

Meeting Minutes
REDEVELOPMENT AGENCY
Wednesday, October 25, 2006
5:00 pm - Town Manager's Conference Room

1. The meeting was called to order at 5:03 p.m.
2. **Members in attendance:** Lee Kuckro, Joe Soja, Dan Camillieri, Paul Thompson and Mike Zaleski. Also in attendance: Town Manager - Bonnie Therrien, Town Planner/Economic Development Manager - Peter Gillespie, Doug Gillette, Day, Berry and Howard, Terri Larsen and Chrissy Curuolo, Webster Bank.
3. **Approval of [Minutes, October 11, 2006](#)** - Lee Kuckro motioned to approve the minutes, seconded by Dan Camillieri all voted in favor.
4. **Presentation from Attorney Doug Gillette** - Attorney Gillette informed the Agency members that their authority comes from the State Statutes and they are working on behalf of the Town at the direction of the Council. Much of this authority will be authorized through the direct action of the approval of the Town Council ie. Budget process, approval of plans, authority to Bond for funds.

Attorney Gillette stated that the town was one of the first communities in the State to restrict its own power to condemn residential properties.

Attorney Gillette explained the difference between Redevelopment projects and Municipal Development Projects and the relationship with the Town's existing Economic Development Commission and the need to coordinate the process to adopt a Redevelopment Plan, hold hearings, involve the PZC and Town Council. A briefly discussion was held about the number of hearings with some questions raised.

Attorney Gillette referred to a recent project in Windsor where the Town assisted with funds for environmental cleanup and discussed the possibility of assisting developers with infrastructure improvements. It was suggested that representatives from other communities with Redevelopment projects could attend a future meeting and share their experiences.

Attorney Gillette had prepared a checklist of the requirements for Redevelopment Agency actions which he will share with the members. The information will be mailed to the members.

Attorney Gillette briefly spoke about financing options such as Tax Increment Financing (TIF's) and General Obligation (GO) financing for these types of projects.

A brief discussion was held regarding the powers of eminent domain and the process required to condemn properties.

5. **Presentation by Terri Larsen** - Webster Bank - Ms. Larsen summarized the Town's existing debt situation and noted that the Town has the ability to assume additional debt if it so desired. Handouts were provided to the members outlining the Town's existing debt situation.

Chrissy Caruolo handed out a comparison analysis of some neighboring Connecticut municipalities that compared equalized net grand lists and stated the Town has good, strong credit as a Town.

A question and answer period was held regarding next steps. Attorney Gillette suggested that the first step is to define the project and then involve the finance team in the discussions at the earliest stages. Attorney Gillette stated the process must be open and public and community support must be behind the project to support any financing role from the Town.

6. **Next Meeting** - The next meeting will be held on November 8, 2006 at 5:30 pm, Town Manager Therrien will

invite representatives from other communities with recent redevelopment projects to speak.

7. **Adjournment** - Lee Kuckro motioned to adjourn the meeting at 6:35 pm, seconded by Joe Soja.

Respectfully Submitted

Peter Gillespie
Town Planner/Economic Development Manager