

Mr. Sweet said he thought it was likely a key question from the Boards and Commissions would be "where do we go from here?" He said it is important to include next steps in the planning and development process. Mr. Ansaldi said there needs to be a hook between the plan and the development. Ms. Bogli suggested the Agency should take a broad approach in outlining the plan to this point, allowing flexibility for different types of development. Mr. Wlochowski urged the Agency to keep its plan simple and flexible in order to set the stage for a developer who may have specific concepts or needs.

Mr. Pellegrini suggested next steps could include the creation of a new zoning district by the Planning and Zoning Commission, a pre-commitment from the Board of Directors to provide incentives for development on the site, and securing funds for the completion of the Broad Street redevelopment project.

Discuss Draft RFQ/RFP for Main Street Parking Lot

Mr. Tomko outlined his suggested changes to the Forest Street lot RFQ. These included advocating for a branding and marketing campaign for the downtown area; the inclusion of the Tong building in the RFQ process; information on current traffic counts in the area; locational assets including proximity to Hartford, Bradley International Airport and major highways; and possible connections to Manchester Community College and the University of Connecticut. He also suggested adding information on preferred uses for his Silk City Village design concept, which includes a conference hotel, residential tower and entertainment uses. Mr. Schneider suggested the RFQ may not be the place to include such specific preferred uses. Mr. Pellegrini reminded the Agency the Town completed a design study for the Forest Street and two other downtown parking lots in 2008. He suggested including concepts from that study as well as from Mr. Tomko's ideas as options in the RFQ, leaving room for a developer's concepts. This section of the RFQ should be in a summary format explaining these are options to be built on.

Mr. Darby said at this point the Agency is looking for development companies to show that they could develop such a project and that design concepts are not necessary at this point. Ms. Weinberg noted she felt it was unwise to list the incentives the Town could give a potential developer. She felt the Agency should leave these for negotiation purposes. Mr. Darby said the market has not encouraged the development of this site. He said he favors including a list of incentives to attract a developer. The Agency agreed by consensus that it was premature to ask a developer for concept plans for this site and that the RFQ should mention possible financial structure and incentives including property transfer or the possibility of a land lease agreement, but the RFQ should leave out specific commitments about a potential financial structure.

Mr. Pellegrini said staff would re-write the RFQ according to the concepts discussed. The next step will be to get an appraisal on the adjacent property and approach the owner of that property.

Executive Session: Possible Property Acquisition

The Agency moved to executive session in order to hear from Sean Hagerty of Hagerty Associates regarding appraisals for the downtown and Broad Street properties.

The meeting was adjourned at 9:45 a.m.

The next meeting of the Manchester Redevelopment Agency will take place on ***Thursday, July 2, 2009 at 7:30 a.m. in the Lincoln Center Hearing Room.***