

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 11, 2009 – 7:00 P.M.
LINCOLN CENTER HEARING ROOM

SECOND MEETING OF THE MONTH

PRESENT: Mayor Spadaccini, Deputy Mayor Peak, Secretary Pelletier, Directors Tweedie, Beckman, Zingler, O'Neill (7:10 p.m.), Kissmann, and Farina

ALSO: General Manager Shanley and Town Attorney Naab

7. MEETING CALLED TO ORDER.

The meeting was called to order at 7:02 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

8. AWARDS AND PRESENTATIONS.

A. Proclamation for Nassiff Studio

Mayor Spadaccini presented a proclamation to the Nassiff family, expressing appreciation for 53 years of service to the Manchester community.

9. ADOPTION OF MINUTES OF PREVIOUS MEETING.

- A. **ADOPTED** - Actions, July 7, 2009 – Regular Meeting
- B. **ADOPTED** - Minutes, July 7, 2009 – Regular Meeting
- C. **ADOPTED** - Actions, July 14, 2009 – Regular Meeting
- D. **ADOPTED** - Minutes, July 14, 2009 – Regular Meeting
- E. **ADOPTED** - Minutes, July 28, 2009 – Policy Briefing Meeting

Secretary Pelletier moved and Director Tweedie seconded the motion.

Eight Voted in Favor
(O'Neill not yet present)

10. OPENING OF MEETING TO ELECTORS OR TAXPAYERS WHO WISH TO BE HEARD ON ANY SUBJECT WITHIN THE JURISDICTION OF THE BOARD OF DIRECTORS.

Emma Swetzes, 45 Waddell Heights Drive, said the Broad Street referendum is being rushed and the plan is highly unrealistic. She said the area was previously used as the Town's dump and she is concerned about pollution, especially since underground parking is being proposed. Ms. Swetzes wondered how the Town intends to find tenants when the current owner has been unable to.

Sue O'Connor, 7 Joan Circle, President of the Greater Manchester Chamber of Commerce, spoke on behalf of the Chamber in support of the Redevelopment Agency's plan for the Broad

Street area. She expressed concern about misinformation around the community and encouraged Board and Agency members to educate the voters. She addressed an accusation that the Chamber has changed its view, pointing out that the current proposal includes a complete plan that will include a public/private partnership.

Milt Perlman, 3 Sanford Road, spoke about an article in the newspaper that said job recovery will not return to prerecession levels until 2015. He noted an application to construct a 160,000 square foot building at the Parkade approximately two years ago and said nothing has happened there. He wondered if this was due to pollution below the surface. Mr. Perlman spoke about many of the issues facing people during this recession and wondered why the Town thinks it will be able to accomplish redevelopment at the Parkade in this economy when it was not possible during a good economy.

General Manager Shanley addressed Mr. Perlman's comments regarding pollution at the Parkade and explained that there was a plan to build a large store at the Parkade. The problem there did not have to do with borings and pollution; rather with legal issues between the two partnerships.

Bonnie Schuetz, 12 Conway Road, said taxpayers do not want to spend \$7 or \$8 Million to find out that the Parkade is contaminated. She suggested using those funds to help people in foreclosure or for roadwork.

Kevin Rennie, representing Utopia 110, LLC, spoke about item 16.D, discussion of tax exemption under the State Statues. He explained that his client will be leasing property to Faith Tabernacle and requests the Town to exempt his client from real property taxes. In 1997, the Board of Directors adopted ordinances which allowed property owners leasing property to the Odyssey School to be exempt from taxes. Mr. Rennie's position is that this same exemption must be given to other organizations. In a letter from the Town's Attorney, it was stated that Faith Tabernacle has no direct tax benefit to the taxpayers of Manchester; however, the members of Faith Tabernacle disagree. Pastor Elliott is the Chaplain for the Manchester Police Department and members of the congregation volunteer throughout the Town.

Pastor Kent Elliott, 23 Wilson Way, Senior Pastor of Faith Tabernacle, has been involved with Faith Tabernacle since 1992 and has been the Senior Pastor for the last nine years. He has no plans to relocate or move. The church has seen record growth and he attributes much of that growth to its strong presence in Manchester.

