

**DOWNTOWN RIVER-HIGH STREET DEVELOPMENT COMMITTEE  
REGULAR MEETING  
JUNE 8, 2018**

**I. Call to Order**

The Downtown River-High Street Development Commission held its Regular Monthly Meeting on Friday, June 8, 2018 at the Parsons Government Center, 70 West River Street, Conference Room B, Milford, CT. Chairman Smith called the meeting to order at 8:39 a.m.

**Committee Members Present**

Peter Smith, Chairman  
Joseph Agro, Jr.  
Ald. Raymond Vitali  
Ald. Bryan Anderson  
Richard Jagoe

**Also Present**

Ms. Nash, Community Develop. (8:52 a.m.)  
Henry Jadach, Transit  
Yvonne (member of public)  
Mary Elizabeth (member of public)

**Excused:** John Knuff

**II. Approval of Minutes**

No action.

Chairman Smith the Committee would start with public comment pending the arrival of Ms. Nash.

**IV. Public Comment**

Mary Elizabeth – 30 Darina Place – thanked the Committee for the opportunity to speak and be a part of the process. She stated her concern is with the green factor facing onto Darina Place and the traffic. She also stated she would prefer a three-story building. She stated maintaining character is also very important.

**III. Chairman Smith's Report/Introductory Comments**

Chairman Smith reported the Committee had met to interview the three firms that submitted proposals. He stated the Committee now needed to have a discussion today to decide how to move forward and keep the process transparent.

**V. Standing Items**

**a. RFQ Discussion**

Chairman Smith asked each of the Committee members their thoughts on each of the proposals.

Mr. Jagoe stated it was his opinion all of the proposals should be rejected and a new, more specific RFQ go out.

Ald. Anderson stated he felt all of the proposals received were responsive the RFQ and what the mayor is looking for in the project.

Mr. Agro stated the three proposals were all different and that the Committee needed to look more at their charge for the project.

Ald. Vitali stated he would recommend bringing all three back for another interview and ask them to provide more details. Discussion ensued.

Chairman Smith stated two of the proposals clearly met the RFQ. He stated it may be possible to ask those two to come back and meeting with this Committee.

Ms. Nash asked the Committee to reconsider having the two bidders come back to the Committee.

Ald. Vitali stated it would be helpful to have the mayor present for some guidance as to how this Committee will move forward.

Ms. Nash stated the charge of the Committee is to recommend a developer that will move the project forward based on the RFQ. Discussion resumed.

Ald. Anderson stated he would be inclined to recommend Metro Star.

Mr. Agro stated he would like to see an additional 8-10 units if it can be accomplished. He stated Abbey Road is qualified, but he would recommend Metro Star.

Ald. Vitali stated it was important to recognize retails spaces such as boutiques, etc.

Mr. Jagoe stated knowing the type of store was important. He also stated parking and the number of units was very important.

Mr. Jadach commented a lengthy process is often a worthwhile so the Committee needs to consider everything, even if it takes more time.

Ms. Nash pointed out the discussion over the years has been about additional parking, new retail and being transit oriented.

Mr. Agro stated the Committee also needed to take into consideration all easements, drainage, etc. He stated drainage easement and the rights of access cannot be restrictive so that the city many have options in the future.

Mr. Jagoe commented Abbey Road presented young, fresh and something new in their proposal. Discussion resumed.

Ald. Vitali stated he did not feel Abbey Road had been vetted enough.

Chairman Smith stated the Committee needed to give the mayor two qualified candidates. He stated the Committee needs to move forward at this time. He highlighted the positives of Abbey Road as well as those of Metro Star. He stated based on the reviews of this Committee, Metro Star is qualified. Chairman Smith stated he would ask the mayor to keep the Committee involved in the vetting of this project.

Ald. Anderson and Mr. Agro made and seconded a motion to proceed with Metro Star being the preferred choice, putting through the qualifications of both bidders in a letter to the Mayor.

Mr. Jagoe stated he would like to see the motion amended to say “here are the two qualified bidder, not who the Committee prefers.” A brief discussion ensued.

The motion carried 4 yes (Smith, Anderson, Agro, Vitali) and 1 no (Jagoe).

Ald. Anderson asked how the bidders are notified.

Ms. Nash stated there is a standard letter that goes out.

## **VI. Next Steps**

Being no further business, Ald. Vitali and Mr. Anderson moved to adjourn. Motion carried unanimously. The meeting adjourned at 9:54 a.m.

Respectfully submitted,

Kathleen A. Kennedy  
Recording Secretary