

Minutes
Redevelopment Agency
Wednesday, May 21, 2008
4:00 pm - Town Hall
Town Manager's Conference Room

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 4:06 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, and Michael Zaleski. Also in attendance: Martin Walsh, Town Council Liaison; Ken Rizzio, EDIC Liaison; Bonnie Therrien, Town Manager; and Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: Joseph Soja, Paul Thompson.

3. **Public Comments** - No one from the public spoke.
4. **Approval of Minutes - [May 7, 2008](#)** - 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. **Public Information Forum, June 11th** - Mr. Gillespie distributed to the members copies of a draft press release to be sent to media outlets the next day. Ray Carpentino will be the speaker presenting the developer's perspective. Mr. Carpentino has done work for the Town previously, and is now the economic development manager for the Town of Rocky Hill. Mr. Gillespie said that he will be meeting with Mr. Carpentino to go over the presentation topic, length, etc. Tim Tuell has confirmed that will attend the forum.

Mr. Gillespie said that Lee Chandler, the Town Assessor, is gathering information to build on the trends in statistics presented by Town Manager Therrien at the Town budget hearing. The information would compare communities in areas such as: the percentage of the residential and commercial tax bases, land use, grand lists, etc. Mr. Chandler will also highlight that commercial property values remain high in Wethersfield, which acts as an impediment to redevelopment.

Mr. Gillespie said that Mr. Tuell will discuss the scale of the redevelopment that is needed to significantly affect tax revenue. His message will be that redevelopment totaling several hundred million dollars is needed - on the order of 4 Putnam Parks - so a donut shop or boutique here and there won't have much of an effect. He will also be stressing that the redevelopment will take time, because it likely won't be from building a few skyscrapers, but the aggregate of numerous, smaller mixed redevelopment projects.

Mr. Gillespie said that Mr. Carpentino would review topics such as: commercial development challenges, demographics of Wethersfield and the region, current market realities, competition between towns, and the future prospects for Wethersfield. Mr. Kuckro suggested that a draft outline for the forum be ready to review at the Agency's next meeting on June 4th.

6. **EDIC Strategic Plan Update** - Mr. Gillespie said that the EDIC met May 15th to discuss updating the plan. The current version of the plan predates the Redevelopment Agency, so numerous points will need to be added to reflect what the Agency has done and plans to do. The EDIC plans to have ready by June 12th a basic draft to which the Agency can recommend additional strategies. Mr. Gillespie said that he will draft some strategies for the members to review at the June 18th Agency meeting.
7. **Overlay Zoning Regulations** - Mr. Gillespie said that the Overlay Zone Subcommittee is making progress and he expects that a draft will be ready for the Agency to review at its June 4th meeting.
8. **Executive Session To Discuss Real Estate Matters** - Mr. Camilliere motioned to go into executive session at 4:33 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 matters, and no votes were

taken. Mr. Camilliere motioned to come out of the executive session at 4:50 p.m. and return to the regular agenda, Mr. Zaleski seconded the motion and the vote showed all members in favor.

9. **Next Meeting Date** - June 4, 2008 at 5:00 pm. (regularly scheduled meeting).
10. **Correspondence** - none.
11. **Call to Adjourn** - Mr. Camilliere motioned to adjourn the meeting at 4:52 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary