

Minutes
Redevelopment Agency
Wednesday, June 6, 2007
5:00 pm - Town Hall
Town Manager's Conference Room

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:00 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Dan Camilliere - Vice Chair, Joe Soja, Paul Thompson and Mike Zaleski. Also in attendance: Town Manager, Bonnie Therrien; and Town Planner/Economic Development Manager, Peter Gillespie.

Members absent: none.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [May 14, 2007](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes. Mr. Gillespie pointed out that the day of the week in the title of the minutes needed to be changed to Monday. Mr. Camilliere motioned to approve the minutes as amended, Mr. Soja seconded the motion and the vote showed all members in favor.
5. **Discussion of the Meetings with Planning and Zoning Commission ("PZC") and Economic Development and Improvement Commission ("EDIC")** - Mr. Kuckro said that he met May 31, 2007 with the chairs of both commissions to update them on Redevelopment Agency activity. They reviewed together the slideshow that the Agency presented to the Town Council April 10th. Mr. Soja suggested that the proposed zoning overlay zone be added to the slideshow. Mr. Gillespie said that he has copies available, and Mr. Kuckro asked that they be distributed to the members.

Mr. Kuckro said that he attended the Planning and Zoning Commission regular meeting last night. At that meeting Mr. Kuckro discussed which areas of the town the Agency was considering, and described the referendum and redevelopment plan process and timeline. The PZC chair, Joseph Hammer, recommended forming a joint PZC-Redevelopment Agency subcommittee to revise the town's zoning ordinance to adopt the findings of the Silas Deane Highway Master Plan. The idea was to signal to potential developers that the town is serious about improvements and redevelopment. Mr. Hammer volunteered to be on this subcommittee.

Mr. Kuckro recommended that the subcommittee have 1 - 2 Redevelopment Agency members. Mr. Zaleski volunteered to be a regular member, and Mr. Thompson volunteered to be the alternate.

The discussion returned to the zoning overlay zone, and Mr. Thompson asked if it is unique to the Silas Deane Highway. Mr. Gillespie said no, it mentions the Silas Deane Highway, but Redevelopment is looking all over town so it would be appropriate for the subcommittee to consider and use it townwide.

Mr. Gillespie said that the zoning proposal is approximately 2 years old, but the interest in redevelopment is spurring interest in adopting the zoning changes in the proposal. Mr. Gillespie said that the changes incorporate cost saving provisions that would make the town more attractive to developers. For example, the zoning proposal encourages denser development needing less parking. This will lower development costs, and reduce the need for the town to offer tax incentives.

The next step in the meetings with PZC and EDIC is for Mr. Kuckro to attend the next regular meeting of the EDIC on June 12th.

6. **Referendum Process and Timeline** - Mr. Gillespie distributed copies of a calendar that highlighted important dates for the June through November 2007 timeframe. He said that there are a number of critical dates on the calendar, including: July 16th is the Town Council meeting at which a draft referendum question would be

considered; if accepted, August 6th is when the Town Council would hold a public hearing on the question; and September 9th would be the date of the final vote on the question by the Town Council.

Mr. Gillespie said that 2 public information mailings were being considered by the Town Council. Ms. Therrien said that the last mailing for referendum questions is usually done approximately one week before Election Day. Mr. Gillespie said that the other mailing would likely be done by the Redevelopment Agency prior to the Town Council's public hearing on August 6th. Mr. Kuckro agreed that this was a good time for a mailing because there would be limited opportunity for the Agency to provide public information after the referendum question is set by the Town Council. Ms. Therrien said that she would check into the typical cost of a referendum mailing.

Mr. Gillespie said that the Agency's mailing should be before the public hearing so that the public is informed in time to provide comment during the public hearing. Mr. Kuckro agreed and said that the town's consultant, Keiler Associates, could help decide the best timing for mailings.

7. **Referendum Language** - Mr. Gillespie distributed copies of draft language from the Bond Counsel for the referendum question. Some Agency members remarked that the language is long, and Ms. Therrien said that long questions are common now. Mr. Gillespie said that the referendum question would be presented on the ballot in simpler form, but in a way that referred to and incorporated the detailed language that would be available to the public before Election Day and at the polling places. Mr. Kuckro noted that there was no mention of specific properties in the draft language, and that the Bond Counsel was leaving it to the Agency to provide those details. Mr. Thompson said that the Bond Counsel suggested that specific but inclusive references be made to areas such as property on Cumberland Street, and the Silas Deane Highway and Berlin Turnpike corridors. Per Mr. Kuckro's request, Mr. Gillespie agreed to draft the remaining language for the Agency to consider at the next Agency regular meeting.

Ms. Therrien asked if an amount for the bond had been considered by the Agency for the referendum question. Mr. Kuckro said that he felt a minimum of \$5 million, and perhaps as much as \$10 million, should be proposed in light of which properties were involved, their condition, etc. Mr. Gillespie asked if the recommended amount should be set by the Bond Counsel or the Town Council. Mr. Soja recommended that the Agency propose an amount in the draft language, and leave it to the Town Council to decide if the amount is appropriate or needs to be changed.

8. **Public Information Strategy** - Mr. Gillespie said that the consultant Keiler Associates will be available to assist the Agency, and that there is funding in the budget for this purpose beginning July 1st. Mr. Gillespie said he will try to arrange for the consultant to be present at the next Agency meeting.
9. **Executive Session To Discuss Real Estate Matters** - Mr. Zaleski motioned to go into executive session at 5:30 p.m. to discuss real estate matters. Mr. Thompson seconded the motion and the vote showed all members in favor. During the executive session, the Agency members discussed real estate negotiations, and no votes were taken. Mr. Camilliere motioned to come out of the executive session at 5:50 p.m. and return to the regular agenda, Mr. Soja seconded the motion and the vote showed all members in favor.
10. **Next Meeting Date** - June 20, 2007 at 5:30 pm. (regularly scheduled meeting date, but slightly later time).
11. **Correspondence** - Mr. Gillespie distributed copies of a redevelopment bill that passed the state legislature, and said it had not yet been signed by the governor. Ms. Therrien said that she understood from the town's bond counsel that the bill is not expected to have a large impact on the town. Mr. Kuckro said that the position of the Connecticut Conference of Municipalities is that redevelopment legislation should make a distinction between residential and commercial property, but this bill did not make such a provision.
12. **Call to Adjourn** - Mr. Camilliere motioned to adjourn the meeting at 5:58 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan

Agency Recording Secretary