 2021. Mr. Shiel said there had been significant
improvement on both Broad and West Middle Turnpike generally, and property
conditions have improved significantly in some areas. He said while there was a decline
in the appearance of a few properties on Broad St., he does not believe any would qualify
as blighted, as defined by the Redevelopment Statute.

Mr. Anderson said the Statute references building condition. He said in 2009 The
Parkade and Nichols Properties were clearly blighted and today those buildings are gone.
He said in order to qualify as a Redevelopment Area; Statute requires that 20% of
buildings in the area be blighted. Since there are no longer any blighted buildings, he
does not believe this area would qualify as a redevelopment area in 2021.

Ms. Bogli said that she feels the Agency should speak about what the Agency and the
Town have done on Broad Street, to remind the public as well as the press about just how
much has been accomplished. Mr. Wlochowski said it has taken a very long time to get to
the point where they are now and the process has been long, but a lot has been
accomplished.

Recent Media Coverage

Mr. Anderson said a short editorial recently appeared in a local newspaper about the Broad Street Redevelopment. He said the article stated that tax payers deserved an update on what progress is being made and made claims about the way funds were being spent on the project. Mr. Anderson said that he and former General Manager Scott Shanley worked together on a response, including a breakdown of how funds had actually been spent. He said the great majority of funds had been spent on capital projects such as the purchase of property, environmental remediation, street reconstruction and building demolition. Mr. Anderson said the editorial was a reminder that it is important to keep up communication with the public regarding the status of the redevelopment project. Mr. Wlochowski said he believes it may be difficult for the public to understand the detail of how much behind the scenes work and planning goes into implementing the Redevelopment Plan. Ms. Knybel asked for a copy of the article. Mr. Anderson responded that he would send links to both the editorial and his response to the Agency.

Ms. Knybel asked if all public Agency comments should go through the chair, or if the Agency members are free to make comments to the general public. Mr. Wlochowski said that any official comments to the press should go through the Chair or Staff, but in general conversation it is ok to explain to people that there is a lot of work that goes into redevelopment and it is a long process. Mr. Wlochowski added that the Agency should feel proud of all that it has accomplished.

Ms. Bogli said the Agency should emphasize the positives, rather than the amount of time it has taken to get to this point. She said as we approach the ground breaking at the Parkade site, that event should be talked up, to make this a positive and exciting milestone for the community.

Executive Session

Ms. Knybel moved to enter into Executive Session to discuss potential real estate transactions. Ms. Bogli seconded and all members voted in favor. The agency moved into executive session at 7:53 am. The agency came out of executive session at 8:05 am.

Potential Items for Future Agenda

Mr. Shiel gave a brief update on the Nichols property. He said the Town's consultant, TRC, had transmitted the next step in the remediation process to the State Department of Energy and Environmental Protection (DEEP) and the project continues to move in a positive direction.

Mr. Lentini moved to adjourn, Mr. Farina seconded and all members voted in favor.

The meeting was adjourned at 8:10 am.