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Minutes
Redevelopment Agency
Wednesday, June 20, 2007
5:30 pm - Town Hall
Town Manager's Conference Room

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:31 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Dan Camilliere - Vice Chair, Joe Soja, and Mike Zaleski. Also in attendance: Town Manager, Bonnie Therrien; Town Planner/Economic Development Manager, Peter Gillespie; and Economic Development and Improvement Commission representative, Howard Greenblatt.

Members absent: Paul Thompson.
3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [June 6, 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. **Discussion of Meeting with Economic Development and Improvement Commission (EDIC)** - Mr. Kuckro reported that he met with the EDIC, along with Ms. Therrien and Mr. Gillespie. The Commission's chair is Betty Rosario, a long-time advocate of redevelopment in town. The consensus of the meeting with EDIC was that the bond counsel should be consulted about using language in the referendum question that is clear enough to avoid unnecessary concern over which areas of town are being considered. That is, if the question was written to say, "redevelopment in main commercial corridors" some could misconstrue that to include roads through Old Wethersfield. Ms. Therrien said that the Agency should develop talking points for public information that could be shared with other organizations. Mr. Gillespie said that EDIC supports the Agency's efforts and would be one of the organizations to assist with disseminating the public information.
6. **Discussion of Referendum Language** - Mr. Gillespie passed out copies of a draft referendum question. He said it is modeled after the recent open space referendum language, and that it is currently written in a very broad and flexible way. Various language changes were discussed, including: allowing the language to support multiple projects; ensuring all of the necessary statutory references are included (i.e. Sections 130, 132 and 588 L); defining "primary business corridor"; and having the language apply to both buildings and land. Mr. Kuckro tasked Mr. Gillespie with getting the draft referendum question to the bond counsel to review it in general, and to provide feedback on these other issues.

Mr. Soja expressed concern that Wethersfield's redevelopment planning would be seen as trying to take away businesses from Hartford and other towns. Ms. Therrien said that the Hartford City Manager, Lee Erdmann, has said that towns needs to have redevelopment plans, and should not worry about competing with other municipalities.

7. **Discussion of Public Information Strategy** - Mr. Gillespie said that he has tentatively set July 25th as the date for an Agency meeting with the town's public information consultant, Keiler Associates, Ms. Therrien and Mr. Greenblatt. The meeting will be public noticed as a special meeting. Mr. Gillespie said that issues to discuss include what public information there can be after the public hearing and closer to the referendum. Ms. Therrien said that she would confirm with the Secretary of the State's Office whether taxpayer funds could be spent after the public hearing. She believes it is zero or very limited.

Mr. Gillespie said that the cost was \$538 for an insert in the Wethersfield Life for the open space referendum (for 11,969 pieces). Mr. Gillespie also said he would check with Keiler Associates about what they would suggest doing in addition to an insert in Wethersfield Life. Mr. Kuckro said Keiler Associates should also be asked what are the typical benefits from redevelopment beyond the obvious increases in the grand list. That is, would Keiler have statistics on the percentage of success that towns have in recouping their costs. Mr. Gillespie said he would check to see if the Connecticut Conference of Municipalities has such information. Ms. Therrien said other towns may have examples and information on referendum language and redevelopment success.

8. **Discussion of Referendum Process and Timeline** - Mr. Kuckro said the Agency needs to determine by when public information is needed and how to get it out to the public. He also said the Agency should plan to make a presentation to the Town Council. Mr. Gillespie said that he would get the information posted on the town's website. Mr. Greenblatt suggested that the information be shown on the local cable access channel - Channel 14.
9. **Executive Session To Discuss Real Estate Matters** - Mr. Camilliere motioned to go into executive session at 6:00 p.m. to discuss real estate matters. Mr. Soja 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 6:15 p.m. and return to the regular agenda, Mr. Soja seconded the motion and the vote showed all members in favor.
10. **Additional Information Requests and Topics for Future Meetings** - Mr. Kuckro said that he may be out of town for the July 18th regular meeting, so it was suggested that he either join by telephone, or the meeting be moved to July 25th. He said that another reason to consider moving the meeting to July 25th is that the August 1st regular meeting may be too close to the August 6th public hearing date for the referendum. That is, if there is last minute work or planning needed before the public hearing, the Agency may want to identify that at a meeting July 25th and allow more time for resolution.
11. **Next Meeting Date** - There is no meeting for the first Wednesday of July because of the Independence Day holiday. The next meeting is tentatively set for July 25, 2007 at 5:00 pm.
12. **Correspondence** - none.
13. **Call to Adjourn** - Mr. Camilliere motioned to adjourn the meeting at 6:25 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary