

**MINUTES  
PUBLIC HEARING AND SPECIAL MEETING  
OF THE BOARD OF DIRECTORS  
AUGUST 25, 2009 – 7:00 P.M.  
LINCOLN CENTER HEARING ROOM**

**PRESENT:** Mayor Spadaccini, Secretary Pelletier, Directors Tweedie, Beckman, Zingler, O’Neill, Kissmann, and Farina

**ALSO:** General Manager Shanley and Town Attorney Naab

**ABSENT:** Deputy Mayor Peak

**MEETING CALLED TO ORDER:**

**Mayor Spadaccini** called the meeting to order at 7:03 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

1. To conduct a public hearing on the following resolution:

A resolution entitled ‘RESOLUTION APPROPRIATING \$8,000,000 TO THE CAPITAL ACCOUNTS OF THE 2009/2010 BUDGET FOR PHASE I OF THE REDEVELOPMENT AND REVITALIZATION OF THE BROAD STREET REDEVELOPMENT AREA AND AUTHORIZING THE ISSUE OF \$8,000,000 BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.’

(The purpose of the resolution is to approve the above capital projects and the appropriations therefore, submit the project approvals to referendum to be held in conjunction with the general election, authorize the Town Clerk to prepare explanatory text, and, if approved by the electorate, authorize borrowing to finance the appropriations.) The public hearing will consider matters properly relating to the foregoing – including the Proposed Broad Street Redevelopment Plan (the “Plan”).

**ADOPTED – MOTION TO READ THE TITLE AND WAIVE THE READING OF THE REMAINDER OF THE RESOLUTION, INCORPORATING ITS FULL TEXT INTO THE MINUTES OF THIS MEETING.** The full text is as follows:

RESOLUTION APPROPRIATING \$8,000,000 TO THE CAPITAL ACCOUNTS OF THE 2009/2010 BUDGET FOR PHASE I OF THE REDEVELOPMENT AND REVITALIZATION OF THE BROAD STREET REDEVELOPMENT AREA AND AUTHORIZING THE ISSUE OF \$8,000,000 BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of up to \$8,000,000 is appropriated for Phase I of the revitalization and redevelopment of the commercial Broad Street Redevelopment Area (including the Parkade), consisting of approximately 148 acres and described in the "Proposed Broad Street Redevelopment Plan", Town of Manchester Redevelopment Agency, July 2009 (the redevelopment area hereafter the "Redevelopment Area", the Redevelopment Plan, hereafter the "Plan"). The redevelopment and revitalization activities may include any activity authorized by the General Statutes in furtherance of Phase I of the Plan as adopted or amended, redevelopment of the Parkade and commercial properties on the east side of Broad Street, the extension of Center Springs Park to the Broad Street area; a trail or greenway along Bigelow Brook; environmental assessment and remediation, street, walkway and infrastructure improvements, property acquisition, and financing the town's share of agreements entered into with developers to achieve the purposes of redevelopment. Property acquisition may include acquisition of the fee or any interest therein by negotiation or eminent domain, may be acquired in partnership with other parties, and may be retained or thereafter sold by the town, all as determined by the Board of Directors (the "Board") from time to time. Said appropriation shall include expenses for appraisal, demolition, testing, environmental remediation, surveying, consultants, title insurance, preparing development or project plans, including plans pursuant to Chapter 130, 132, or other similar provisions of the Connecticut General Statutes which may be utilized to improve the Redevelopment Area, legal expenses (including those associated with the exercise of eminent domain, if any), and such other expenses necessary or appropriate for the implementation of the Plan or plans, and to foster commercial, industrial, business, residential and community revitalization, redevelopment and the elimination of blight in the Redevelopment Area, including any such activities occurring off site which have the effect of furthering the purposes of the Plan or plans. The Board of Directors shall approve the specific undertaking to be implemented with the appropriation herein authorized and may delegate the implementation to the Redevelopment Agency or other town agency or department. Said appropriation shall be in addition to state and federal grants in aid thereof.

Section 2. Upon approval of the resolution and appropriation set forth in Section 1 at referendum as required by Charter Chapter 5 § 25, \$8,000,000 general obligation bonds of the Town are authorized to be issued to finance the appropriation. Said bonds shall mature not later than the twentieth year after their issuance date, or such later date as may be or hereafter authorized by law, and be issued in one or more series in such amount as shall be determined on behalf of the Board by any two of the Treasurer, General Manager, and Director of Finance (the "Town Officials"), provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The Town may finance any portion of the appropriation with bonds, notes or other obligations issued to the State of Connecticut, the federal government or its agencies. Pursuant to Section 7-370 of the Connecticut General Statutes, except as otherwise provided herein, the Town Officials are delegated authority to determine the terms, details and particulars of borrowings authorized by this Resolution.

Section 3. Said bonds shall be sold on behalf of the Board by the Town Officials in a competitive offering or by negotiation, in their discretion. If sold in a competitive offering, the bonds shall be sold upon sealed proposals, or by auction, at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a

summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the purchase agreement shall be subject to the approval of the Board.

Section 4. The Town Officials are authorized on behalf of the Board to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds and to determine the terms, details and particulars of each said borrowing, including interest rates. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such temporary borrowings then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The bonds and notes herein authorized shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of any two of the Treasurer, the General Manager and the Chairman of the Board of Directors, bear the Town seal or a facsimile thereof, be certified by and payable at a bank or trust company designated by said officials which bank or trust company may be designated the registrar and transfer agent, and be approved as to their legality by Bond Counsel. Except as otherwise provided, they shall bear such rate or rates of interest as shall be determined by the Board. The bonds and notes shall be general obligations of the Town, and each bond and note shall recite that every requirement of law relating to its issue has been duly complied with, that it is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds or notes, annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds and notes, as applicable, shall be determined by the Board in accordance with the requirements of the General Statutes of Connecticut, as amended. In connection with the issuance of any bonds or notes authorized herein, the Town may exercise any power delegated to municipalities pursuant to Section 7-370b, including the authority to enter into agreements moderating interest rate fluctuation, provided any such agreement or exercise of authority shall be approved by the Board.

Section 6. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town of Manchester (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this resolution in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is

based upon its reasonable expectations as of this date. The Director of Finance or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 7. It is hereby found and determined that the issue of all, or a portion of, the Bonds, Notes or other obligations of the City authorized to be issued herein as qualified private activity bonds, or with interest that is includable in gross income of the holders thereof for purposes of federal income taxation, is in the public interest. The Town Officials are hereby authorized to issue and utilize without further approval any financing alternative available to municipal governments pursuant to HR1, "Making Supplemental Appropriations for Job Preservation and Creation, Infrastructure Investment, Energy Efficiency and Science, Assistance to the Unemployed, and State and Local Fiscal Stabilization, for the Fiscal Year Ending September 30, 2009, and for other purposes" (the "American Recovery and Reinvestment Act of 2009"), including but not limited to any "tax credit bond," or "Build America Bonds" including Direct Payment and Tax Credit Versions.

Section 8. The General Manager, or in his absence the Director of Finance, is hereby authorized, on behalf of the Town of Manchester, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.

Section 9. The Project as adopted by the Board of Directors at this meeting shall be submitted to the electors of the Town of Manchester for approval or disapproval at a referendum vote in conjunction with the general election to be held on November 3, 2009, between the hours of 6:00 A.M. and 8:00 P.M. and the Warning of said Referendum shall state the question to be voted upon as follows:

"Shall the resolution entitled, "RESOLUTION APPROPRIATING \$8,000,000 TO THE CAPITAL ACCOUNTS OF THE 2009/2010 BUDGET FOR PHASE I OF THE REDEVELOPMENT AND REVITALIZATION OF THE BROAD STREET REDEVELOPMENT AREA AND AUTHORIZING THE ISSUE OF \$8,000,000 BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE", be approved?  
Yes \_\_\_ No \_\_\_"

The ballot label for said question will read as follows:

"Shall the Town appropriate \$8,000,000 to redevelop and revitalize the Broad Street commercial area consisting of approximately 148 acres, and including the Parkade, by carrying out the Broad Street Redevelopment Plan, Phase I, as approved by the Board of Directors, including the extension of Center Springs Park to Broad Street, the construction of a

greenway along Bigelow Brook, street, sidewalk and other infrastructure improvements, the acquisition of property in the redevelopment area, and for debt administration, to be financed by the issuance of general obligation bonds and notes of the Town? Yes \_\_\_ No \_\_\_"

Section 10. The Town Clerk is hereby authorized and directed to prepare pursuant to section 9-369b of the Connecticut General Statutes explanatory text for the foregoing question. Subject to the approval of the Town Attorney, the Board further authorizes the preparation and printing of materials concerning the question approved above in addition to the explanatory text in accordance with section 9-369b of the Connecticut General Statutes.

**Director Tweedie moved and Director Beckman seconded the motion.**

**The ayes and nays were as follows:**

**AYES**

**NAYS**

**ABSENT**

**Mayor Spadaccini  
Secretary Pelletier  
Director Tweedie  
Director Beckman  
Director Zingler  
Director O'Neill  
Director Kissmann  
Director Farina**

**Deputy Mayor Peak**

**The motion passes.**

General Manager Shanley reviewed two documents available to citizens as they entered the Hearing Room. The first contains the title of the resolution as read by Mayor Spadaccini with the actual question to be placed on the ballot on the reverse side of the page. The second document is a list of questions that have frequently been asked and the answers to those questions. Mr. Shanley explained that the language in the resolution keeps control over spending the money with the Board of Directors; it has to approve any money spent. The resolution broadly outlines what the money can be used for, including environmental assessments or remediation; street, walkway, and infrastructure improvements; financing the Town's share of agreements entered into with developers to achieve the purposes of the Plan; the extension of Center Springs Park to Broad Street; a trail or greenway along Bigelow Brook; property acquisition; expenses for appraisals, testing, consultants, title insurance, preparation of development or project plans, and legal expenses; and demolition or environmental remediation. The next step is the approval of the plan itself. There will be a public hearing on the plan on September 3, 2009. Mr. Shanley explained that in order for this question to be on the ballot for November, the information must be in the Secretary of State's office next week.

At the request of Mayor Spadaccini, General Manager Shanley explained that there was a proposal for a big box store at this location. The Town received a geotechnical report on the property in relation to that application. There were 62 test borings, going between 12' and 52' deep, and the results revealed clean fill material; there are no contaminated soils.

**Mayor Spadaccini opened the floor for public comment at this time.**

**RECESS.**

**ADOPTED – THE BOARD TOOK A BRIEF RECESS AT 7:15 P.M. TO RESOLVE TECHNICAL DIFFICULTIES WITH THE SOUND SYSTEM AND RETURNED AT 7:16 P.M.**

**Director Tweedie moved and Director Farina seconded the motion to recess.**

**Eight Voted in Favor**

**Marge Nordeen**, 48 Delmont Street, said the vacant Parkade is having a negative impact on all properties in the area. If the Town buys the property and removes the buildings, it would make it more attractive to a developer. She reviewed the efforts of her committee to purchase the Parkade several years ago and mentioned the number of voters that came out in comparison to the referendums on Bennet School and Highland Park School renovations. Ms. Nordeen said purchasing the Parkade creates a huge opportunity for the Town, which would benefit from a library, some retail, a post office, and more at this location. She believes it is juvenile to expect someone else to come along and solve Manchester's problem. Ms. Nordeen does not like the Redevelopment Agency's plan and will vote no.

**Gerry Guay**, 20 Jenny Cliff, lived one block from the Parkade for 25 years and only moved six years ago. He mentioned a number of retail businesses that were at the Parkade and have gone out of business or moved. Mr. Guay is very hopeful now and fully supports the plan, which will contain mixed uses including restaurants, retail, entertainment, and recreation. This is a perfect central location for a library. He requested the full Board of Directors approve the request for a referendum on the November ballot.

**Sam Norman**, 139 Maple Street, was a member of the group that one year ago fought to get the Board of Directors to approve improvements to Highland Park School. He remembers Board members saying the Town has reached its limit on bonded indebtedness. These same people are rubber stamping a plan that hasn't been approved. He said he would rather give the money to the schools and the Spruce Street Fire House project. Mr. Norman agrees that the blight at the Parkade is awful and needs to be improved, but Manchester citizens need to see specifics before approving a plan.

**Bob Samuelson**, 108 Hemlock Street, has lived in the Broad Street area for over 90 years. He thinks there are too many unanswered questions surrounding the Parkade plan. Houses on Deepwood Drive have been there since World War II; now the people that live in those houses have the possibility of looking at a building 80' tall, built on swampland and a dump. Mr. Samuelson said two buildings at the Parkade are built on treated utility poles and the Economy Oil building was built far back from the street because the front lawn area is all garbage underground. He mentioned some other issues with the plan, including traffic counts, road narrowing, the number of people and cars, the number of apartments, and Green Manor Road (privately owned).

**Milt Perlman**, 3 Sanford Road, said the question has been asked if not now, then when. The answer to the question is when there is more financial stability. He mentioned that people

receiving Social Security benefits will be seeing a decrease in benefits due to inflation, Medicare prescription drug program premiums are increasing, foreclosures are increasing, job losses are increasing and the State has no budget set. Looking at the 2008 CAFR, the Town's debt is over \$90 Million before this referendum.

**Bonnie Schuetz**, 12 Conway Road, said she and her neighbors are against this proposal. This is an old dump and a swamp. She wondered why the Board took things away from the seniors and the kids, but can spend \$8 Million on this project. Ms. Schuetz heard that Stop and Shop sold its property at the Parkade for \$13 Million after it was assessed at \$6,790,000. She asked that the Board members listen to the people.

**Dot Brindamour**, 6 Morse Road, asked why the Town would consider spending \$8 Million to help the owner of the Parkade fix up its property when there are people losing jobs and homes and even having trouble finding food. There are two pools in Town that were not used this summer because of funding, now the Board will not be fixing a school in her neighborhood; this is disgraceful. Ms. Brindamour said the Town should be fixing things it already owns. The idea of spending this amount of money at this time is ridiculous. She asked if an engineering firm has been hired to determine what can be safely built on this property.

**Chris Pattacini**, 49 Timber Trail, a member of the Board of Education speaking as a private citizen, said he appreciates the efforts of those involved with the Redevelopment Agency. His concern is that the Town does not have a process to prioritize bond issues in the community. We tend to debate the merits of a particular project rather than looking at an overall bonding plan. Mr. Pattacini believes the Town needs to establish a bond commission and take the time to develop a comprehensive bond issue plan.

**Sue O'Connor**, President of the Manchester Chamber of Commerce and member of the Redevelopment Agency, said that the members of the Chamber of Commerce overwhelmingly endorse the referendum question and recommend the action not be delayed. Ms. O'Connor said those in opposition are being disingenuous when trying to convince voters there will be a negative impact on schools; in fact, this substantial investment will generate tax revenue. The Buckland Mall brings in tax revenue. If the Town had not moved aggressively with that project, citizens would now have lower services and/or higher tax rates. The Redevelopment Agency has taken its plan as far as it can. Voters will have ample time to read and study the plan in order to make up their minds.

**Doug Smith**, 407 Woodbridge Street, Chairman of the Bigelow Brook Committee endorses this referendum. He sees significant value in the restoration and preservation of Bigelow Brook, which has been sadly neglected.

**John Hammer**, 35 Hudson Street, is a landscape architect and agrees with Mr. Samuelson. He understands that the Agency members are appointed by the Board of Directors and asked what each member's credentials are. There is plenty of talent in Town; there are people that could help get this referendum passed. Mr. Hammer would not recommend the plan as presented, but agrees the Parkade and Greenway should be developed. He said it is possible to build on a landfill. Mr. Hammer would like the Agency to put together a more specific plan and explain how the \$8 Million will be spent to better the Town.

**Roger Schuetz**, 12 Conway Road, grew up in Manchester. Main Street was know for its village charm; today there is almost nothing there. Everything went to the Parkade. Then the Mall was built, the businesses moved there, and the Parkade is now empty. Mr. Schuetz recently had his house appraised and has lost \$35,000 in value in the last two years yet his taxes went up.

**Carl Stafford**, 71 Broad Street, has lived on Broad Street for over 50 years. The Parkade is a mess and needs to be fixed, but this is not the right time or the right way. Schools are a major reason people choose to stay or leave a Town and he is concerned that we are not fixing or building schools. The Town is turning into one big store; people will be calling it “Mallchester” soon. Currently, sidewalks and roads are falling apart and the Town isn’t spending money on things it needs to fix. The schools still need to be fixed, but there is no referendum for the schools. Mr. Stafford is worried about taking that property off of the tax roles. Government should listen to its residents. He heard many people at the Budget Hearing say they did not want the budget cuts, but cuts were made anyway.

