

REDEVELOPMENT AGENCY

(SUBCOMMITTEE OF THE SOUTH WINDSOR TOWN COUNCIL)

MINUTES
SPRENKEL ROOM

PAGE 1
TOWN HALL

REGULAR MEETING
December 7, 2016

1. **Call Meeting to Order**
The meeting was called to order at 5:05 pm.
2. **Roll Call**
Members Present
Scott Andrusis
Barbara Barbour, Chairperson
Cile Decker

Members Absent
William E. Keohane

Guests
Morris Borea, Town Attorney
Paul Burnham, Economic Development Commission Chair
Matthew Galligan, Town Manager
Keith Yagaloff, Keith Yagaloff & Associates
3. **Approval of Minutes of Previous Meeting**
The meeting minutes of November 2, 2016 will be approved at the next regular meeting.
4. **Bills and Communications**
None
5. **Petitions to the Agency**
None
6. **Report of Executive Director**
None
7. **Report of Committees**
None
8. **Old Business**
None

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MINUTES
SPRENKEL ROOM

PAGE 2
TOWN HALL

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9. **New Business**
A. Update on I-291 Project

Town Manager Matthew Galligan updated the Agency on the casino project. If the Town is selected, the process will start with the Agency. Both Town Attorney Morris Borea and Attorney Keith Yagaloff are currently involved in the project as the Town is transitioning between firms.

Town Manager Galligan said that there is a problem with the December 15, 2016 deadline for project submission from dck. There was a project, but as the Town has supported the submission of the casino proposal, a project cannot be submitted other than the casino proposal. Attorney Yagaloff would like to have a letter submitted from the Town to dck with the understanding that the reverter clause would be a stay unless MMCT officially notifies dck and South Windsor that their proposed casino location was not selected. If MMCT decides to select another location, dck would have 30 days to submit an alternate project plan to the Town.

Town Manager Galligan said there will be a casino presentation from MMCT and dck in the near future. A press release with the date and location of the presentation will be sent out within the next few days. He said that Town staff have done research on effects of casinos and the possible effects on South Windsor, and he will compare staff findings to the presentation once it is made public.

Ms. Cile Decker asked if the alternate project proposal would still be the technology park. Town Manager Galligan said that would be correct.

Mr. Scott Andrusis asked what would happen if South Windsor was selected. Town Manager Galligan said that dck would come forward with the casino project within 30 days to fulfill the reverter clause.

Ms. Decker asked at what point the residents would be able to express their opinions on the project. Town Manager Galligan said the presentation meeting would be the time for questions.

Chairperson Barbara Barbour asked if the Agency's public hearing would take place prior to the other Town Boards and Commissions. Town Manager Galligan said that is correct.

Ms. Decker asked if other towns will also have casino presentations. Town

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MINUTES
SPRENKEL ROOM

PAGE 3
TOWN HALL

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9.A. Continued

Manager Galligan said that towns in the first round of the RFP already had their public forums. East Windsor and South Windsor are having their forums later because they submitted their proposals in the second round of the RFP.

Town Manager Galligan told the Agency that ultimately the decision for any casino location will be made by the Capitol.

Chairperson Barbour asked if Mr. Paul Burnham had any comments. Mr. Burnham said that the Redevelopment Agency's bylaws indicate that the Agency promotes economic development. He feels the Agency and Economic Development Commission go hand-in-hand. As Chair of the Commission, he advertises the Town to prospective businesses. He is staying neutral on the casino project, and he attended this meeting in order to get more information.

Ms. Decker asked if the Economic Development Commission has access to information on available parcels in Town. Town Manager Galligan said that there is a GIS database. Mr. Burnham said the Commission is hoping to revamp their website and hopes to have a link to the database on the website.

Chairperson Barbour said the Town should be more proactive in seeking businesses.

Ms. Decker told Mr. Burnham that the Redevelopment Agency's responsibilities are very different than the Economic Development Commission's responsibilities. The Redevelopment Agency is currently responsible for the I-291 zone and is very limited in helping out the Economic Development Commission.

Chairperson Barbour clarified that I-291 is not the only area that the Agency could be responsible for, but it just happens to be the only zone currently being worked on.

The Agency discussed the process of projects going to the Redevelopment Agency and the Economic Development Commission.

9.B. Executive Session

Ms. Cile Decker made a motion to go into Executive Session at 5:35 p.m.; Mr. Scott Andrusis seconded the motion; and it was approved unanimously.

The Agency left Executive Session at 6:25 p.m.

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MINUTES
SPRENKEL ROOM

PAGE 4
TOWN HALL

REGULAR MEETING
December 7, 2016

10. **Adjournment**

Mr. Scott Andrusis made a motion to adjourn at 6:25 pm; Ms. Cile Decker seconded the motion; and it was approved unanimously.

Respectfully submitted,

Ashley Booth
Recording Secretary