

**The Fairfield Hills Authority held a Regular Meeting on Wednesday, October 17, 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 7:01 PM.

**Present:** Jim Bernardi, Michael Holmes, Renata Adler, Andrew Willie and Ross Carley.

**Absent:** Thomas Connors, Brian White and John Madzula.

**Also Present:** Elizabeth Stocker, Director of Economic and Community Development, Donald Sharpe, Chairman, Economic Development Commission and Walt Motyka, Economic Development Commission.

**Public Participation:** None.

**Newtown Ambulance Facility Update:** Fran Pennarola gave an update on the facility to be built on the Fairfield Hills property. The Newtown Police Commission has approved the traffic plan. Next it goes onto the State for more traffic approvals. The Ambulance Association expects to break ground sometime in the summer of 2013.

**Acceptance of the Minutes:** Andrew Willie made a motion to accept the minutes from the September 19, 2012 meeting. Renata Adler seconded the motion. The motion passed unanimously and the minutes were approved as written.

**Acceptance of the Minutes:** Michael Holmes made a motion to accept the minutes from the October 2, 2012 Planning Subcommittee, with the following change: The meeting was not a Special Meeting of the Fairfield Hills Authority as was listed on the original minutes, but a meeting of the Planning Subcommittee. Andrew Willie seconded the motion. The motion passed unanimously.

**Chairman:** Jim Bernardi said the RFP proposal had been discussed at the Board of Selectmen meeting on October 15, 2012. Discussion regarding the details of the proposal followed, including the next steps for moving the proposal forward. It was noted that once the plan is finalized, the Fairfield Hills Authority will review it another time before approving it.

**Jim Bernardi:** requested a motion to approve the essentials of the RFP proposal as outlined by the EDC.

The essential points of the proposal are:

- 1) Rent for parcels at Fairfield Hills will be \$1 for a lease term of 30 years, with an option to extend for up to 90 years;
- 2) The lessee is responsible for remediation and / or demolition of any building and / or site;

- 3) The lessee is responsible for obtaining a performance bond and must demolish and / or remediate the existing building within a predetermined timeframe;
- 4) Only buildings in the Commercial Development area of the Fairfield Hills Master Plan are subject to the RFP;
- 5) New buildings must adhere to specific design criteria and building and zoning regulations;
- 6) Any other approval may be described and agreed upon by a joint Economic Development Commission / Fairfield Hills Authority Planning Subcommittee.

Andrew Willie moved to approve, Michael Holmes seconded the motion. Jim Bernardi, Michael Holmes, Ross Carley and Andrew Willie voted yes. Renata Adler abstained.

**Michael Holmes** motioned that once an RFP is drafted which satisfies the terms of the resolution, the Fairfield Hills Authority will recommend the same to the Board of Selectmen. Ross Carley seconded the motion. Jim Bernardi, Michael Holmes, Ross Carley and Andrew Willie approved the motion. Renata Adler voted no.

**Michael Holmes:** motioned to use funds from the Repair and Maintenance budget to pay the balance of a bill (est. \$6,000) for the removal of the porch from Woodbury Hall. Renata Adler seconded the motion. The motion passed unanimously.

**Fiscal 2013 – 2014 Budget:** A discussion took place regarding the specifics of the fiscal '13-'14 Fairfield Hills Authority budget. **Jim Bernardi** said that \$15,000 is not sufficient for the repairs and maintenance necessary for the Fairfield Hills property.

**Kent House** – it was noted that the back of Kent House has been breached. Public Works will be notified and asked to rectify the situation.

**CIP Budget Request:** Elizabeth Stocker spoke about the Danbury Hall demolition that is scheduled for fiscal year 2013-2014 and other scheduled projects in future years.

**November 9, 2012 meeting to discuss urbanism concepts as they may apply to Fairfield Hills** – Andrew Willie plans to attend if possible.

**Regular Meeting dates for Fairfield Hills Authority for 2013:** **Ross Carley** motioned to approve a proposed schedule of regular meetings of the Fairfield Hills Authority. Andrew Willie seconded the motion. The motion passed unanimously.

**Invasives:** **Mike Holmes** stated that the invasive removal work for this year is complete.

Jim Bernardi motioned to adjourn the meeting at 8:33 PM. Renata Adler seconded the motion. The motion was approved unanimously.