Seth Stefanovicz, 149 Loomis Street, Administrative Pastor of Faith Tabernacle, has been a Manchester resident his entire life and is an active member of the community. Faith Tabernacle has been looking for a new facility for several years because its current location is filled to capacity. The church has an immediate and urgent need to relocate and it is not feasible or practical to build from the ground up, which would take about three years from planning through construction. The lease at 110 Utopia Road would be a ten year lease. Without a tax exempt status, the additional \$30,000 per year may put the facility beyond the congregation's reach. Mr. Stefanovicz mentioned some of the volunteer work Faith Tabernacle participates in, including

activities for low income families, distribution of bread and meals, participation at MACC, and the Angel Tree Program.

Mercedes Marques, 23 Holl Street, Volunteer Coordinator at Faith Tabernacle, has been attending Faith Tabernacle for sixteen years. The church delivers up to 150 bags of bread a day and this past November delivered 40 Thanksgiving dinners. She and other members of the church have moved to Manchester to be closer to church.

Paul Kogut, 504 Parker Street, has been a resident of Manchester for fifteen years. When he decided to purchase a home nine years ago, he chose Manchester because of the location of his church, Faith Tabernacle. Mr. Kogut is involved in his church's childrens ministries, which include teaching character development through its volunteer network. Activities include field trips, hiking, caving, and kickball in the park with children from Squire Village. Classrooms are filled to capacity and the church is no longer able to run buses due to size constraints. The new building will allow the church to reach out to more children. He is in favor of the tax exemption as it will allow the church to invest more funds in outreach programs.

Jackie Campion, 248 Woodbridge Street, Director of Volunteer Services at MACC, recommends the tax exemption for Faith Tabernacle. Members of this congregation come in every month, cook and serve a meal, as well as offer fellowship to MACC clients. This church is very faithful, caring, and involved in the community.

Pastor Elliott said his congregation is passionate about the community and not just during the holidays. He mentioned other volunteer activities members of Faith Tabernacle participate in and said there is no way to calculate the value of what they give back to the community. He asked the Board of Directors to grant the tax exemption to Utopia 110, LLC.

Bob Samuelson, 108 Hemlock Street, has lived in the Parkade area for over 90 years. He displayed a map of Manchester from 1952 that shows the Parkade as a swamp and said Broad Street was also the Town dump. There are two sets of buildings that are set on utility poles. Mr. Samuelson said Manchester citizens are entitled to the results of boring tests before any further action is taken. He spoke against some items in the concept plan, including the 40' solid wall near the current American Eagle Bank, as well as interior buildings up to 80' tall and six stories high. Adding 650 apartments will cause real problems in this area.

Terry Werkhoven, 88 Santina Drive, concurs with Mr. Samuelson's concerns about the Broad Street Plan. This area was the Town's landfill. He asked if anyone has run test borings or hired an outside source to determine the load carrying qualities of the land. He wondered how a housing project 60' or 80' in height will be supported. Mr. Werkhoven said he is not against redevelopment or renovation of the Parkade but doesn't want the Town to spend \$7 or \$8 Million if it cannot handle the streets and sidewalks it already has.

Barbara Armentano, 19A Esquire Drive, Chair of the Manchester Senior Center Advisory Board, does not think members of the Board of Directors can tell if items were resolved by looking at copies of the Advisory Board's minutes. Last week the Senior Center Director

reported to the Board of Directors on a grant-funded seminar. It was a wonderful process with the end result being that Manchester needs a new Senior Center. The Town already has a wonderful Senior Center. There are many unanswered questions concerning the new lunch program. Ms. Armentano mentioned the scheduled lighting replacement in the ceramics room, as well as a problem with a cup dispenser in the cafeteria.

Toni Sterne, 800 Center Street, said the Senior Center has been in operation for 25 years. It offers 68 programs per month, all of which are free. Many seniors are willing to pay for programs the Center is unable to offer due to cost. Many Seniors are unhappy with recent events at the Senior Center. Ms. Sterne would like to see information about the new programs posted on the notice board and in the newspaper.

