

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 1, 2009 – 7:00 P.M.
LINCOLN CENTER HEARING ROOM

ONE MEETING AGENDA

PRESENT: Mayor Spadaccini, Deputy Mayor Peak, Secretary Pelletier, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina

ALSO: General Manager Shanley and Town Attorney Naab

1. MEETING CALLED TO ORDER.

The meeting was called to order at 7:05 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

2. AWARDS AND PRESENTATIONS.

A. Recognition of Manchester as a HEARTSafe Community.

Gary St. Amand, on behalf of the Connecticut Department of Public Health, congratulated Manchester on becoming a HEARTSafe Community and commended Cathy Drouin and MaryAnn Cherniak Lexius on their work with this initiative.

B. Recognition of Manchester Garden Club.

Mayor Spadaccini recognized Sue Lyons and the members of the Manchester Garden Club for over 80 years of outstanding and dedicated service. Year after year he notices the beautiful displays the Club creates in the center of Town.

C. Proclamation recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month.

Mayor Spadaccini read a Proclamation recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month in Manchester.

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

Dorothy Brindamour, 6 Morse Road, wondered why the Town is giving taxpayer money to developers if it couldn't afford to fix two pools, fix a school, or provide a good lunch program for seniors. It should not be subsidizing private business. Ms. Brindamour said this is not the time to ask taxpayers for more money; many townspeople cannot afford taxes now. She said the Parkade is built on a dump and swamp land and expressed concern about the land sinking.

Emma Swetzes, 45 Waddell Heights Drive, spoke against the Redevelopment Plan. The Town is already heavily bonded in debt and the country is in a recession. She thinks it is better to wait than accept a plan that is a bad idea. Ms. Swetzes expressed concern over what has been dumped on the site and about the location of the borings. Overall, the Redevelopment Plan is a bad plan and she would like to see it scrapped.

Bob Kilpatrick, 69 Steep Hollow Lane, asked the Board of Directors to put aside politics and come together in unanimous support of the Redevelopment Plan for the Parkade. With unified support, the questions can be asked and the project can move forward. Turning this issue into a political football will ill serve the voters.

Leslie Frey, 30 Florence Street, said she would like to see development at the Parkade but thinks it is unrealistic to think the townspeople will vote for the Redevelopment Plan at this time. Ms. Frey asked the Board of Directors to consider reestablishing the Beautification Committee. There is a great need to improve the appearance of Manchester. She spoke about some trash problems, specifically in the Spruce Street area. There is a large percentage of rental properties in the area and when people move out they often do not call for bulk pickup. Trash is left sitting out for two or three weeks. She is not in favor of the new system and asked that the Town return to the previous system. Ms. Frey noted an ordinance that allows 24 hours to remove trash and recycling bins after pick-up; this is not being enforced. She drove 16 streets and found 89 violations.

Tom Stringfellow, 183 Hillstown Road, commented favorably on the recognition of the Garden Club, Manchester as a HEARTSafe Community, and the Proclamation recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month. He recommended the book True Patriot, which advises readers on how to stand up as Americans and several publications dealing with issues such as ex-inmates adjusting to society, surviving disasters, identity theft, and being aware of children while driving.

Bonnie Schuetz, 12 Conway Road, spoke against the Parkade referendum. She urged Board members to listen to the voters; her neighborhood is against the plan. People can't afford the extra money at this time; they are worried about losing value on their homes, losing their jobs, and finding food.

Milt Perlman, 3 Sanford Road, questioned the importance of issues being discussed by the Board of Directors. People are losing their jobs and the Board is discussing mowing lawns. Mr. Perlman said the Parkade killed Main Street and the Mall killed the Parkade. He questioned whether the Mall has paid its taxes yet.

Dan Moran, 145-A1 Chestnut Street, said it seems major decisions and authorizations are always put off to the last minute. The Board is being asked to approve a bond authorization before the Redevelopment Plan is even approved. Mr. Moran expressed concerns about the Redevelopment Plan, which he said is really a concept not a plan. People want to know what the final plan involves. Mr. Moran wondered about the effect of more children on Manchester's school system and asked what happens if the referendum doesn't pass. He is concerned about the ultimate cost of this plan.

Bill Ogden, 137 Branford Street, does not think the Redevelopment Plan should go to referendum. The Town does not own the property and probably will not be able to purchase it; he does not think the Town should fix up a property it does not own. He mentioned that when he suggested building a new school at the Parkade, it was not acceptable, but now the proposal is to have housing in the same location. Mr. Ogden would like to wait for a clear plan.

Susan Shanbaum, 99 Hartford Road, commended the Manchester Redevelopment Agency and the Planning Department. She is not against the redevelopment of the Broad Street area but asked the Board to reconsider putting the plan on the ballot for November. She doesn't think people will support this plan at this time. She fears this will not pass on referendum and result in a negative message for developers. The major concern she is hearing from townspeople is that there are no specifics in the plan; people do not know how the money will be used. She asked the Board if it was willing to risk a setback if the voters say no.

Bruce Perry, 112 Princeton Street, generally supports the initiative to develop Broad Street, but is concerned about spending \$8 Million on an unspecified project. He questioned the priorities, the sequence, and milestones. It is an ambitious plan and there are many questions surrounding it. He thinks it is unfair to ask the taxpayers to look at the plan as it stands and make a decision.

Gary Sweet, 75 Forest Street, spoke about Manchester's 100th anniversary parade in 1923, celebrating a boom town. That economic engine has now started to run down and the Parkade is the first step in getting the engine charged up again.

4. **ADOPTION OF MINUTES OF PREVIOUS MEETING.**
 - A. **ADOPTED** - Actions, August 4, 2009 – Regular Meeting
 - B. **ADOPTED** - Minutes, August 4, 2009 – Regular Meeting
 - C. **ADOPTED** - Actions, August 11, 2009 – Regular Meeting
 - D. **ADOPTED** - Minutes, August 11, 2009 – Regular Meeting

Director Beckman moved and Director Kissmann seconded the motion.

Nine Voted in Favor

5. **COMMUNICATIONS.**

Director Tweedie received a letter from Bessie Coven regarding the Redevelopment Plan for the Broad Street area. When Ms. Coven lived in Raleigh, NC, a similar redevelopment took place there and the changes to the downtown area were incredible and successful. She urged the Board of Directors to get behind the plan of the Redevelopment Agency and not get caught in the trap of change being dangerous.

Deputy Mayor Peak spoke with a resident of Walker Street regarding the property at 158 Walker Street, which has grass growing out of control. He asked the General Manager to look into the situation.

6. **REPORTS.**
 - A. **Manager's Report.**

General Manager Shanley thanked the Manchester Garden Club for its work; he enjoys seeing the gardens in the center of Town. He mentioned that the contributions made to the Fire Department on behalf of former Chief Rivosa enabled the purchase of the AEDs.

1. Beautification Committee.

Mark Pellegrini, Director of Neighborhood Services and Economic Development, explained that the Beautification Committee was originally started in 1998 and operated until 2004. He is not sure if it was a formal standing committee or ad-hoc committee. It was formed because there were areas of Town which needed some improvement and efforts originally concentrated on the east and west sides of Manchester. Two subcommittees were formed, one to address the gateways and medians, and one to address the neighborhoods. The Committee provided matching grants to schools for signs and other groups for other small requests. The groups' major expenses were median plantings. Over its operation, \$155,000 was allocated and \$104,000 was spent. George Murphy was the chief staff person involved with the Committee and when he retired, the Committee quietly disbanded.

Mayor Spadaccini noted the recent desire to get the Beautification Committee going again and said he has no objection. He suggested having interested parties serve similar to the organization of the Agricultural Committee.

Director Farina said he is supportive of the Beautification Committee and thinks there is plenty a group of volunteers can do without spending money.

General Manager Shanley will discuss this item with Town staff and come back to the Board with a plan.

2. Single Stream Recycling.

Mark Carlino, Director of Public Works, said Brooks Parker has done a tremendous job with transitioning the Town to the new recycling program and the new contractor.

Brooks Parker, Environmental Services Manager, said 162,000 recycling bins were delivered with 98.5% rate of accuracy. There were about 85 recycling carts distributed to the public parks and fields and the cleanliness of materials collected has been better than anticipated. Residential recycling figures comparing July 2009 to July 2008 show a 31% increase in recycling and a decrease in 92 tons of solid waste over last year. CRRA has awarded the Town a recycling rebate of \$5 per ton.

Mr. Carlino said he has received a tremendous amount of positive feedback on this program. There have been a couple of individual situations, usually in regard to the size of the recycling bin.

Mayor Spadaccini said the program to date has been tremendous. He hears compliments about the implementation, the ease of use, and the reduction in trash. The information provided with the cart was helpful. Mayor Spadaccini commended the efforts of Mr. Parker and the Public Works Department.

Director Zingler commended Town staff for its efforts. He heard positive comments about the presentation given at the Senior Center and has noticed a reduction in trash at his own house.

Deputy Mayor Peak recalled that when this was first discussed, the estimate was that the program would pay for itself within five years. He asked if this is still an accurate estimate.

Mr. Parker said he would like to look at the trends over a six month period before giving an opinion, but so far the data is encouraging. He noted that other communities that have switched to single stream recycling do not have numbers as strong as Manchester's; he attributes this to education.

Director Farina thanked Mr. Parker and said he was interested to learn that the bins should not be put side by side, but about 3' apart, and asked for an explanation. He also asked if there will be further education in the coming months.

Mr. Parker explained that a 2' to 3' distance is required so the claw can get around the bin; it keeps the trucks moving faster. Mr. Parker is planning a video presentation with questions and answers to be run on the Town's cable channel. More information is available on the Town's website, ManchesterRecycles.org. Mr. Parker is always available for presentations as well.

Mayor Spadaccini noted public comment on the changes in bulky waste pickup and asked for staff's experiences with compliance and if there were any thoughts on how to deal with renters moving and not scheduling a pickup.

Mr. Carlino explained that the new contract saves the Town \$80,000 per year and requires a resident to call in advance to schedule a pickup. There is a learning curve involved. The Sanitation Division has been working with this issue and has seen great improvement since implementing this change.

Mr. Parker added that in several instances, the items set out when people move are not actually bulky waste objects, but instead may be household hazardous waste or the like.

Mr. Carlino said sometimes there is an extra amount of garbage put out and that pickup costs the Town extra. His department is looking into a way to pass that additional cost to the property owner. Staff has also been tracking the information and building a database.

Secretary Pelletier asked if it was possible to change the contract for a specific area of Town.

Mr. Carlino said, according to the data collected, it is not one specific area of Town that is having difficulty with calling in advance. The real issue is changing the ordinance and recouping from responsible parties. He will come back in October with a recommendation.

Secretary Pelletier asked for continuous updates and Mr. Carlino responded that he will provide them.

3. Silk City Film Festival.

John Ramaglia, Co-Founder of Silk City Film Festival, announced that the Silk City Flick Fest is six weeks away. His group is in the process of securing venues such as hotels, Cheney Hall, Hilliard Mills, and Manchester Community College. The charity partner for this event is MARC, which has been supportive. More volunteers are needed from the community. Mr. Ramaglia said that people who come to a film festival spend an average of \$100 per day. He

estimates this event will bring between 300 to 2,000 people into Manchester. There will be experts from Los Angeles coming for an educational portion, international movies, family friendly videos, and art in the park. Volunteers should contact Justin Morales at 280-7929 or visit the website, SilkCityFlickFest.com.

Mayor Spadaccini thanked Mr. Ramaglia for spearheading this effort. This is the only film festival east of the river and he hopes it will be successful.

Director Farina said he is impressed and hopes it will be successful. He asked how to get tickets and learn about show times.

Mr. Ramaglia said the schedule will be published at the end of the week. There are a limited amount of tickets for movies, but the art and music in the park is open to the public. The best source for all information is the website. The dates of the festival are October 8 through October 11, 2009.

4. Thin Client Computing.

Jack McCoy, Chief Information Officer, explained that thin client computing employs disc-less computers. Software is delivered by the network which allows for a less expensive device to do computing with. The cost of computing includes hardware, software, and people. The thin client computer tries to remove the disc storage device. Over time the cost of computers has declined continuously. The strategic plan looks more toward smaller, less expensive computers. Hardware costs are getting lower and lower, but software costs have not declined. The idea is to work on software and people costs. Currently we have about 100 servers in the data center; at one time there was only one. Yet there is still the same number of people employed by Information Systems. Thin client computers have been found to work well in large call centers, where the software is used in the exact same ways.

Director Farina is aware of claims that this type of computing saves 90% in electrical costs and asked if that is accurate.

Mr. McCoy said that it is an accurate estimate; disc-less computers use less electricity. In general, that is reflecting a trend in the industry; all types of hardware are getting more efficient.

Director Farina wondered if there is a way to calculate energy usage by computers. He also wondered if there was a department or division in Town to test the thin client computing. Mr. McCoy thought a classroom environment would be the best place.

General Manager Shanley said he is working on a new charge for the Energy Audit Committee and one of the items he is considering is electricity usage at the Lincoln Center.

Deputy Mayor Peak is open to getting more information on this subject. He hopes the Energy Audit Committee can get some input and find out what some reasonable expectations might be.

5. Correlation of Sewer Rates to Water Consumption.

General Manager Shanley explained that the question was raised about a person filling a pool or watering a lawn and still being charged for use of the sewer system.

Ed Soper, Water and Sewer Administrator, explained that the correlation of 1:1 is assumed even though we know that all water doesn't make it to the sewer plant. In 2006, Manchester did an extensive study and adjusted the water and sewer rates. All communities bill these services a little differently, but after the 2006 study, this structure was decided as best for Manchester.

Director Farina said it rubs him the wrong way knowing someone is being charged double for watering his lawn or filling a pool.

General Manager Shanley said it is cultural of this community and has been going on for years.

Director O'Neill said she and Deputy Mayor Peak spent many hours on this study. The bottom line is the flat rate is the fairest way. A family with eight children should not have to subsidize the luxury of someone else's pool or green lawn. If a person can afford the luxury, he should pay the fee.

Director Tweedie said Director O'Neill articulated it perfectly; if a person can afford the luxuries, he can afford the sewer bill.

Director Kissmann asked if a separate water line for a sprinkler system would be metered separately.

Mr. Soper said that is generally done by larger commercial locations due to the expensive undertaking.

Mr. Kissmann said it seems like the way it is being done now is the fairest way.

Director Zingler likes the current system but thinks there may be room for improvement. He asked if there has been any research into what other communities are doing.

Secretary Pelletier said that those who fill a swimming pool through a private company pay 3 to 4 times the cost of using the Town's water supply. She thinks the current way is the fairest way. It is a luxury to have a pool or sprinkler system, and people usually understand the costs associated with these luxuries. This system is fair and she has no desire to tinker with it.

7. PRESENTATION OF BID WAIVER REQUESTS.

There were no bid waiver requests at this time.

8. PUBLIC HEARINGS.

A. Appropriation to Special Projects as follows:

1. State Asset Forfeiture Account..... \$654
for continuing narcotics investigations, equipment, and/or training to be financed by proceeds from narcotics investigations.
2. Department of Health Bioterrorism Grant (8/10/09 to 8/09/10)..... \$63,699
to be financed by a grant from the State of Connecticut, Department of Public Health and authorization for Scott Shanley, General Manager, to enter into and amend any and all related contracts with the State of Connecticut, Department of Public Health.

3. Special Grants - Obesity Reduction Programs (7/1/09 to 06/30/10) \$8,468
to be financed by a grant received from the Connecticut Department of Public Health and authorization for the General Manager, Scott Shanley, to enter into and amend all related contracts or amendments with the State of Connecticut Department of Public Health or its successor agency.
4. Department of Health H1N1 Phase 1 Grant (7/31/09 to 7/30/10)..... \$38,121
to be financed by a grant from the State of Connecticut, Department of Public Health and authorization for Scott Shanley, General Manager, to enter into and amend any and all related contracts with the State of Connecticut, Department of Public Health.
5. Certified Nurse's Aide Training Program (FY09/10)..... \$2,000
to be financed by a grant from The Foulds Family Foundation.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

9. ADOPTED - CONSENT CALENDAR (with Item 12.I added).

8A.Appropriation to Special Projects as follows:

1. State Asset Forfeiture Account \$654
for continuing narcotics investigations, equipment, and/or training to be financed by proceeds from narcotics investigations.
2. Department of Health Bioterrorism Grant (8/10/09 to 8/09/10)..... \$63,699
to be financed by a grant from the State of Connecticut, Department of Public Health and authorization for Scott Shanley, General Manager, to enter into and amend any and all related contracts with the State of Connecticut, Department of Public Health.
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4. Department of Health H1N1 Phase 1 Grant (7/31/09 to 7/30/10)..... \$38,121
to be financed by a grant from the State of Connecticut, Department of Public Health and authorization for Scott Shanley, General Manager, to enter into and amend any and all related contracts with the State of Connecticut, Department of Public Health.
5. Certified Nurse's Aide Training Program (FY09/10)..... \$2,000
to be financed by a grant from The Foulds Family Foundation.

12A.Appropriation to Special Projects (under \$500) as follows:

1. Manchester Police Explorers \$29
to be funded by a donation from Manchester Dog Owners Group which is gratefully acknowledged and accepted.
2. Community Emergency Response Team (CERT)..... \$200
for purchasing one ham radio to be financed by a donation from American Eagle Federal Credit Union which is gratefully acknowledged and accepted.

12B. Approval of donation of six surplus folding tables (Library) with an approximate value of \$100 to the Manchester Historical Society.

- 12C. Approval of the waiver of permit fees with regard to the installation of water service to the Eighth Utilities District new public works garage.
- 12D. Acceptance of resignation of Anthony Bonetti (D) from the Manchester Housing Commission, with a term expiring November 2009.
- 12I. Acceptance of the donation of a command support vehicle from the Capitol Region Council of Governments, approval of the loan of the vehicle to the Connecticut Canine Search and Rescue organization and authorization for the General Manager to sign any and all documents regarding the donation and loan of the vehicle.
- 12K. Resolution authorizing Scott Shanley, General Manager, to enter into contracts with the State of Connecticut, Department of Public Health, re Hercules Drive booster pump station.

Secretary Pelletier moved and Director Zingler seconded the motion.

**Eight Voted in Favor
(Peak out of the room)**

10. ACTION ON ITEMS OF PUBLIC HEARING.

There were no remaining public hearing items requiring action.

11. UNFINISHED BUSINESS.

- A. **APPOINTED** - 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 – Bert Gay, 138 Parker Street.

Secretary Pelletier moved and Director Tweedie seconded the motion.

**Eight Voted in Favor
(Peak out of the room)**

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

Secretary Pelletier moved and Director Farina seconded the motion.

Nine Voted in Favor

RECESS.

The Board of Directors took a brief recess at 9:37 p.m. and returned at 9:52 p.m.

Director Beckman moved and Director Farina seconded the motion.

Nine Voted in Favor

12. NEW BUSINESS.

- E. 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 meeting 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.

Secretary Pelletier moved and Director Beckman seconded the motion.

The ayes and nays were as follows:

AYES

**Spadaccini
Peak
Pelletier
Tweedie
Beckman
Zingler
O'Neill
Kissmann**

NAYS

Farina

Secretary Pelletier noted the Manchester Garden Club, which is a group of everyday citizens, was honored for cleaning up parts of Town. She has watched blight take over the Parkade and heard the arguments about waiting. The Town has waited for more than a decade and instead of improvement, property values have dropped. Now is the perfect time to seize the opportunity. It all comes down to the democratic process and allowing the voters to have their say.

Director Tweedie pointed out that property taxes pay for Town services, taxes on homes, automobiles, small and large businesses, and commercial properties. The State and Federal aid has been shrinking. Without business or commercial property growth, the only taxes paying for services are home and auto taxes. He would like to give people a chance to vote on this proposal.

Director Zingler has done a lot of thinking about this and listening to the public. He and the majority of the people he spoke with are against a fall referendum; not against the plan, but the timing. One of the major questions is the total cost of this project. Taxpayers have financial concerns, people are losing their jobs and homes and would like to be assured the tax dollars are being spent carefully. Mr. Zingler commended Tim Devanney and the Redevelopment Agency. He is concerned, though, that if the plan fails at referendum it will set us up for disaster. He would like to see the plan approved first and more information disseminated. He does want to see the Parkade cleaned up, but thinks more time is needed to go through the logistics.

Director Kissmann does not feel this is the right time for this referendum for many of the same reasons mentioned by Mr. Zingler. The question has been asked, "If not now, then when?" His answer is when we are not in the worst recession we have seen in our lifetime. People are afraid of losing jobs and we are facing a State budget that will probably reduce aid to municipalities and grants. He doesn't want to see students attending schools with peeling paint, drafty windows, and asbestos. We have to repair the crumbled sidewalks and potholes. The Town had to close 2 swimming pools this year. We have to take care of what we have and what we need first.

Director Farina said there is one clear message being sent to the Board of Directors and that is that the public is against a referendum in November. If this fails in November, the redevelopment efforts are seriously hindered. He is wholeheartedly in support of and likes the plan, but needs a better idea of what the money will be spent on. Mr. Farina expressed concern that there is no market analysis data. Also, the Redevelopment Agency does not want to go forward if the Board does not agree, and it clearly does not. Mr. Farina would like to see a public hearing held on the plan and the plan approved.

Deputy Mayor Peak said the Parkade is one of the most long-term vexing problems the Town has seen. A couple of strategies have been used in the past, but they have not come through. This plan has the government partnering with the free market/private development. The Board of Directors cannot solve this problem alone. Arguments have been made against this plan, but no clear alternatives have been provided. He has listened carefully to concerns expressed. One concern is that the land was previously used as a dump and there is a fear of contamination. The site tested clean. It can be tested again. If we assume there really is pollution, we will need to know about it to fix it. Another argument is the cost to taxpayers. Mr. Peak works very hard to respect the fact that he is spending other people's money. This development will actually add money to the tax rolls. Another leading argument against this plan centers around the economy. Money that has been frozen is now thawing. Manchester needs major investors to accomplish this plan and can provide a great place to invest. And finally, there is the argument that this might not pass referendum. He thinks if the Board believes in the plan, and stands up for and supports it, it will be one of the most significant accomplishments of this term of the Board of Directors.

Director O'Neill noted that the Agency Chairs wanted to float the idea to the Board of Directors to see if it would gain unanimous support. They thought the momentum was positive. It is obvious that this is not going to gain unanimous support. It was the goal of the Agency to have all Board members in agreement.

Director Beckman said he will support this item. He mentioned several businesses that have left the area and pointed out that things are not getting any better. He has heard frustration over the years and people say something needs to be done. He has heard positive feedback about this plan. The Town put together a qualified team of professionals. Mr. Beckman cannot justify not putting this plan out to the citizens of Manchester for a vote. He wants Manchester to thrive. Mr. Beckman thinks it may be an unrealistic stipulation to require unanimous support of the Board of Directors.

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

FAILED – MOTION TO AMEND WORDING OF TITLE OF RESOLUTION TO INCLUDE THE WORDS “INITIAL FUNDING OF” BEFORE THE WORDS “PHASE I.”

Director Farina moved and Director Zingler seconded the motion.

Four Voted in Favor

Zingler, O’Neill, Kissmann, Farina

Five Voted in Opposition

Spadaccini, Peak, Pelletier, Tweedie, Beckman

Mayor Spadaccini said he supports giving the public the opportunity to vote and will support this referendum. The Agency is made up of a bipartisan group representing Manchester’s best and brightest. The Board had the opportunity to meet with the Agency and examine the plan. Members said they have taken things as far as they can without capital. The area has been in decline for years and there are many vacant buildings. Studies have been commissioned, retail establishments chased, and State and Federal aid promised. It is unlikely anything positive will happen without a push. The area is the central part of our community and affects the community’s image. The Redevelopment Agency has put together a mixed use plan with a goal of creating quality, privately owned development. The plan is deliberately flexible; it is a stated preference flexible enough to work with property owners or developers. Town ownership is not the objective and is reserved as a means of last resort. This plan is consistent with the Plan of Conservation and Development and has been approved by the Housing Authority. Funds can be used for a variety of things, including testing for contamination, demolition, creation of trails, and property acquisition. The Board of Directors retains ultimate authority with a plan of this nature, but a strong element of trust must be placed in the hands of the leaders. Mr. Spadaccini noted a bond referendum issuing up to \$3 Million for the purchase of desired properties which was overwhelmingly approved. Voters were not told which properties would be purchased with the funding, but it was still approved because land acquisition is a worthy objective. Since the referendum passed, the Board has used the funds to buy a few key parcels, but there is a significant sum left; there was no wild spending spree. The fact is that the referendum will cost the average taxpayer \$23 per year in the most expensive year. There is a potential to general more property tax revenue, which will in turn help fund improvements to the schools. Mr. Spadaccini understands that the Board needs to be fiscally responsible and has shown that through its recent budgets. He will not let the Redevelopment Agency’s work sit on a shelf.

ADOPTED – MOTION TO ADOPT 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.”

Secretary Pelletier moved and Deputy Mayor Peak seconded the motion.

The ayes and nays were as follows:

AYES

**Spadaccini
Peak
Pelletier
Tweedie
Beckman**

NAYS

**Zingler
O’Neill
Kissmann
Farina**

- F. **APPROVED** - Approval of new charge for the Manchester Citizens’ Energy Committee.

Deputy Mayor Peak said this has been a successful subcommittee and credits John Weedon for his help and input.

Director Farina said when Mr. Weedon contacted him to extend the Committee’s work, he agreed it was needed. He asked about the political appointments on a commission like this.

Deputy Mayor Peak said there are an equal number of appointments, but he does not know the political party of each member.

Director Farina wondered if there is a way to get the group from Citizens for a Greener Manchester involved with this group.

General Manager Shanley said anyone wishing to attend a meeting is welcome and can participate in discussion.

Director Zingler moved and Director Kissmann seconded the motion.

Nine Voted in Favor

- G. **APPOINTED** - Appointment of a member (D) to the Manchester Housing Commission, with a term expiring November 2009, to fill the vacancy left by Anthony Bonetti – Adam Stanisic, 185 Pine Street, Apt. 302.

Director Zingler moved and Director O'Neill seconded the motion.

Nine Voted in Favor

H. Authorization to abate the nuisance at 444 Center Street.

General Manager Shanley said the Board last authorized funding for the Building Official to analyze the structural integrity of this building. The report has been completed.

Dan Loos, Chief Building Official, said the Board authorized an investigative survey on hazardous material and an evaluation into whether the building is worth rebuilding, as well as a cost evaluation. The professional contracted went through the building top to bottom. The building envelope is damaged. There is water and mold damage, animal waste, and hazardous conditions. Extensive upgrades are needed in all areas. There are code issues and serious violations. The report concludes there is no significant value to retaining the existing structures. Mr. Loos said, based on the consultant's information, building takedown costs are estimated at \$262,000, including abatement. Actual costs will be more accurate after going out to bid.

Director Tweedie thanked Mr. Loos. He has heard from neighbors of that property with concerns about people in and out at night and as cold weather comes, they are concerned that people may decide to start a fire in the building to keep warm.

Director Farina said it is time to do something about this building and wondered about the owner and his intentions.

Mr. Loos said the owner is willing to demolish the building. He has solicited a bid for demolition himself, but does not have the funding at this time to proceed.

Mr. Farina expressed concern about bailing out the owner in order for him to do something with the land.

Mr. Loos said the property owner has been apprised about the lien process.

FAILED – MOTION TO TABLE.

Director Farina moved and Director Zingler seconded the motion.

Four Voted in Favor

Zingler, O'Neill, Kissmann, Farina

Five Voted in Opposition

Spadaccini, Peak, Pelletier, Tweedie, Beckman

Secretary Pelletier is encouraged by this work. The property owner has been spoken to on a number of issues; this is now a legal matter.

Director Zingler asked if the Board is authorizing the solicitation of bids or proceeding with demolition.

Mr. Carlino said he will solicit bids if the motion passes.

General Manager Shanley said the person who makes the final decision is the Building Official. The demolition cannot be done without the funding. He hears a consensus from the Board that bids should be solicited.

Director O'Neill said if the building is demolished, there will only be a vacant piece of property and wondered if the value of the land alone will recoup the demolition costs.

Mr. Carlino said the land alone is worth more than the demolition costs.

Deputy Mayor Peak asked for an explanation of the process.

General Manager Shanley said bids for demolition will come back to the Board of Directors, which will need to authorize funding. The owner has invested a significant amount of money in this property and Mr. Shanley does not believe it would be a fair assessment that he is using the Town to optimize his situation.

Director Kissmann is in favor of tabling this item in order to review the literature provided by the consultant. He agrees that this is an unsafe condition that needs to be rectified.

Director Zingler said the Assessor's database values the land at \$317,000. He asked what happens once the building is taken down.

Mr. Loos said grass will be planted and it is up to the owner to maintain it.

Secretary Pelletier said a lien involves a hefty interest rate. She is sure the property owner would love to have the building taken down without the lien and the interest, but that is not what is happening. Demolition of the building will make the property more desirable to developers.

The Board of Directors reached a consensus to solicit bids for demolition and hazardous material abatement.

J. Discussion: CDBG Down Payment Assistance Plan.

Deputy Mayor Peak said he has often heard about the benefits of home ownership. With recent events, it seems like there may be times mortgage lenders should be more careful. There are many obstacles to home ownership; not just the down payment. Any program needs to make sure people have done responsible work in advance of purchasing a home. He suggested a change in policy requiring potential homeowners to "get more skin in the game."

Mr. Pellegrini said there are several issues that need to be looked at. Most lenders have limitations on the amount of gift money to be used toward the purchase of a home. Purchasers need to be of certain levels of income and debt. The financial capacity of the homebuyer is taken into consideration. He would like to talk to some banks and the CHFA staff and discuss many of his questions with them.

Deputy Mayor Peak thinks the Board can use the smaller pool of money as an opportunity to design a program focusing on certain areas of Town, based on the rental/homeowner ratios. The public benefit of higher rates of homeownership would strengthen the fabric of neighborhoods with a higher rate of turnover.

Director Farina said he intended this as an action item and suggested that \$2,000 per family in addition to the \$8,000 available through the Federal tax credit would make \$10,000 in available funding. He asked Town staff to bring three proposals on how to reprogram the money.

Mr. Pellegrini would like to test the market a bit and can come to the Board with several options.

Mayor Spadaccini said it sounds like there is a desire to have a program narrowly focused on certain neighborhoods and benefit more people rather than less.

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

Director Zingler noticed overgrown grass on the side of Vernon Street near Buckley School that seems to be a traffic hazard. There is a house on Chambers Street that has a very overgrown yard; people are living in the home. He mentioned tall weeds in gutters, curbing, and public rights of way that people are not taking care of and asked what other municipalities are doing about this.

General Manager Shanley said it has been a bad year for that type of growth. He thinks, given feedback from the public, people want these areas maintained better. This will be included as part of the decision package for the budget season.

14. ADJOURNMENT.

The meeting was adjourned until the October 6, 2009 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

Director Beckman moved and Director Kissmann seconded the motion.

Nine Voted in Favor

Adjourned: 12:05 a.m.

gem

APPROVED:

ATTEST:

Secretary, Manchester Board of Directors