

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

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

Present: Jim Bernardi, Thomas Connors, Andrew Willie, Ross Carley and Terry Sagedy.

Absent: Michael Holmes, John Madzula, and Renata Adler.

Also Present: Elizabeth Stocker, Director Economic and Community Development, several members of the public and one member of the press.

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

Public Participation:

•**Kristin Chiriatti, Everwonder (everw?nder) Museum-** gave an update on the activities of the museum. The fundraising feasibility study has begun. Once the study is complete in March or April, results will be presented to the FHA. **Jim Bernardi** noted that the Cultural Arts may want to share the building. **Ms. Chiriatti** said they would be willing to share the building, but sharing the building would affect costs and it would be best to know soon if this were to take place. Discussion ensued as to whether an exact location needs to be determined for the feasibility study. **Kristin Chiriatti** said that the location is important so that budgets can be determined for a set location. **Ms. Chiriatti** believes that Fairfield Hills has potential in the future and that it would be a good location for the museum.

Andy Willie motioned to extend the time that Plymouth Hall and surrounding environs be held for Everwonder (everw?nder) until the April meeting of the FHA. **Ross Carley** seconded the motion and it passed unanimously.

Ross Carley motioned to approve the minutes from the November 20, 2013 meeting. **Tom Connors** seconded the motion and the motion passed unanimously. **Jim Bernardi** noted that a quorum was lost during last month's meeting but no votes were taken after the quorum was lost.

Chairman's Report –

Legislative Council meeting - Jim Bernardi attended but did not speak at the December 4 Legislative Council meeting. **Liz Stocker** will contact Mary Ann Jacobs to get the FHA on the agenda at another meeting.

Operating Budget F'14-'15 – Jim Bernardi noted that the FHA should consider spending approximately \$10k on a feasibility study for the possibility of renovating Plymouth Hall for future use. **Elizabeth Stocker** noted two changes to the budget for F'14-'15, the reduction of supplies (from \$400 to \$200) and the removal of the miscellaneous line item (\$1K).

Administrative Assistant hours – discussion took place regarding the day to day activities done by **Ms. Stocker** and admin. **Christal Preszler.** With the increase in events in C'13 to 31 and administrative work required for grants and the EDC, it is necessary to increase the admin's hours. **Tom Connors** will attend a meeting Dec. 19 regarding this change. **Ross Carley** motioned to increase by \$10,000 the budget to

cover salary and benefits for the potential increase of hours for the FHA Admin. **Terry Sagedy** seconded the motion and it passed unanimously.

Director of Economic and Community Development Report:

EPA Grant – Ms. Stocker reported that fencing had been installed around Danbury Hall in preparation for the abatement and demolition work. A pre-bid meeting had been held earlier in the day and was attended by 20 contracting companies. Concerns were voiced at the meeting regarding the salvage process during this project. The buildings would be open for three days for interested contracting parties to tour them. The SHPO signed off on the work and stated that no further items are needed for the work to get underway. It is expected that the work will begin in February and be completed, less the turf work, in 60 days.

Old Business –

- **Campus Tree Trimming** – Tree removal is complete. Pruning should be finished in two weeks.

- **Drawings Scan project** – **Ross Carley** said the project has been signed off on by the state. The drawings may be obtained by the end of 2013. Next steps include **Mr. Carley** sorting the drawings and adding building names to the cover sheets. The drawings will then be scanned and originals stored in the basement of the Municipal Center. The state will get an electronic copy of the files. **Jim Bernardi** thanked Ross for the time he dedicated to this project and thanked the FHA for their work to make Fairfield Hills a better place for the community.

- **Salvage Process of FH items** – Discussion took place about what the proper procedure is for salvage of items at FH. **Ross Carley** noted that items should not be taken from buildings that are planned to be renovated, but noted that Canaan has many items (desks, radiators, glass work) that might be able to be used by Habitat for Humanity or another organization. **Mr. Carley** suggested that written proposals could be sent to the FHA for evaluation. **Ms. Stocker** noted that the items might be able to be sold in a manner similar to the Public Works sale. **Mr. Carley** will look at what exists in Canaan House and report back to the FHA with an inventory.

- **Chinese nursing facility** - **Elizabeth Stocker** noted that there had been no contact with the group since the last meeting.

- **Heroes Village** – Discussion took place regarding an email received from Heroes Village which indicated that they were no longer interested in Stratford Hall and other locations on campus. The FHA had expected representatives from the organization to attend the 12/18 meeting, but none had come to the meeting.

- **Bakery** – **Elizabeth Stocker** spoke with Frank Navone and he expressed interest in proceeding with a letter of intent for a location on campus.

- **Newtown Hall** - **Ms. Stocker** noted that an inquiry had been received this week for the building.

New Business -

•**New memorial bench** – **Mr. Bernardi** motioned that \$170 be allocated from the miscellaneous account toward the purchase of a private bench to be placed on campus near Shelton House since the price increased since the time of the original quote. **Thomas Connors** seconded the motion and it passed unanimously. The FHA will be alerted when the bench arrives.

•**Jim Bernardi** reviewed the accomplishments of the FHA and changes that have taken place recently. These include the General Electric donation of funds toward a community center, which **Mr. Bernardi** felt was a perfect fit for the campus. Additional projects listed by Mr. Bernardi include new / potential tenants: the Newtown Volunteer Ambulance Association, the Parent Connection, Everwonder (everwonder) Museum and the Chinese University. The Newtown Cultural Arts Commission is also interested in Plymouth Hall. Danbury Hall demolition is underway and will be transformed into open space. He noted that safety is paramount and fencing, invasive plant and porch removal projects helped to promote safety on campus. Infrastructure has been upgraded and **Mr. Bernardi** thanked **Elizabeth Stocker** for her immeasurable help in obtaining grants that allow many projects on campus. He also thanked the planning subcommittee for their time. Numerous events have been held on campus including a candlelight vigil which allowed the town to band together during a time of adversity. The Victory Garden allows fresh foods to be donated to community members. **Mr. Bernardi** said that these projects have been ably and competently done and he is proud of the accomplishments.

Jim Bernardi motioned to endorse **Thomas Connors** as the next Chairman of the FHA. **Andrew Willie** seconded the motion and it passed unanimously. **Andrew Willie** nominated **Michael Holmes** as the Vice Chairman of the FHA. **Ross Carley** seconded the motion and it passed unanimously.

Ross Carley motioned to adjourn the meeting. **Terry Sagedy** seconded the motion. The motion was approved unanimously and the meeting adjourned at 8:41 PM.

Respectfully submitted by Christal Preszler