

**Torrington Development Corporation
Executive Committee**

Tuesday, February 23, 2010, 8:00 am
TDC Office

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Executive Committee Members Present: V. Muschell, J. Lalonde, R. Bingham, J. Baer, P. Herbst

Others in attendance: B. Baxter, M. Maskovsky, M. Arigoni, D. Rosengrant, S. Nocera

8:00 – Meeting called to order

Approval of Joint Project Committee/Executive Meeting Minutes of 1/26/10: J. Lalonde motioned, M. Maskovsky seconded, all approved.

Report of Project Committee: V. Muschell reported that meetings have been held with the Warner and a compromise has been reached with the preliminary design. The Warner BOD will hold a meeting to officially accept the design.

M. Arigoni reviewed three renderings:

1. The current rendering shows the preliminary design layout showing the rear of the Warner. This design includes the current stagehouse storage with a turnaround circle by the school entrance. There are several grade breaks in this design, with a total of approximately 150 parking spaces. The total number of parking spaces for the entire downtown will be determined for the next meeting.

2. This rendering of the preliminary design shows the project broken into 4 smaller stages with separate construction schedules and expenses. This was done for funding purposes. The final design will most likely come in pieces by stage. This latest preliminary design will be brought to the TDC BOD for approval at the annual meeting on Tuesday, March 2nd 2010. The document, Torrington Development, Phase 1, Stages 1-4 was discussed.

3. This rendering shows total takes, partial takes, and additional rights/easements to be determined.

He also reported that utilities and grading work are ongoing, and showed samples of the different colors of flexi pavers that are available. A brown color will be chosen for the 2' amenity strip to blend best with the tan concrete on Water Street and Main Street.

R. Bingham reported that a proposal has been submitted to the DOT for ownership of Rt. 800 (Main Street).

V. Muschell reported that the Parking Committee meetings are to be postponed until further progress is made with design and funding.

Executive Director Report: B. Baxter reported a public hearing will need to be scheduled. V. Muschell suggested that we schedule the hearing in May in the new City Hall auditorium. All approved. TDC members will take a tour of the new City Hall on March 3rd.

B. Baxter, R. Ponte and S. Nocera have reviewed the available appropriations and 2 requests have been submitted for Stage 1A and 1B of the project. The additional \$750,000 that should also be available should cover Stages 1A through Stage 1D. These monies do not include acquisition costs. Baxter requested MMI do a reconciliation with cost figures submitted earlier by Dick Harrall.

There will be an EDA meeting in PA in March. J. Ryan and R. Ponte will be attending. V. Muschell recommended that TDC pay the \$250 registration fee for B. Baxter to attend. All approved.

The City Council, at its Monday 2/22/10 meeting, approved the \$50,000 request for TDC operations (from encumbered funds).

Report of Nominating Committee: V. Muschell reviewed the report. Tim Cook has resigned as one of the Mayor's appointments. James Patrick is recommended for this 2-year term. V. Muschell will step down as President. J. Baer will be President and V. Muschell will be Vice-President. R. Bingham made a motion to approve the report of the nominating committee, M. Maskovsky seconded, all approved. A motion was made to bring this report to the BOD for approval by J. Baer, P. Herbst seconded. All approved.

Executive Session: Not needed.

Other Business: R. Bingham reported that he will going to Washington in late March in search of funding.

Adjournment: Meeting adjourned @ 8:40 am.