Gordon Daring, 3 Erie Street, President of Manchester Country Club, said there has been a significant drop in membership revenue at the Club due to the downturn in the economy and he cannot foresee balancing the budget. Although the Club does not have a General Manager, it does have professional management; he listed the qualifications of many of the Board members. The club had tried to maintain its cash flow by asking members to pay dues in advance during the month of November. However, it cannot do that this year without knowledge of its future. Mr. Daring is in favor of a well thought out solution.

Nick Carlo, 45 Cantone Circle, acknowledged that the Board of Directors has a tough decision to make. He asked the Board to picture people in their 50s, 60s, and 70s playing soccer, basketball, or baseball. He said he wants to make sure the Board members see golf as a recreational option in Manchester. Manchester Country Club is a public golf course. Mr. Cantone wondered what would happen to the employees if something happened with the Club.

Gero Ghidinelli, 244 Main Street, worked in Manchester in the 1970s as a carpenter's assistant. There are some mistakes he made while working and would like the chance to make repairs. One of the mistakes involves the monument in front of the Town Hall. The monument should be moved about 1.5 feet to be in a better location. He submitted a letter to the Board members expressing this concern.

Dan Moran, 145-A1 Chestnut Street, spoke about the funding for the Parkade project. The Parkade location was a dump in years past, the water table is only about 12', and there is pollution in that location. He is tired of the political aspect of this project. Mr. Moran resigned from the Redevelopment Agency because he felt there was a predetermined outcome and he did not like the feeling of being a pawn. He suggested hiring an Economic Developer with the funds already set aside and adding a bonus based on performance.

Jim Kurlowicz, 27 Columbus Street, said the quality of the course at Manchester Country Club is good. He does not think the downturn of the Club is related solely to the economy. He remembers that even during the "Tiger Woods Boon" the Club was charging more than other clubs in the area and returning the same or less profit. Mr. Kurlowicz thinks it is time to bid out to a management company. Mr. Kurlowicz said he is not affiliated with Faith Tabernacle in any way and hopes that the Town and the church can come to an agreeable situation.

Bill Ogden, 137 Branford Street, speaking about the Country Club, said that nobody likes to fail in business but it happens. The Club has a staff of 41 people, many of which are part time or seasonal. The restaurant and banquet facility employs 35 people, but that is not the Town's concern because that portion of the business is leased out. Mr. Ogden listed the different types of memberships and the number of subscribers to each.

Tom Stringfellow, 183 Hillstown Road, commended the Board of Education for obtaining grants from the Federal Government IDEA program. He recommended a book about supporting a child's special education, a newsletter published by Connecticut Parent Advocacy Center and an article in the New York Times about mentally ill offenders.

Jodi Wynn Rodiger, 71 Church Street, is a Planner and has been sitting in on Redevelopment Agency meetings since March. All members are passionate about this project. It could be a model for other municipalities and gain national attention. Overall this project is good for the community. There is a small window of opportunity and a referendum would give the Agency good leverage. Ms. Rodiger spoke in favor of a wet weather management program, which could save towns millions in energy costs.

Thomas Tomko, 33 Bobby Lane, has been a resident of Manchester for his entire life and is a member of the Redevelopment Agency. The Agency was called upon to perform a large task; solve a problem that has plagued the Town for the last 15-20 years. He explained that site control is the very last resort strategy. He is aware of the history of the Parkade and due diligence would be performed. The project is a dynamic undertaking and an ideal fit. Currently the property provides \$260,000 in tax revenue. With the plan being proposed by the Agency and an assumption of a \$75 Million value, there is an opportunity to generate \$1.5 Million in tax revenue. Assuming the project builds out to a value of \$100 Million, \$2.1 Million will be generated in tax revenue. The possible net gain in tax revenue is enormous.

11. COMMUNICATIONS.

Director O'Neill received a communication from a citizen regarding the desire to pay taxes online, as well as a concern about property taxes going up 40% since 2005.

Director Farina received a communication from a citizen about the Town's Beautification Committee and requested a report at the next meeting, as well as a concern about bulk garbage pick up in the east side neighborhood.

Mayor Spadaccini received a communication regarding the Light the Night Walk benefiting the Leukemia/Lymphoma Society. He will be presenting a Proclamation next month. He received a communication from a citizen with concerns about trash pick up on the east side of Town. He received a communication about and offered congratulations to Officer Johnson and K-9 Officer Dibbs for their win in the K-9 Olympics. Mr. Spadaccini received a communication about and thanked fire fighters associated with the recent rescue of three cats. Finally, Mr. Spadaccini

received a communication from a citizen with concerns about the way permits are issued at the Town's landfill.

12. REPORTS.

Wally Irish, 45 Steep Hollow Road, Manchester Country Club Liaison, reviewed the history of the Manchester Country Club since he was appointed Liaison. In 2007, the Club agreed to extend the lease and in 2008 it became apparent that decision was a mistake. Gordon Daring took over as president in 2007 and was faced with a major crisis. At that time, a core management group was formed. It was decided that the Club should no longer operate the restaurant and banquet facility and a vendor was chosen and a contract signed. The current management of the Club inherited \$400,000 in outstanding debt. A loan agreement was signed with Rockville Bank in an effort to retire that debt and acquire some working capital. In the spring of 2008, the Club learned that the long time head golf professional was retiring; this was only the fourth golf professional hired in 92 years. In the fall of 2008 an emergency meeting was held and planning was completed for the 2009 season. Over 40 members did not renew their memberships, for a shortage of \$80,000 in the budget. Efforts were made to increase membership and advertise that the Club is open to the public. As the season progressed, plans began for the 2010 golf season. It became apparent during this planning that the Club will not be able to operate in its current financial condition.

In his two years as Liaison, Mr. Irish has been impressed by the Manchester Country Club's Board of Governors. They are diligent, professional, and good stewards. Their efforts have been applauded and appreciated. However, the time has come to reexamine their goals and their relationship with the Town. Noble efforts have been made by this group of volunteers. Manchester Country Club is one of Manchester's finest jewels. The question is how to maintain and manage this jewel.

Deputy Mayor Peak reported on a meeting he attended regarding school funding and recent changes in the law. Manchester may not be reimbursed for \$250,000 to \$300,000 of renovations at Bennet Academy and the Head Start building. The only apparent solution is to ask the Legislature to make an amendment during the budget adoption process. The recent change in policy has unintended consequences.

Mayor Spadaccini added that the proposed language has been circulated to the Board. If all approve, it will be given to the Legislators.

13. PRESENTATION OF BID WAIVER REQUESTS.

There were no bid waiver requests at this time.

14. ACTION ON ITEMS OF PUBLIC HEARING.

3J. APPROVED - Approval of an amendment to the Code of Ordinances, Chapter 242, Property Maintenance, to add a provision to allow the Town or its agents to enter

vacant residential property to remedy a violation of Section 242-16.D. (A copy of the proposed amendment may be seen in the Town Clerk's office during regular business hours.)

Director Zingler concurs with Attorney O'Neil's recommendation that an amendment is not necessary. The Town already has significant regulations to deal with problem properties.

Director Farina said he liked the amendment at first, but after reading the backup information and listening to public comment, he thinks this is an unnecessary amendment.

Director Kissmann will vote against the amendment based on citizen and staff input. The Town has enough regulations and laws in place; the problem can be solved without adding more.

Secretary Pelletier will vote to support this amendment. She mentioned a property that is close to foreclosure that has been vacant and a problem for over a year. A property such as this becomes a catchall in the community. Members of the Board went and cleaned up one property themselves. This ordinance will put tools into place to remediate problems.

Director Beckman fully supports this amendment. The Board needs to put the ability to take care of problems into the hands of Town staff. When a property is not being maintained, people notice. This will give Town staff a legal remedy to address problems.

Director O'Neill said the State recently passed another tool, Public Act 09-144, which requires owners of property acquired through foreclosure to register. She doesn't see an amendment is needed and expressed concern about liability issues.

Deputy Mayor Peak said this is an additional ordinance to help Town staff deal with problems with vacant properties. The Board cannot rely on volunteers continuing to clean up problems.

Mayor Spadaccini said this is another tool to deal with blighted properties. He agrees that in an overwhelming number of instances, the current ordinances will be applicable. Current ordinances do not deal well with the exception, which is where no one is available to remediate the problem. Mr. Spadaccini received a letter from 6 residents on Woodhill regarding a property with grass that is 2' high. The owner passed away and nobody could locate the responsible party. He gave other examples of property where the owner passed away or the property is in foreclosure. The Town needs a mechanism to deal with extreme circumstances.

Secretary Pelletier moved and Deputy Mayor Peak seconded the motion.

Five Voted in Favor
Spadaccini, Peak, Pelletier, Tweedie, Beckman
Four Voted in Opposition
Zingler, O'Neill, Kissmann, Farina

- 3K. **ADOPTED** - Resolution appropriating \$8,000,000 to the capital accounts of the 2009/2010 budget for planning, acquisition and construction of roads and sidewalks 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.

General Manager Shanley noted questions posed by Director O'Neill regarding the current debt load and how it looks with a bond referendum in the amount of \$8 Million for road work. The peak year cost, based on a 20 year \$8 Million issue, will be approximately \$23 per year for the average home. There was some discussion about the various assumptions made and where in the packet different scenarios are spelled out.

Deputy Mayor Peak moved and Director O'Neill seconded the motion.

Roll Call Vote:

AYES: Farina, Kissmann, O'Neill, Zingler, Pelletier, Peak, Beckman, Tweedie, Spadaccini

RECESS.

The Board of Directors took a brief recess at 10:08 p.m. and returned at 10:21 p.m.

Deputy Mayor Peak moved and Director Tweedie seconded the motion.

Nine Voted in Favor

15. UNFINISHED BUSINESS.

- A. **APPOINTED** - Appointment of a member (R) to the Cheney Hall Commission, with a term expiring November 2011, to fill the vacancy left by John Cunnane – James Bush, Eldridge Street.

Secretary Pelletier moved and Deputy Mayor Peak seconded the motion.

Nine Voted in Favor

- B. **TABLED** - Appointment of a member (R) to the Manchester Housing Commission, with a term expiring November 2009, to fill the vacancy left by Patricia A. Cottle.

Secretary Pelletier moved and Director Tweedie seconded the motion.

Nine Voted in Favor

16. NEW BUSINESS.

- B. **TABLED** - Approval of a resolution authorizing water and sewer service to 98 Boston Turnpike, Bolton, Connecticut.

General Manager Shanley explained that the Town is in receipt of a proposal from a developer to create a retail/commercial development in Bolton, just over the Manchester line. The developer is requesting utility services to the site, to be provided by the Town of Manchester.

Richard Staye, Utility Engineer, further explained that the property is where the old Cider Mill was, on the corner opposite Three J's. The developer plans a commercial and residential composition. This would be a revenue source for the Town. Two agreements would be needed; one with Connecticut Water Company and one with Bolton Lakes Water Pollution Control. A portion of the project is within the area approved for extension of services to the Bolton Lake area and a portion is out of that area. The Bolton Lakes agreement would need to be modified.

Director Zingler asked if the developer would be responsible for any additional costs associated with extension from Garth to Cider Mill and if hydrants would be installed. He was answered in the affirmative. He said that previously he saw a plan for this property that included doctors offices, restaurants, and retail space and asked if this is still the plan.

Dave Rappe, an Attorney from Coventry representing the property owner, said the plan for the property is still in flux. A residential component would be a future endeavor. The developer does not want to build senior housing but there is property available for that. There will be no big box stores built; it will be a neighborhood operation.

Director Kissmann asked if this location is in the watershed area. Mr. Staye said that it does fall in a Level A aquifer area, which is currently inactive. Municipalities are in the process of developing aquifer ordinances; Manchester and Bolton have both approved theirs already. The regulations adequately provide opportunity for protection. Mr. Kissmann questioned how to go about putting safeguards in place so there are no negative impacts. Mr. Staye answered that we would have to rely on the Town of Bolton to adequately implement their program. Manchester does have a good working relationship with Bolton and safeguards can be incorporated as part of the agreement.

Michael Taylor, Developer, said that in conjunction with Bolton's Conservation Commission, he has asked for an Eastern Connecticut Environmental review and has pledged that he would follow their recommendations and meet their requirements.

Secretary Pelletier noted some recent correspondence that indicates the State has stopped funding on the Bolton Lakes Sewer Project and asked if that will affect this proposal in any way. Mr. Staye said it would not; that funding relates to the property in Vernon. Ms. Pelletier asked if a development could still be built if wells and septic systems were to be used instead. Mr. Staye said he supposed a development could be built, but he suspects the density would be lower. Ms. Pelletier said she has concerns regarding the aquifer and would like a copy of the report.

Secretary Pelletier moved and Director Kissmann seconded the motion.

Nine Voted in Favor

D. Discussion: Tax exemption under Section 12-81(58) of the State Statutes.

General Manager Shanley noted the letter and legal opinion previously sent to Board members. Attorney Naab has consulted with outside counsel on this issue and has come to the legal opinion that the Town is not under any obligation to provide tax relief as it did to a State operated public school. If a tax exemption were extended to this church, the Town would be hard pressed not to extend the same to other churches. Mr. Shanley does not know the full extent of exposure the Town would have if it were to be opened further and he does not recommend doing so.

Mayor Spadaccini appreciates Mr. Shanley's report and the comments made during public comment. He is aware of the many good deeds Faith Tabernacle does to support its community. Mr. Spadaccini expressed several concerns, including the significant amount of revenue loss once this is opened to all religious organizations in Town, whether it would then need to be extended to all non-profits located within Manchester's borders, and whether the savings would always be passed along to the non-profit. After doing some research, he found several Towns that will grant a tax exemption as long as both the property owner and the leasing entity are non-profit groups. He suspects the rationale for granting a tax exemption to Odyssey School years ago involved the fact that it is a school, which is taxpayer funded. Mr. Spadaccini's decision is rooted in a larger policy issue and has nothing to do with Faith Tabernacle.

Deputy Mayor Peak said this is the part of public service he does not look forward to. He agrees with the policy ramifications mentioned by the Mayor. Mr. Peak said faith based organizations and non-profit agencies are good for the community and providing for the public good. Mr. Peak suggested Faith Tabernacle apply for resources available through Human Services to expand its programming.

ADOPTED - MOTION TO SUSPEND THE RULES TO GO BEYOND ELEVEN O'CLOCK.

Director Tweedie moved and Director Farina seconded the motion.

Nine Voted in Favor

Secretary Pelletier is thankful for Pastor Elliot and his congregation and understands that they have been trying hard to expand. She also thinks they may have misinterpreted the statement that they provide no direct tax benefit to the Town. Their benefit is to the community, and she does not disagree there is a benefit. Ms. Pelletier said she doesn't fault Faith Tabernacle for seeking the tax exemption but thinks the solution to their problem is to purchase their next location.

Director Beckman disagreed with the statement that Faith Tabernacle provides no direct tax benefit; it gives a direct benefit in many ways and he appreciates the church's outreach. Mr. Beckman said that he has no concerns about the integrity of the church, but he is concerned about how this ordinance would affect the taxpayers of Manchester in the long run.

Director Farina said the State Statute is not designed to give a tax break to a property owner that leases to a religious organization. The reduction in revenue would be \$30,000 for this organization. He asked where we would find that amount in our budget. He wondered where the funds would come from if this were to be extended to all non-profits.

Mayor Spadaccini said he hears a consensus among Board members and appreciates the discussion and public comment.

E. Discussion: Recommendation of Redevelopment Agency.

General Manager Shanley suggested the date of August 25 for a public hearing on a referendum. The last opportunity for the Board to vote on whether to hold the referendum is September 1. The wording would have to be crafted and published in the newspaper this week. He has a working draft already and should have a final product by the end of the week. He just needs direction on whether to move forward and formalize a date.

Deputy Mayor Peak said the answer is absolutely and emphatically yes, there should be a public hearing on the Redevelopment Agency's plan. The Parkade has been vacant for 18 years. The Agency has given the situation about a year of thoughtful review; Mr. Peak has never heard this much excitement and hope. He is aware of a long list of reasons not to develop the property. He is aware of the problems with the property; but he believes we have to solve the bigger picture problem. We can no longer sit back and wait for someone else to fix the problem. This project will only be done with significant partners and the tax revenue will be increased by a successful project. If we invest money up front, we can pay expenses down in the future. It makes sense to have a private developer aided by government. This referendum will secure the government's ability to commit.

Director Zingler commended the Redevelopment Agency for a plan that has been thought out through a systematic approach. He thinks this plan is being rushed. There are certain steps not completed yet and details not yet flushed out. He thinks a bond referendum without taxpayers knowing exactly what they are voting on is doomed. Mr. Zingler suggested taking a step back and working through the options. He is not against the plan, just the timing. He expressed concerns about the taxpayers' ability to pay and wondered how we could ask for more without a specific plan on how the money will be spent. Mr. Zingler said he received documents that say 286 Broad Street (Stop & Shop) was sold for \$13 Million. The company that purchased it was formed the day after last weeks Board of Directors' meeting. This company needs to be approached by the Redevelopment Agency. There are still logistics that need to be worked out and he is uncomfortable supporting a bond referendum this fall.

Secretary Pelletier understands the fears regarding the community's ability to pay, but Manchester has to make a choice. Her opinion is that we should be part of the solution. The Redevelopment Agency put together a plan based on a tremendous amount of research and they need working capital to put that plan in motion. She would be willing to support a \$6 or \$6.5 Million bond referendum, any more is too high. Ms. Pelletier said it is not an option to do nothing.

Director O'Neill thanked the Agency for its work on their charge. She said the Board has a charge as well, which includes other priorities such as schools, libraries, and roads. Careful consideration needs to be paid to this process. She would like to see a plan adopted and some logistics worked out; she would like to follow the sequential steps involved in this process. She doesn't want to see this project fail and it is prudent to work out the details and be transparent to the community. Ms. O'Neill thinks a spring or fall 2010 referendum would be best.

Director Farina said he supports the Redevelopment Agency's plan; his number one priority is Broad Street and extending Center Springs Park to Broad Street. He is thrilled with the plan but is hesitant to put forward \$6 to \$8 Million for referendum this November. There has not yet been a public hearing on the plan itself. Mr. Farina is worried that a bond referendum will fail in November because the process appears rushed. If this goes for referendum it will have the support of two political parties. If it is rushed, we could be making a critical mistake that we could possibly not recover from. He isn't willing to risk it. Mr. Farina said that \$250,000 will be removed from the tax rolls and the Board needs to look at where that money will be cut from. We also need to know if we will be receiving funding for the Broad Street Streetscape. Without that funding a lot of things fall apart. There are too many unanswered questions to move forward with a referendum this November.

Director Tweedie asked if not this November, then when. He said if the Parkade property can be purchased for a reasonable price, it should be. The Board has the opportunity to revitalize an eyesore. The Redevelopment Agency put together a plan. Inspections cannot be done without money; nothing can be done without some money. Mr. Tweedie said that schools, libraries, and roads are important, but will never generate revenue for this Town. Developers looking for properties to invest in need incentives. No business wants to lose money or work without making money. A spring referendum will bring the lowest number of voters. Mr. Tweedie fully supports a referendum and allowing the citizens to decide.

Director Kissmann asked what the rush is. He asked if this process should be quick or right and if taxpayers should be comfortable with it. He suggested forgetting politics and doing this right. Mr. Kissmann said the question is whether people will be willing to spend this kind of money when they don't know where it is going. He thinks the plan is a good one, but he isn't sure this is the time to go to referendum.

Director Beckman said it has been asked what the rush is and pointed out that eighteen years is not rushing. He sees a thoughtfully, carefully put together plan by the Redevelopment Agency based on what the area could become. In order to do any more, they need money to be able to negotiate. This is a question that needs to go to the community for a decision. The process has been transparent. Mr. Beckman fully supports going to referendum in November.

Mayor Spadaccini said times are tough and that was the inspiration behind doing something. If the Town doesn't do something, the Parkade will continue to deteriorate. Mr. Spadaccini said he has a tremendous regard for the people who made the plan; they worked hard and say that the time to act is now. After hearing the arguments in opposition, he wonders if there is any intention of ever bringing this forward. He believes this is a thoughtful, well developed plan. It

will never get off the ground unless we take some steps forward. The Agency requires working capital and requested a bipartisan solution. He is willing to work toward that end. Mr. Spadaccini would like this to be beyond politics; he would like to work together to get something done. The Redevelopment Agency is presenting its plan to the Planning and Zoning Commission tomorrow, and to the Housing Authority within the week. The purpose of this discussion is to set the date for a public hearing. Those opposed have mentioned the taxpayer's ability to pay, yet a spring referendum has extra costs associated with it. He reminded the Board members that during the peak year of indebtedness, this referendum would cost the average taxpayer \$23 per year. If the property gets redeveloped, the Town stands to receive multiples of the amount currently generated in tax revenue. The process will be long and difficult and we will encounter hardships along the way, but it will all be worth it. He is convinced now more than ever that something has to be done now. He implored Board members to put aside politics and put forward something the community can be proud of.

F. Discussion: Country Club contract.

General Manager Shanley said that it would be fair to say there are two options in this situation. The Town could declare the Club's lease in default or it could sit with the Bank, the Club, two Board members, and Town staff and develop a graceful transition plan including an RFP for a management proposal. The second option would provide the opportunity for thoughtful community discussion.

Director Tweedie said he agrees with the General Manager's opinion. Manchester Country Club has been a wonderful part of the Town since 1917; a gateway from the south end of Town with a banquet facility that has been a great gathering spot. The group at the Club is an energetic bunch that has put in countless hours and accomplished what many people thought would be impossible. He is grateful for their contributions and effort; they did a great job but the economy did not cooperate. Mr. Tweedie thanked the Board of Governors for laying its cards on the table, which will allow for a discussion.

Director Zingler nominated Director O'Neill as the Democratic representative and Secretary Pelletier nominated Director Tweedie as the Republican representative to work on the transition plan for Manchester Country Club.

G. Discussion: Youth Commission participation at Board of Directors meetings.

Mayor Spadaccini explained that a Youth Commission was formed some time ago with the idea that there would be participation at Board of Directors meetings by members. It was suggested to him that two members be selected.

General Manager Shanley would like to formally ask the leadership of the Youth Commission what role they are prepared for.

Director O'Neill said she would like to see the same kind of opportunity for the Seniors.

Director Farina thinks this is a great idea, but wondered about the late hour meetings often run to. He is aware that Secretary Pelletier expressed a desire to rework the agenda and suggested that this is a good time to do that; some things could be done earlier in the meetings.

Mayor Spadaccini said the next Board of Directors will set its own Rules of Procedure, including the Agenda.

Deputy Mayor Peak supports the idea of participation of a representative of the Youth Commission. He would also like to see formal reports from the Seniors.

Director Kissmann is in favor of this idea but would leave it up to Mr. Goll or the group as to the best time to come.

H. Authorization to apply for and take lead on the ARRA Broadband Grant.

Jack McCoy, Chief Information Officer, said there is an opportunity for Manchester to participate in a grant application with several surrounding cities and towns that will band together the fibernet technology. Within each city, a number of projects are dependent upon the grant. The timeframe is extremely tight; the application deadline is this week. The group has requested that Manchester be the lead agency. A two step process is involved, first the application needs to be completed and second, the application is evaluated on merit.

General Manager Shanley explained that different municipalities have different projects. He noted that this is a 20% match on grant. Mr. McCoy is trying to leverage investments planned in the budget as well as in-kind services. The vision is that all municipalities put their matching funds together and there will be enough to leverage some funds.

ADOPTED - MOTION TO AUTHORIZE AND INCLUDE STIPULATION THAT THE BOARD OF DIRECTORS WRITE A LETTER TO ITS CONGRESSIONAL DELEGATION REQUESTING ASSISTANCE IN MOVING THIS PROJECT FORWARD.

Director Zingler moved and Director Farina seconded the motion.

Nine Voted in Favor

17. COMMENT AND DISCUSSION BY BOARD MEMBERS ON ITEMS FOR FUTURE AGENDA OR OF GENERAL CONCERN.

Director Kissmann said that as of August 3, 2009, Manchester Country Club owes the Town of Manchester \$29,000; \$20,869 in real estate taxes and \$5,243 in personal property taxes. The other \$3,254 is for the Yamaha Motor Corp, which is for the lease on the golf carts. He is glad we are working with the Club to address its situation.

18. ADJOURNMENT.

The meeting was adjourned until the September 1, 2009 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

Director Zingler moved and Director Beckman seconded the motion.

Nine Voted in Favor

Adjourned: 1:00 a.m.

gem

APPROVED:

ATTEST:

Secretary, Manchester Board of Directors