

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

Minutes
Redevelopment Agency
Wednesday, September 10, 2008
5:00 pm - Town Hall
Town Hall Conference Room #1

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:03 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, Joseph Soja 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: Paul Thompson.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [August 13, 2008](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes. Language in Section 5 of the draft minutes will be moved to Section 6. The Recording Secretary will incorporate these changes, and the minutes will be voted for approval at the next meeting.
5. **Public Information Forum** - Mr. Kuckro

Mr. Gillespie mentioned that he has had telephone conferences with potential speakers, providing them with a brief synopsis of what will be discussed. Mr. Thompson would be the forum's moderator and Mr. Kuckro or Mr. Gillespie would provide a summary/overview on specific properties.

Mr. Kuckro suggested an outline be prepared by Mr. Gillespie containing the names of the speakers and with a few sentences describing the topics they plan to cover. Preparation of the outline is required in order to avoid gaps in the presentation.

Mr. Soja described an example of the Forum's presentation process. Mr. Thompson would moderate, as he did at the previous Forum, providing a brief summary of this Forum. Mr. Zaleski would describe the purpose of this forum. Mr. Gillespie would provide the list of properties for redevelopment purposes and, as an example, describe the return on investing in one of the endeavors mentioned on the list. Mr. Soja would address the challenges associated with the example and have Ms. Linda St. Peter speak to these challenges, as Ms. St. Peter has expressed her desire to learn what the challenges are with the properties and relate those challenges to her direct experience in dealing with those challenges.

Ms. Therrien suggested that she and Mr. Gillespie tour the properties with Ms. St. Peter for a hands-on discussion of this issue and Mr. Kuckro agreed. Mr. Camilliere suggested and Mr. Kuckro agreed that Ms. St. Peter should attend the committee's next meeting to learn more about the Forum.

Mr. Gillespie noted that in addition to Ms. St. Peter, the committee is looking into Mr. Peter Simmons who is the head of the Office of Responsible Development. Mr. Simmons has experience with economic and community development and has a professional engineering (P.E.) designation. Mr. Simmons spoke at a recent forum presented by CL&P regarding responsible growth. His knowledge would legitimize the efforts to redevelop property sites, as he would be able to incorporate the Silas Deane Highway sites with his redevelopment experience in general, as well as Brownsfield site redevelopment. Additionally, Mr. Gillespie is waiting for a return call from the 1000 Friends of Connecticut, a smart growth group, regarding their interest in speaking at the Forum.

Mr. Walsh spoke of the September 9, 2008 *Hartford Courant* article by Rick Greene entitled "Friends of Smart Growth" which is found in Section B1 and suggested that the Agency consider persons mentioned in the article as additional speakers at the Forum, if necessary.

Mr. Kuckro indicated that in the Forum's presentation, 2 or 3 site examples could be described, as citizens would want to see the impact on the overall tax base for the Town.

In terms of the site examples in the presentation, Mr. Gillespie provided an example of taking some of the graphics from the Silas Deane Plan, enlarging said graphics, and placing them onto slides in Microsoft PowerPoint format for presentation. (For example: Weight Watchers, Town Center, and the Traffic Center to the North, those 3 of which have been translated into a number based on where we are today verses where we would be in the future, and this information would be placed into slide format). Even though Mr. Gillespie mentioned Weight Watchers as a specific idea as a site, he noted that it may not be part of a final plan, as there are many other site possibilities in Town.

Mr. Walsh stated that redevelopment would drive future investment in Wethersfield and that the comparison must be made in the presentation at the Forum. Mr. Kuckro agreed by stating that adding to the tax base would change the opinion of investors. He further stated that taxpayers need to understand that the inner suburbs are more attractive for businesses due to rising energy costs and that the Forum's presentation needs to be enhanced to demonstrate this point.

Mr. Soja mentioned that the September 9, 2008 *Hartford Courant* article by Kenneth R. Gosselin entitled "Business, Property Owners Near Blue Back Square Await Ripple Effect" may demonstrate some of the Forum objectives, and Ms. Therrien indicated that the article mentioned the YMCA as a property on the outlining area of Blue Back Square. This property, which has never been viewed as a development opportunity, is now considered so.

Mr. Kuckro explained that according to a September 10, 2008 *Hartford Courant* article by Regine LaBossiere entitled "Town To Seek Residents' Views About Future Development" the Town of Simsbury is spending a lot of money using (1) charrettes ["a series of workshops which involves community stakeholders working with planners and architects to discuss, research and produce a master plan for neighborhood or community-wide development"]; and (2) polling. These tools are being utilized to get information relating to mindset of the citizens as to property development.

Mr. Gillespie suggested that in order to spark interest regarding the subject matter of the Forum, creating a simple flyer containing basic facts regarding the presentation would be appropriate.

Mr. Gillespie has requested Mr. Thompson's expertise in choosing an eye-opening title for the Forum.

Mr. Rizzio indicated that he has a contact named Rob Rolson who is knowledgeable of the Blue Back Square project and Mr. Gillespie agreed that this contact could be of reference to the committee in the future.

Mr. Zaleski said that he would be reluctant to reference the Blue Back Square project in the upcoming public Forum because there is a large disparity in the scale of what was done in West Hartford versus what can be done in Wethersfield, and the committee's intent may be mischaracterized. Mr. Kuckro agreed.

Mr. Walsh recommended Ms. Therrien to speak at the Forum, and Mr. Kuckro agreed to the extent of someone speaking to the fiscal impact issue.

6. **Overlay Zoning Regulations** - Mr. Gillespie presented at the last PZC meeting. Tuesday, September 16, 2008 is the next meeting.

Mr. Gillespie indicated that the committee did not have adequate time to discuss the pros and cons in as to the Agency proposal submitted. Mr. Gillespie indicated that a few months ago, he contacted 1000 Friends of CT

for input on the issue, but received very little response. Mr. Gillespie stated that in most cases, at this point, overlay zoning regulations have not been effective.

Mr. Kuckro inquired as to agency members' attendance at the meeting to promote taking action. Mr. Gillespie indicated a large attendance is expected at the next meeting and, for that reason, he would speak with the chairman about Agency members attending for information purposes only.

Mr. Zaleski requested a copy of the proposed Overlay Zoning Regulations.

7. **Additional Steps For Agency Going Forward** - Mr. Kuckro indicated that a summary of contacts which were initiated and/or secured over the years be completed. He mentioned that any plans going forward be described. He further stated that the Agency assist property owners in taking a course of action (i.e. steps created that are property- owner specific) going forward. To achieve such end, Mr. Kuckro suggested that Mr. Gillespie draft steps for a redevelopment plan.

Mr. Zaleski spoke in favor of looking at designated properties and taking a proactive stance in redevelopment and that he is on call to do this kind of work.

Ms. Therrien indicated that the property scope is needed and Mr. Kuckro agreed by suggesting that the scope is needed by the September 24th meeting.

Mr. Camilleire suggested that the Agency should consider discussing with the property owners how serious the Agency is willing to help.

8. **Executive Session To Discuss Real Estate Matters** - Mr. Zaleski motioned to go into executive session at 5:37 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 6:15 p.m. and return to the regular agenda, Mr. Soja seconded the motion and the vote showed all members in favor.
9. **Next Meeting Date** - September 24, 2008 at 5:00 pm. (regularly scheduled meeting).
10. **Correspondence** - Mr. Gillespie provided a copy of a seminar flyer entitled "How to Attract Developments that Bring Vitality to a Community". This seminar is presented by R. Michael Goman, SCSM, SCLS - Commercial Real Estate Investment & Development Advisor. The seminar is Thursday, September 18, 2008 @ 8:00 AM in the Town Council Chambers, Rocky Hill Town Hall, 2nd Floor, 761 Old Main Street, Rocky Hill, CT. Continental Breakfast is provided. This seminar is sponsored by The Town of Rocky Hill Economic Development Commission and The Rocky Hill Chamber of Commerce. Mr. Gillespie indicated that committee members were to let him know if they wish to attend.
11. **Call to Adjourn** - Mr. Soja motioned to adjourn the meeting at 6:25 p.m., Mr. Camilliere seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Ellen Goslicki
Agency Recording Secretary