**David Carlson**, 40 Olcott Street, said even if the \$8 Million went toward knocking down the ugly buildings, at least there would no longer be an eyesore. The Town cannot afford not to go forward with this project. Nothing is being hidden from the citizens. Some have asked what the rush is, but he thinks 20 years of crude blight is too long.

**Emma Swetzes**, 45 Waddell Heights Drive, thinks this is a ridiculous, unrealistic plan. She said we don’t need more apartments in Town; there are “For Rent” signs all over town. The plan includes the possible use of eminent domain, which is supposed to be for the public good. The Town of New London used it to force people off their property for private development and now, years later, the properties are cleared and there is no development. The Board of Directors made a promise several years ago to never again use eminent domain.

**ADOPTED – MOTION TO SUSPEND THE RULES AND ALLOW FOR MORE THAN ONE HOUR OF PUBLIC COMMENT.**

**Director Zingler moved and Director Farina seconded the motion.**

**Eight Voted in Favor**

**Scott Aiken**, 92 Laurel Street, thanked the Manchester Redevelopment Agency for taking the next steps; the plan is excellent, but it is a vision document. He needs to hear more detail before he decides to approve that much money for a project. Only 2 of 58 pages go into implementation of the plan and it is vague how the money will be spent. The Redevelopment Agency has made more progress in the past year than in the past ten years combined; he commended them. Mr. Aiken has read the minutes of all Redevelopment Agency meetings and noted that several members feel that unanimous support is imperative to overcome potential hurdles. He does not think the public has had enough time to “buy into” this plan. The Agency should remain non-partisan and the Board should not push for a referendum.

**Andy Kidd**, 158 Folly Brook Lane, is a member of the Planning and Zoning Commission, but is expressing his personal views. The Plan received unanimous bipartisan support of the PZC because it is in line with the Plan of Conservation and Development. Mr. Kidd said balance is key. Future tax revenue from the Parkade will fund schools and infrastructure; it will help sustain us locally. The Redevelopment Agency has presented as much of a plan as it can at this

point. It doesn't want to pigeon hole the project; it wants developers to come in with their ideas. Traffic studies will take place when the developer comes in with a plan. Zoning changes will be made based on plans for the area, but there will still be controls in place. Mr. Kidd fully supports placing this question on the referendum.

**Dan Moran**, 145-A1 Chestnut Street, agrees with the Democrats, this project is being rushed. He is for development in this area, but it is being rushed when the Board will be authorizing the bond referendum before the plan is even approved. Mr. Moran believes the plan is really a rough draft concept. The businesses on Main Street folded when the Parkade was built and the same thing happened to the Parkade when the Mall was built. The same thing will happen to the Mall when something goes in at the Parkade. Mr. Moran wondered, with 650 apartment/condo units planned, how many children would be added to the school system at \$10,000 per child per year. He suggested putting the referendum off for two years to see where the economy winds up.

**Mike Stebe**, 36 Clinton Street, doesn't think there is one person in the room that would disagree with redeveloping the Parkade, but the same can be said for other parts of Town. He has lived in an apartment in the Spruce Street neighborhood for four years and is just starting to look into buying a house. As part of that process he has had to define his needs vs. his wants. The plan is a preliminary plan. No matter what the streetscape is, the developer has the final say. Instead of looking at each project one at a time and separately, we need to look at what the town needs overall, such as schools, libraries, a senior center, roads, sidewalks, and telecommunications. He suggested considering where we will get the biggest return on investment. This is an idea that is a want, not a need.

**Jim Griffin**, 55 Oak Forest Drive, does not support this referendum and cannot believe it has come as far as it has. Just a couple of months ago, MACC expressed a need for food for its food bank because need is up 53%. Living in the Buckland area, he sees the weekend liquidation sales being advertised. Stores that are not moving into South Windsor are going out of business. He asked if we are buying into a Blue Back Square and said nobody knows. Manchester has always been a Town where kids come first; we need to get ourselves back on track. The schools are in despicable condition. Mr. Griffin said this is definitely a political issue. There is only so much money people can pay; we have to prioritize.

**John Chadwick**, 799 Center Street, read the report, spoke with some people on the Agency, and listened very carefully to comments. If this goes through, he knows the Town will not be writing an \$8 Million check to spend all in one place. He works part time at a business on Broad Street and the people there like the idea; it will bring business to their "neck of the woods" and broaden the tax base. Mr. Chadwick will vote yes on the referendum question.

**Gary Sweet**, 75 Forest Street, is a member of the Redevelopment Agency, an architect, and a building official. He invited audience members to come to the Redevelopment Agency meeting on September 3. The Agency will talk about economics, how the project will connect to downtown, and the vision for 2020 and 2030. The \$8 Million is leverage to get developers to build what we want. Mr. Sweet said he has only lived in Manchester for 4 or 5 years, but spoke about a friend who told him all about what a great place Manchester was. Now it is a little worn and people seem to have given up. Blight begets blight. People don't respect the environment or the Town anymore because they think nobody else cares. The people that own the Parkade could afford to make it beautiful but they haven't because they think they won't make any money.

**Mary Jane Pazda**, 49 Holyoke Road, a member of the Board of Education speaking as a private citizen, said she moved to the City of Village Charm 47 years ago and there were about 45,000 people in Town then. She chose Manchester because it had great schools, its own hospital, a fabulous recreation department, a senior center, and a vibrant Main Street. She has been blessed to live here and she wants Manchester to be a place where families of all ages want to live, work, and raise children. Budgets are very tight, but we need to ask ourselves if we don't do it, who will? She respects the opinions of the speakers, but we need to remember Manchester is a complex city with complex issues. Supporting one issue does not mean that we cannot support another. If Manchester is to compete and attract families, it needs to move forward.

**Ann Kibbie**, 21 St. John Street, recommended the book "*The Little Pink House*" which is about the New London development. The property is still vacant; houses have been torn down and money pumped into it, but it's still vacant.

**Jerry O'Connor**, 7 Joan Circle, said that those that want to delay this project have presented excuses and framed false choices. The Redevelopment Agency does not want to spend the money; it wants to invest it with the Board of Directors' authority and it is expecting a big return. The key is balance. People didn't want the Buckland Mall, but if we didn't have revenue from it we would be in worse shape and would be raising taxes. Manchester has to build for the future. We need tax money to fund all of the things we want. Mr. O'Connor suggested putting the question to referendum and letting the people decide.

**Bill Ogden**, 137 Branford Street, doesn't think the Town should be in the real estate business. The Parkade pays \$230,000 a year in taxes. If we take it over, we will get no tax money. When the property started to go into disrepair, the rules and regulations should have been enforced to make the property owners clean it up, not the taxpayers. He asked how much money the Agency has spent to date and was answered \$4,000. Mr. Ogden doesn't like that this is happening so last minute and suggested waiting on this referendum question.

**Tim Becker**, 72 Scarborough Road, Registrar of Voters and member of the Housing Authority speaking as a private citizen, said the number one question being asked is if taxpayers can afford this. He suggested putting it on as a question for the voters and letting them decide. To oppose even putting this referendum question on the ballot is not the right decision.

**Bill Gochee**, 66 Thayer Road, said the Broad Street area should be fixed up. If we lose steam now, we will pay for it later; now is the time to get it done. Mr. Gochee commended and thanked the merchants on Broad Street and said they deserve the Town's support. Only 5 or 6 merchants have been there for 20 years or more. The area needs to be redeveloped.

**There being no further public comment, the public hearing was closed.**

**Mayor Spadaccini** said that the Board of Directors will be acting on this item during its September 1, 2009 meeting. There will be a public hearing on the plan on September 3, 2009.

**General Manager Shanley** added that the September 3 meeting will be a public hearing on the plan itself and the Redevelopment Agency will vote at its mid-September meeting. After the plan is approved, it will come to the Board of Directors for approval.

**ADJOURNMENT.**

**The meeting was adjourned at 9:10 p.m.**

**Director Tweedie moved and Director Zingler seconded the motion.**

**Eight Voted in Favor**

**APPROVED:**

**ATTEST:**

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**Secretary, Manchester Board of Directors**

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