

The Fairfield Hills Authority held a Regular Meeting on Wednesday, September 19, 2012 at the Cyrenius Booth Library, 25 Main Street, Newtown, CT 06470.

These Minutes are subject to the approval of the Fairfield Hills Authority.

Jim Bernardi called the meeting to order at 7:00 PM.

Present: Jim Bernardi, Mike Holmes, Tom Connors, Andrew Willie and Ross Carley.

Absent: Renata Adler, Brian White and John Madzula.

Also Present: Elizabeth Stocker, Director of Economic and Community Development, and Donald Sharpe, Chairman, Economic Development Commissioner. One member of the press was present.

Public Participation: None.

Acceptance of the Minutes: Mike Holmes made a motion to accept the minutes from the August 15, 2012 meeting. Ross Carley seconded the motion. The motion passed unanimously and the minutes were approved as written.

Chairman: Jim Bernardi spoke about the RFP proposal for Woodbury, Newtown and Stratford Halls and the potential terms of leasing. Discussion ensued regarding buildings, building sites, renovation of existing buildings and total square feet available on campus.

Don Sharpe: Spoke of a Fast Track proposal which would allow developers to get feedback on a full set of plans in approximately 45 days. The process for the Fast Track proposal was discussed at length.

Terms of Lease: Jim Bernardi stated that the main essence of the terms of lease were: \$1/year rent and posting of a performance bond for demolition. This would extend outside the Economic zone of Fairfield Hills. Members agreed that the new RFP would replace the original RFP. Mike Holmes volunteered to help develop the RFP proposal. Ross Carley and John Madzula will also participate. Jim Bernardi and Tom Connors also volunteered to attend meetings. **Jim Bernardi will follow up with the attorney as to the number of FHA members who can legally attend these meetings.**

Mike Holmes gave an update from a meeting with Pat Llodra, Chief Kehoe, Liz Stocker and Mike Holmes to discuss campus issues. Discussion at the meeting included a joint proposal with the EDC. The planning subcommittee (Holmes, Carley and Madzula) will pursue solidifying the terms of the proposal. The First Selectman requested that the FHA target a November 1, 2012 deadline for the terms / RFP so that she may bring it to the Board of Selectmen. Liz gave detail on the proposal.

CIP Budget Request: Jim Bernardi began discussions on creation of CIP. Current grants and bonding were discussed as well as future budget needs. Budget will be worked on by Jim Bernardi, Liz Stocker,

Brian White with Mike Holmes as an alternate. **This budget must be completed for next month's FHA meeting.**

Invasives: Mike Holmes stated that the first round of a two year process of invasive removal is done. Signs regarding invasives are posted on fences. This work is not covered under the FHA budget.

Woodbury Hall Porch Removal: The porch removal from Woodbury Hall has been completed.

Fencing Requirements: Priority for fencing should be around Canaan House. Cornices have fallen off the Canaan building in multiple locations and are on the ground. The entire back of the building should be completely shut off by fences to block people from using the path between the ball fields. The front of the building (main entrance) should also be fenced off. Stairwells of Canaan House fill with water during heavy rain, presenting a danger and should be fenced off as well. Vegetation is growing on Canaan House's roof.

Ambulance Garage: Mike Holmes stated that an update is expected at next month's meeting.

Police Substation: Mike Holmes said that Chief Kehoe is working with Fred Hurley

Danbury News Times: Mike Holmes said there will be a tour of the Fairfield Hills Campus on 9/25 at 12:30, meeting in the Selectman's office. The purpose of this tour is for an article for the newspaper.

Hiking Trails: Andrew Willie asked for an update on the hiking trails. Liz said the benches and dog stations had been ordered, delivered and paid for.

Soil Remediation: Jim Bernardi asked for an update on soil remediation. Liz Stocker said that Russell Bartley would have the work done by the end of the year. Once the remediation is complete, Jim Bernardi stated that there should be a certificate from the State that shows that the soil on the entire Fairfield Hills campus has been remediated.

Stone Sculptures: Liz Stocker noted that there had been stone sculptures at the past weekend's Art Festival. Liz had discussed with the Art committee the possibility of a sculpture garden at Fairfield Hills.

Andrew Willie motioned to adjourn the meeting. The motion was seconded by Ross Carley. The motion was approved and meeting adjourned at 8:35 PM.