

The Fairfield Hills Authority held a Regular Meeting on Wednesday, October 18, 2013 at C.H. Booth Library, 25 Main Street, Newtown, CT 06470.

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

Present: Jim Bernardi, Michael Holmes, Thomas Connors, Ross Carley, Renata Adler, Andrew Willie and Terry Sagedy

Absent: John Madzula

Also Present: Donald Sharpe, EDC member; Walter Motyka, EDC member; Paul Fadus, EDC member; Amy Mangold, Director, Parks and Recreation; Ed Marks, Chair, Parks and Recreation Commission; Representative Deborah Lee Hovey and one member of the press.

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

Public Participation: None

Renata Adler motioned to amend the minutes from the September 18, 2013 meeting to reflect that there was considerable discussion that when vetting business proposals presented to the FHA, that the FHA is obligated to perform due diligence regarding the background of the parties bringing the business proposal to the FHA (specifically in this case, Heroes Village). **Jim Bernardi** seconded the motion and it passed with 5 members voting in favor and **Michael Holmes** and **Terry Sagedy** abstaining from the vote.

Jim Bernardi welcomed and introduced new member **Terry Sagedy**. **Mr. Sagedy** served as the chair of The Newtown Arts Festival which was held in September of 2013 at Fairfield Hills. His professional Background is in residential and commercial real estate.

Thomas Connors motioned to amend the minutes from the September 18, 2013 meeting to reflect that the FHA was informed of the subcommittee decision to decline the NBC movie proposal at the last meeting. The proposal did not make it to the full FHA for discussion. **Ross Carley** seconded the motion and it passed unanimously.

Andrew Willie motioned to accept the minutes from the September 18, 2013 meeting as amended above. **John Madzula** seconded the motion and it passed unanimously.

Jim Bernardi asked FHA members to consider nominations for Chairman and Vice Chairman of the Fairfield Hills Authority. An election will take place in November.

Jim Bernardi noted that as **Renata Adler** had previously noted, that **Pat Llodra** had requested that the FHA meeting dates for 2014 be changed to a date and time that she can attend.

Ross Carley motioned to move the FHA meeting dates to the 4th Monday of each month at 7:00 PM beginning January 1, 2014. **Thomas Connors** seconded the motion and it passed unanimously.

Jim Bernardi thanked **Thomas Connors** for his work in writing the Annual Report for the Authority. **Mr. Connors** reviewed some of the content of the report.

Planning Subcommittee Reports:

Ross Carley gave an update on Heroes Village. **Mr Carley** reviewed the process that business proposals go through including review by Land Use, the Economic Development department and the FHA. He will ask Heroes Village to provide documentation of their financials at the November meeting. **Renata Adler** asked what the default rate of restaurants is and asked if moving this request forward was in the best interest of FH.

Director of Economic and Community Development Report:

In the absence of Elizabeth Stocker, Jim Bernardi gave an update on the following items:

EPA Grant – The EPA was furloughed, which will slow the process for getting hard copy documentation that the demolition of Danbury Hall can move forward.

Newtown Parent Connection – the grant request work is near being ready to take place.

CIP – will be discussed at the November meeting

Tree Trimming update – Tree Warden **Mike McCarthy** is in the process of obtaining bids for the pruning and removal of damaged trees around the Municipal Center and beyond. **Mr. McCarthy** will give an update on the chosen vendor and cost at the December meeting.

Drawings Scan project – **Ross Carley** has been in touch with the State of CT and says it will cost approximately \$3 per drawings to scan and digitalize the 900 drawings the State has.

Jim Bernardi motioned to approve up to \$3,000 for a project that will scan and provide digital documentation of the approximately 900 drawings of structures at Fairfield Hills that the State of Connecticut currently has on file. **Andrew Willie** seconded the motion and it passed unanimously.

Salvage Process of FH items – **Ross Carley** noted that a request has come in from an interested party for old radiators and fixtures from the buildings. He believes that the FHA should approve items being taken out of the buildings and asked that the interested party be invited to the next FHA meeting to present their proposal.

Parks and Recreation Department / Commission –

Deborah Lee Hovey noted that her office was contacted about horses' use of the trails at Fairfield Hills. Discussion took place regarding where horses were allowed. Open space in High Meadow is able to be used by horses, as well as the paved area from the cul-de-sac at the end of Keating Farms Road to access High Meadow. Discussion ensued regarding preferred use of trails for horses. General agreement was that horses were best suited to areas that were low traffic by pedestrians and dogs.

Ed Marks, Chair Parks and Recreation Commission – presented the most current plan for P&R fields at FH, which includes increased playing fields and an extension of the current walking trail. He noted that the trails would make the campus more attractive for economic development. The 'urban' walking trail would likely be paved and may include fitness stations. This plan has not yet been shared with **Fire Marshal Bill Halstead** or the **Newtown Volunteer Ambulance Assn.** **Mr. Marks** noted that the Trail Subcommittee wishes to manage the FH trail project. **P&R Director, Amy Mangold** noted that the Newtown Trail Committee has members from many interested parties and tries to meet the needs of as many users as possible.

Renata Adler asked for the status of an earlier proposal for a semi-pro soccer stadium at FH. **Jim Bernardi** noted that the proposal was made by an individual and it did not go anywhere.

Thomas Connors motioned to grant authority to the Department of Parks and Recreation to oversee the plan for Phase II of the trail at Fairfield Hills pursuant to the CIP with the FHA retaining approval of the project. **Michael Holmes** seconded the motion and it passed unanimously.

Michael Holmes motioned to appoint **Andrew Willie** to serve as liaison to the Newtown Trail Committee. **Renata Adler** seconded the motion and it passed unanimously.

RFP: Fairfield Hills - Donald Sharpe and Walter Motyka, Economic Development Commission; presented the current RFP proposal that covers Stratford, Woodbury and Newtown Halls as well as the Duplexes. Handouts were given to the FHA members with details of the RFP. **Renata Adler** asked why the properties were being offered for \$1 as she does not believe that they are slums as she views other areas that have used similar programs in the past. **Mr. Motyka** noted that this proposal is to entice businesses to come to FH. The buildings are deteriorating and if this proposal doesn't work, something else can be tried. **Jim Bernardi** noted that **Mr. Motyka** has been involved in Fairfield Hills for quite some time. **Mr. Bernardi** stated that Heroes Village is the primary proposal for Stratford Hall at this time and that the buildings continue to deteriorate and it is estimated that it will cost \$18-20 million to take the buildings down. **Terry Sagedy** said that he lived near the area where this type of program was used and it seems to have worked in Atlanta. The area is similar in some ways to FH and has trails on what used to be railroad tracks. **Mr. Sagedy** said that he believed that this RFP could stimulate activity on campus. **Ms. Adler** said that she was concerned that if the greenhouse business failed, that the Town could be stuck with the building.

Ross Carley motioned that the FHA will discuss and act on moving the RFP proposal forward at the November 20 FHA meeting. **Andrew Willie** seconded the motion and it passed 6-1.

Ross Carley motioned to adjourn the meeting. **Andrew Willie** seconded the motion. The motion was approved unanimously and the meeting adjourned at 8:55 PM.