

[NOTE: These minutes are made available to the public prior to Redevelopment Agency acceptance.]

Minutes
Redevelopment Agency
Wednesday, August 13, 2008
4:00 pm - Town Hall
Town Hall Conference Room #1

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 4:05 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, Joseph Soja and Paul Thompson. Also in attendance: Martin Walsh, Town Council Liaison and Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: Michael Zaleski.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [July 22, 2008](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes. Mr. Soja indicated that he would be contacting the CT Association of Realtors and that Mr. Gillespie would be contacting the 1000 Friends of Connecticut for their expertise in smart growth initiatives and for speaking opportunities for the upcoming Forum. There were no other corrections requested. (The minutes will be corrected and voted for approval, accordingly, once a copy is provided to the new Recording Secretary).
5. **Overlay Zoning Regulations** - Mr. Gillespie stated that Bonnie Therrien, Town Manager, Michael Zaleski and Joseph Soja were present at the Overlay Zoning Regulations meeting.

Mr. Gillespie indicated that the subject of public posting of meeting agendas was discussed, and the group concluded that an emergency meeting agenda would require 2 days notice to the public, and a special meeting agenda would require 24 hours notice to the public.

Mr. Gillespie indicated that there was some discussion as to the five agenda items that would be discussed at the October 15, 2008 Public Information Forum. These five agenda items may include:

- A brief summary of the last forum
- Solutions and remedies to move Redevelopment Agency's purpose forward
- Unveiling of a list of properties targeted for redevelopment
- Showing ideas for a few of said properties
- Showing the return on investment for a few of said properties

Mr. Kuckro indicated that the next Overlay Zoning Meeting is Tuesday, September 2, 2008. Mr. Zaleski is the WRA member of the Overlay Zoning Committee and will be invited to attend their next meeting.

6. **Strategies For Upcoming Public Information Forum** - The next public information forum is Wednesday, October 15, 2008 (pending verification of Silas Deane Middle School as the location for the forum). Mr. Gillespie will notify Mr. Thompson when the location arrangements have been finalized.

Methods of informing public about the October 15 forum were discussed and may include advertising at the Sept 13, 2008 Cornfest and providing a brief announcement in an upcoming Wethersfield Life publication. Mr. Camillieri mentioned that the public be made aware of the upcoming public forum as soon as possible and suggested that there be a practice of including all Redevelopment Agency members at public forums where

development is discussed.

Further discussion regarding the five agenda items that would be discussed at the October 15, 2008 Public Information Forum ensued.

Mr. Gillespie mentioned that perhaps a cluster of properties w/ a site plan for the cluster could be a notable example at the forum. He also mentioned that there are challenges for the Redevelopment Agency's remedies, as there are many obstacles. These obstacles include problems specific to properties. He also noted that the public needs to know that despite property vacancies, there are no tax payment delinquencies on said properties. Mr. Gillespie also noted that completed redevelopment is in line with smart growth initiatives.

Mr. Kuckro expressed the need for the public to know that Mr. Gillespie has provided details regarding redevelopment. Mr. Kuckro mentioned that rising energy costs are making inner suburbs more desirable for business locations.

Mr. Thompson expressed the need of educating the public as to why the redevelopment efforts are not considered corporate welfare. He noted that redevelopment can be viewed as an enhancement to Wethersfield's quality of life.

Mr. Soja noted that he would speak with a commercial real estate consultant named Linda St. Peter to learn how her agency has addressed issues raised during redevelopment. Mr. Soja will ask, at Mr. Gillespie's request, that Ms. St. Peter be a guest speaker at the public information forum.

Mr. Walsh expressed that completed redevelopment satisfies open space initiatives and that the public can be made aware of this connection.

7. **Executive Session To Discuss Real Estate Matters** - Mr. Camilliere motioned to go into executive session at 5:05 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 matters, and no votes were taken. Mr. Camilliere motioned to come out of the executive session at 5:15 p.m. and return to the regular agenda, Mr. Soja seconded the motion and the vote showed all members in favor.

8. **Next Meeting Dates**

Mr. Gillespie will call a Special Meeting during the August 25, 2008 - September 10, 2008 timeframe to firm details regarding upcoming special forum.

- September 10, 2008 at 5:00 pm. (regularly scheduled meeting).

9. **Correspondence** - none.

10. **Call to Adjourn** - Mr. Thompson motioned to adjourn the meeting at 5:20 p.m., Mr. Camilliere seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,
Ellen Goslicki
Agency Recording Secretary