

The Fairfield Hills Authority held a Regular Meeting on Monday, April 28, 2014 in the Council Chamber at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

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

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

Absent: John Madzula.

Also Present: Elizabeth Stocker, Director of Economic and Community Development, Pat Llodra and one member of the press.

Thomas Connors called the meeting to order at 7:00 PM.

1. Public Participation –

Bruce Herring, Treasurer, Newtown Volunteer Ambulance Association – Mr. Herring reported that the building is about 60% complete and expects the project to be completed by mid-August. He invited members of the FHA to tour the site. **Pat Llodra** noted that an issue with a drainage pipe was not completely resolved, but it seems that the alteration of the size of the pipe under Wasserman Way is the responsibility of the NVAA – as the State of CT will not correct the size of the drainage pipe. **Thomas Connors** noted that the NVAA building will be a model for other building projects on campus in the future and must be landscaped appropriately and have a clean site when work is done. **Mr. Herring** assured the FHA that this would be the case. **Mrs. Llodra** noted that she expected high end execution of the landscape plan.

Kristin Chiriatti – Everwonder (everw?nder) Museum - reported that the fundraising feasibility study is going well but is taking longer than expected to complete. She has met with **Pat Llodra** regarding the project and is willing to share the facility with other organizations, although she has questions as to how the logistics of this would work. **Ms. Chiriatti** would like clarification regarding the details of sharing the building. **Thomas Connors** noted that along with the FHA wanting to be sure proposed ventures meet the needs of the Master Plan, they want to see projects on campus succeed. **Mrs. Llodra** noted that the Town government is not forcing the museum to share Plymouth Hall with another organization, but thought there could be a future with a group such as the Cultural Arts Commission sharing the building and that discussions could continue between herself, **Ms. Chiriatti** and **Terry Sagedy**. As of this meeting, the building is no longer 'reserved' for the museum. **Ms. Chiriatti** noted that having the FHA's verbal agreement that the project meets the Master Plan, was enough for their study and plans to move forward. **Ms. Chiriatti** noted that there is nothing in the Town's actions that is holding her project /study back. **Thomas Connors** encouraged the museum's efforts to continue and offered help in the process.

Dorrie Carolan, Parent Connection – stated that some details with the architect will be finalized by Wednesday and then there is one more sheet to complete and the Parent Connection should be ready to go out to bid. Discussion took place regarding which needs to happen first, completion of grant information or bid documents. This matter will be discussed further for clarification. **Ms. Carolan** noted that once the project is bid, it will take 4-6 weeks to hire contractors and work on the facility should be

complete six months from then. The NVAA facility construction has no impact on the PC construction. **Tom Connors** asked for updates once the building is occupied.

2. Review / Action on minutes – Michael Holmes motioned to accept the minutes of the March 24, 2014 meeting. **Terry Sagedy** seconded the motion and the amended minutes passed unanimously.

3. Chairman's Report -

a. Opening remarks – none

b. Statement of Finding – a document has been created to give to a group who proposes a project at FH, saying that they have hit their first step for approval of a project. This document has been reviewed by the Town attorney and he approved its use. **Renata Adler** stated that the document is mild, the FHA is not obligated to endorse all projects, some proposals will be rejected and if a LOI is rejected, it makes a statement to the proposing group. She also noted that there is more of an air of welcoming now and things should be given a chance, no mistakes have been made to date. **Jim Bernardi** noted that this document is not legally binding. **Mrs. Llodra** noted that two things should be added to the statement: 1) completion of the statement does not constitute approval by the FHA; and 2) the developer must return to the FHA with more development plans. It was decided that the document would be sent back to the Town attorney for revisions.

c. Current Projects – no update

d. Plymouth Hall preservation – In the past, the FHA voted down the proposal to fund a study to investigate the feasibility of reusing the building. **Ross Carley** has been having discussion on next steps to begin seeing if the building can be reused, including asking the fire department to pump out the basement. Electricity would be necessary to run sump pumps so the basement can be assessed to see if the building can be reused. **Pat Llodra** then noted that the building should be made weather tight. **Elizabeth Stocker** noted that the Town has been awarded a hazardous building material assessment grant for \$200K. This building is included under this grant.

