

Minutes
Redevelopment Agency
Wednesday, March 21, 2007
5:00 pm - Town Hall
Town Manager's Conference Room

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:01 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Dan Camilliere - Vice Chair, Paul Thompson and Mike Zaleski. Also in attendance: Town Planner/Economic Development Manager, Peter Gillespie.

Members absent: Joe Soja - excused.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [March 7, 2007](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes, and none were requested. Mr. Camilliere motioned to approve the minutes, Mr. Zaleski seconded the motion and the vote showed all members in favor.
5. **Next Steps**. Mr. Kuckro started a discussion of next steps the Agency should take, and asked what would be needed to get a funding question on the ballot for the November 2007 election. Mr. Gillespie said that the Town manager's office would need to have a proposal set by mid-August to be ready for a November referendum. Mr. Thompson asked how much funding would be needed or available for a redevelopment project, and how would that be determined.

Mr. Gillespie said that the first step should be to get preliminary feedback from the Town Council on the Agency's project concept and a possible budget. Mr. Kuckro said that budget constraints at this time do not appear to be severe, so the Town Council may be amenable in concept to several redevelopment projects. The next step would be to develop specifications, such as: project identification, costs and benefits, environmental considerations, etc.

The consensus of the discussion was to meet soon with the Town Council. April 2nd is the next Town Council meeting, but is likely to be full with budget considerations. The following dates were agreed upon as alternatives for a separate meeting: April 3rd, April 5th, the regular Town Council meeting May 5th, or May 10th. Mr. Gillespie said that he would check on the alternative dates with the Town Council.

Mr. Gillespie said he would work on a budget and economic analysis between the months of April and August, and that funding may be available from the Economic Development budget to hire a professional to do this analysis. The goal would be to have in place from this analysis the documentation needed to support the referendum question. If the referendum passes, the next step after that would be to draft a redevelopment plan.

Mr. Gillespie said that 3 public hearings would be needed to adopt a redevelopment plan. Mr. Kuckro then asked at what point it would be best to reveal the names of specific projects. Doing so during the referendum would end confidentiality earlier in the process, but some voters may be hesitant to vote in favor of something without specific projects identified in the referendum. Mr. Zaleski said that he felt the public would support a referendum question if it was written clearly enough, and if the Agency did a good job of communicating its goal prior to the election. Mr. Kuckro added that the referendum question could incorporate language to the effect that the use of the funds would be limited to addressing eyesores that everyone could agree needed attention.

Mr. Gillespie said that he would be contacting and coordinating with the Bond Council after the Agency gets feedback from the Town Council. At that time, he will get guidance from the Bond Council on the best

approach to developing the referendum question.

Mr. Camilliere said that there were 3 people that it would be important for the Agency to stay in touch with during this process: Peter Gillespie , Town Manager Therrien and Mayor Adil. The members discussed several possible dates for a meeting with Town Manager Therrien: March 26th, April 3rd, or April 4th. Mr. Gillespie said he would check the dates with the Town Manager's Office.

6. **Executive Session To Discuss Real Estate Matters** - Mr. Kuckro motioned to go into executive session at 5:22 p.m. to discuss real estate matters. Mr. Zaleski seconded the motion and the vote showed all members in favor. During the executive session, the Agency members discussed real estate options, and no votes were taken. Mr. Zaleski motioned to come out of the executive session at 6:02 p.m. and return to the regular agenda, Mr. Camilliere seconded the motion and the vote showed all members in favor.
7. **Next Meeting Date** - April 4, 2007 at 5:00 pm.
8. **Correspondence** - none.
9. **Call to Adjourn** - Mr. Zaleski motioned to adjourn the meeting at 6:05 pm, Mr. Thompson seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary