

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

Minutes
Redevelopment Agency
Special Meeting
Wednesday, November 12, 2008
5:00 pm - Town Hall
Town Manager's Conference Room

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:02 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, Joseph Soja, Paul Thompson, and Michael Zaleski. Also in attendance: Martin Walsh, Town Council Liaison; Bonnie Therrien, Town Manager; and Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: none.

3. **Public Comments** - There was a member of the public present.
4. **Approval of Minutes** - October 9, 2008 - Mr. Kuckro asked if there were corrections needed for the draft minutes, and it was noted that Mr. Gillespie would consult with the Town Manager for professional firms who can assist the Agency with redevelopment plans. Mr. Camilliere motioned to approve the minutes, as corrected, Mr. Zaleski seconded the motion, and the vote showed all members in favor.
5. **Public Information Forum** - The Agency members were very satisfied with the speakers, the thought-provoking content and flow of the presentation. An increased public awareness of redevelopment issues will occur, as a videotape of the presentation has been aired several times on Wethersfield's public access channel. The on-line posting of Minutes will also educate the public on the issues of redevelopment. The Agency realizes redevelopment matters need to be taken in steps and that this Forum was a positive step in the right direction.
6. **Proposed Mixed Use Zoning Regulations** - The PZC public hearing has been rescheduled to Tuesday, November 18, 2008 at 7:00 p.m. The hearing will be held in the Wethersfield Police Department Community Room. Mr. Zaleski will attend the hearing on behalf of the Agency.
7. **Redevelopment Plan** - Mr. Gillespie will prepare a Request for Proposal (hereinafter referred to RFP) to be discussed as to content, including a determination of what can be done in house, for the Agency's next meeting on Wednesday, November 19, 2008. Mr. Gillespie noted that a need exists for some conceptual design work to be completed. Once Mr. Gillespie and the Agency have completed the details of the RFP, Mr. Gillespie will contact the 3 engineering firms that are "on call" to Wethersfield, submit the RFP and will then receive each firm's prices and experience relative to the RFP submitted. A couple week's turnaround time is anticipated. It is critical that the chosen firm be given a schedule for when to submit the proposal to the Town. If the proposal is less than \$20 thousand dollars, the Town Council would not have to approve the amount. The Agency would then review and vote on it. Since the Agency's budget has been frozen, the Agency would seek approval from the Town Manager for the dollars needed (under \$20,000.00) to be able to proceed with the process.
8. **Executive Session To Discuss Real Estate Matters** - Mr. Camilliere motioned to go into executive session at 5:26 p.m. to discuss real estate matters. Mr. Thompson 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. Kuckro motioned to come out of the executive session at 5:42 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** - Wednesday, November 19, 2008 at 4:00 pm.

The meeting dates in December 2008 are tentative and include:

- Thursday, December 4, 2008 @ 5:00 p.m.
- Wednesday, December 10, 2008 @ 5:00 p.m.
- Monday, December 22, 2008 @ 5:00 p.m.

The January 2009 meeting dates are:

- Wednesday, January 14, 2009
- Wednesday, January 28, 2009.

10. **Correspondence** - none.

11. **Call to Adjourn** - Mr. Thompson motioned to adjourn the meeting at 5:48p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Ellen Goslicki
Agency Recording Secretary