Jim Bernardi motioned to move \$2,000 from the building drawing scanning project to a Plymouth Hall assessment for mothballing. **Andrew Willie** seconded the motion and it passed unanimously.

e. Campus grounds report – One role of the FHA is to coordinate the management of the maintenance of the campus. The maintenance is a joint responsibility of the FHA, DPW and P&R. **Andrew Willie** noted that a sharp pipe is sticking out of the trail near Glander Field and presents a safety hazard. **Christal Preszler** will follow up to be sure the hazard is corrected. **Mr. Willie** also noted that the greenhouse is an eyesore and poses a danger. **Ms. Stocker** noted that the building would probably be covered under the recently obtained hazardous materials assessment grant.

Jim Bernardi motioned to have **Elizabeth Stocker** report back on whether the grant can be used for the greenhouse. **Andrew Willie** seconded the motion and it passed unanimously.

f. Budget – three projects were noted as possible priorities of the FHA 1) Plymouth Hall mothballing (**Ross Carley**); 2) the greenhouse (**Elizabeth Stocker**); and 3) FH streetscape plan (**Elizabeth Stocker**). The costs of the three proposals will be presented at the next FHA meeting. **Pat Llodra** mentioned that perhaps Town funds could assist with part of a project.

g. Farmers' Market – parking is an issue at the Farmers' Market, especially given that the FHA would like to plant grass in the area. This matter will be discussed at the May FHA meeting.

h. Ice Rink letter of intent – a checklist is being created to show approvals a project must obtain along the way to be a viable project on campus. The FHA has moved away from reserving specific

properties on campus for groups. **Thomas Connors** summarized that the FHA should dictate what any LOI for a project on campus should say. **Pat Llodra** expressed concern that if a LOI was accepted, would it mean that the FHA endorses the plan? **Michael Holmes** noted that the ice arena LOI was addressed to George Benson, not the FHA. **Thomas Connors** noted that the ice arena LOI did not meet the standards of an LOI. **Jim Bernardi** suggested that someone call the interested party with information from the Developer's package and let them know next steps.

i. Event spreadsheet – no discussion

j. Revenue opportunities – no discussion

k. FHA Q&A – project is dormant

l. CAM charges review – CAM charges for tenants were discussed. The formula of \$.42 per building square foot was determined long ago. The question was posed as to whether this was still a valid formula. **Pat Llodra** noted that much of the cost of maintaining the campus is handled by DPW and P&R. She noted that the entrance to campus looks horrible and must be improved if it is to attract developers. She also asked if Stantec could look at the entry point and let the FHA know what it would cost to do improvements.

m. Ghost Hunter request – A request was received from a television show to film on campus. **Thomas Connors** noted that there is money to be had, but the subject matter is not appropriate. **Michael Holmes** motioned to decline the proposal. **Jim Bernardi** seconded the motion and it passed unanimously.

4. Director of Economic and Community Development Report -

a. EPA Cleanup grant – Danbury Hall and single family houses – a water issue took place with a neighbor which was caused by the contractor, but it has been handled. A meeting will take place on Thursday with the environmental consultant. The Danbury Hall portion of the grant has not yet been awarded.

b. DECD Brownfields Assessment Grant- was awarded to the Town for nine buildings on campus. **Ms. Stocker** will find out tomorrow if the greenhouse can be included under this grant.

c. Streetscape planning –discussed previously at meeting

d. Other – Navone proposal – no specific meetings but he calls in regularly. There are continual requests by parties for buildings on campus.

5. Member items –

a. Building drawings – many have been scanned. Money was moved to Plymouth Hall project earlier in meeting.

b. Benches –

1. Cultural Arts bench – no discussion

2. Howard /Avery bench – **Michael Holmes** motioned to change the location of this bench installation from Woodbury Hall to the area behind the Municipal Center. **Terry Sagedy** seconded the motion and it passed unanimously.

Michael Holmes motioned to adjourn the meeting. **Terry Sagedy** seconded the motion, it passed unanimously and the meeting ended at 9:12 PM.

Respectfully submitted by Christal Preszler