

Minutes
Redevelopment Agency
Wednesday, March 5, 2008
5:00 pm - Town Hall
Town Manager's Conference Room

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:00 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, Joseph Soja, Paul Thompson, and Michael Zaleski. Also in attendance: Andrew Adil, Mayor; Martin Walsh, Town Council Liaison; Betty Rosania, EDIC Chair; Bonnie Therrien, Town Manager; and Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: none

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [February 6, 2008](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes, and none were requested. Mr. Zaleski motioned to approve the minutes, Mr. Soja seconded the motion and the vote showed all members in favor.
5. **Public Information Forums - Outline** - The date of the first informational forum remains May 1st. The date for the second forum is tentative for June 10th. Locations have not yet been finalized. Mr. Gillespie said that he inquired informally about professional videotaping for the forums and received an estimate of \$1,550 per meeting.

On the issue of speakers for the forums, Mr. Thompson said that the Town's professional staff would be the best candidates for presenting facts about the tax base at the first meeting. Mr. Zaleski recommended having a developer present at the second meeting to give a realistic assessment of market conditions. Mr. Kuckro also recommended Tim Tuell as a presenter. The Agency members felt Mr. Tuell would provide valuable perspective because he is a Wethersfield Chamber of Commerce Board member, and has done some insightful analysis of the Town's tax base. An example from his analysis is: a development worth approximately \$124 million would reduce taxes about \$320 per property.

6. **Silas Deane Highway Overlay Zone Subcommittee Status** - Mr. Gillespie reported from the February 15, 2008 meeting that the Subcommittee is progressing into the details of developing regulations. The Subcommittee is reviewing the zoning requirements of various towns, and has asked Mr. Gillespie to tabulate these requirements for easier comparison. The Agency members expressed interest in the Subcommittee's schedule for completion of proposed regulations. Mr. Gillespie said that a draft may be ready toward the end of May or early June, and that the Subcommittee's next meeting is March 12, 2008.

Mr. Gillespie distributed copies of a summary of a marketing assessment performed by RKG Associates. He said that a key point is that land values are approximately \$780,000 per acre on the Silas Deane Highway. This means that land is more valuable than the buildings on them, making building demolition worthy of consideration.

7. **Redevelopment Planning Statutory Requirements** - Discussion tabled.
8. **Discussion - Mechanic Street Redevelopment Project, Windsor** - The consensus of the Agency members was that this Mechanic Street would serve as a good example of a redevelopment project for use in public presentations such as the upcoming forums.
9. **Executive Session To Discuss Real Estate Matters** - Mr. Zaleski motioned to go into executive session at 5:31p.m. to discuss real estate matters. Mr. Camilliere seconded the motion and the vote showed all members in favor. During the executive session, the Agency members discussed real estate matters, and no votes were

taken. Mr. Camilliere motioned to come out of the executive session at 5:59 p.m. and return to the regular agenda, Mr. Zaleski seconded the motion and the vote showed all members in favor.

10. **Next Meeting Date** - March 19, 2008 at 5:00 pm. (regularly scheduled meeting).
11. **Correspondence** - none.
12. **Call to Adjourn** - Mr. Camilliere motioned to adjourn the meeting at 6:23 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary