

DOWNTOWN RIVER-HIGH STREET DEVELOPMENT COMMITTEE
SPECIAL MEETING Unofficial Minutes
JANUARY 25, 2019

I. Call to Order

The Downtown River-High Street Development Commission held a special meeting on Friday, January 25, 2019 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
Richard Jago
Amanda Root

Also Present

Julie Nash, Community Development
David Sulkis, Planning and Zoning
Bob Smith, MetroStar Properties Inc.

Participated via phone: John Knuff

II. Chairman Smith's Report/Introductory Comments

Chairman Smith announced the contract with MetroStar is completed. He expressed his gratitude to Mr. Smith for considering changes and suggestions from the Mayor and this Committee. He distributed copies of proposal to be presented at Board of Aldermen meeting on February 4th.

III. Public Comment

Emmy Oake, Darina Place resident, asked questions about greenery, landscaping and expressed her concerns about traffic.

IV. Standing Items

a. Slide Presentation

A summary of the Downtown River/High Street Development agreement was discussed: mixed-use retail, apartments and parking. Chairman Smith stated the plans for underground garage were reviewed by Fitzgerald and Haladay. He stated the City of Milford will cover operating expenses for underground parking. Occupation of retail space was discussed; approval of tenants required by the City for the first 8 months; the Developer will ensure retail spaces are occupied.

Mr. Vitali commented on tax revenue from parking and asked about repayment of the OPM grant. Director Nash stated the OPM grant does not have to be repaid. Mr. Vitali also suggested including slides in BOA proposal to answer potential questions: retaining back lot for additional parking, value of parking structure, and potential revenues to the City.

Mr. Smith thanked this Committee for their hard work on the project. He expressed his commitment to develop high quality projects in Milford and agreed to allow the City to focus on

grocer initially. The project will take 10-12 months to build once they get approvals from Planning & Zoning and DOT. Geo-tech analysis will be done prior to construction. He questioned potential delays in approvals and asked Mr. Sulkis if there will be a public hearing.

Mr. Sulkis explained the Planning and Zoning 8-24 process as a transfer of property from The City of Milford to Developer and stated a public hearing will be held on Tuesday, February 5th.

Director Nash discussed options to be added after construction is completed: bike racks, scooters and various multi-modal features.

Mr. Vitali made a motion to accept the proposal as presented plus additional slides. The motion was seconded by Ms. Root. Unanimously approved.

Chairman Smith invited Ms Oake to speak at Board of Aldermen meeting on February 4th.
Director Nash suggested submitting a letter of support.

Being no further business, Chairman Smith and Mr. Vitali moved to adjourn. Motion carried unanimously. The meeting adjourned at 10:03 a.m.

Respectfully submitted,

Dee Diamond
Acting Recording Secretary