

**REDEVELOPMENT AGENCY  
MEETING MINUTES  
7:30 A.M. - THURSDAY, APRIL 16, 2009  
LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair      Robert Schneider  
Barbara Weinberg      Thomas Tomko  
Phil Macvane      Aaron Wlochowski  
Teri Bogli      Aaron Ansaldi  
Michael Darby      Gary Sweet  
Susan O'Connor

Also Present: Mark Pellegrini, Director of Neighborhood Services  
and Economic Development  
Gary Anderson, Senior Planner

Adoption of Minutes of April 2, 2009 Meeting

Ms. Bogli moved to adopt the minutes as written. Mr. Sweet seconded the motion and all members voted in favor.

Request for funding for site appraisal and market analysis

Mr. Pellegrini said the Board of Directors will consider the Agency's funding request for appraisals of the Parkade and Main Street properties and a market analysis for potential uses on the Forest Street parking lot at its April 21, 2009 meeting. Chairman Devanney encouraged Agency members to attend and speak on behalf of the request.

The Agency discussed possible talking points for those addressing the Board at the meeting. Mr. Tomko suggested it was important to incorporate the idea that development in both areas would add value to the property and surrounding area. Mr. Devanney said it was necessary to spend the requested \$18,500 to see what the current value of the properties is and whether it would be necessary or advisable for the Town to control the property.

Mr. Darby said the appraisal and market analysis were critical pieces of information the Agency needed to carry out the Board of Directors charge to the Redevelopment Agency.

Other talking points included:

- The requested \$18,500 includes a market study and market appraisals.
- The Agency has held 10 meetings and has been working hard towards its charge of producing redevelopment plans. The appraisals and market analysis are a necessary next step in continuing this work.
- An outline of a proposed land use plan for Broad Street has been developed.

- If the Board wishes, the Redevelopment Agency could hold a special workshop to update them on the project.

Ms. Bogli suggested the Agency could keep the Board of Directors up to date by "buddying-up" with one member of the Board. The Agency agreed and members volunteered to contact each member of the Board of Directors and speak with him or her informally about the Agency's activities and the request for funds.

#### Meeting with the Nichols Estate Representatives

Mr. Devaney said he, Mr. Schneider and Mr. Pellegrini met with Attorney Len Horvath, a representative of the Nichols estate. He said the estate was close to signing a sale agreement with a buyer and said it was frustrating because the Town does not control the property. He suggested the only way to achieve the uses the Agency wants to see in the area would be to control the property. Mr. Tomko said he had serious concerns about the environmental condition of the Nichols property and indicated he would be opposed to purchasing the property if the Town was not certain of the environmental conditions. Mr. Pellegrini said the Town is actively looking for environmental assessment and clean-up money, which could be used to mitigate the site.

#### Broad Street Redevelopment Plan

Mr. Pellegrini said Staff would be assisting Terri Hahn in creating a composite land use plan, combining ideas from both groups from the Broad Street Charrette. Ms. Hahn and her students will also be producing 3-D images of how the site might look with the Broad Street Parkade and Nichols property developed and other current uses remaining.

Mr. Anderson presented the Agency with a map combining the land use ideas of both of the Charrette groups. The map included residential, mixed use, entertainment, and retail districts. The Agency agreed to include a "civic option" use at both the rear section of the Parkade and on the east side of Broad Street near a possible gateway to Center Springs Park, but to emphasize mixed-use at these locations. The Agency agreed the land use designations should be fairly flexible so as not to alarm current property owners.

Mr. Pellegrini distributed a list of draft design principles for the Broad Street area for the Agency's review.

Mr. Wlochowski moved to approve the design principles as written. Mr. Schneider seconded the motion and all members voted in favor.

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

Mr. Schneider moved to adjourn. Mr. Darby seconded the motion and all members voted in favor.