

**DOWNTOWN RIVER-HIGH STREET DEVELOPMENT COMMITTEE
REGULAR MEETING
APRIL 25, 2017**

I. Call to Order

The Downtown River-High Street Development Commission held its Regular Meeting on Friday, April 25, 2017 at the Parsons Government Center, 70 West River Street, Conference Room B, Milford, CT. Chairman Smith called the meeting to order at 8:31 a.m.

Committee Members Present

Peter Smith, Chairman
John Knuff, Vice-Chairman
Ald. Raymond Vitali
David Fernandez
Joseph Agro, Jr.
Amanda Root

Also Present

Julie Nash, Community Development
Toni Jo Weeks, Paralegal, Law Dept
Henry Jadach, Transit District
David Sulkis, Planning & Zoning

Excused: Bryan Anderson and Richard F. Jagoe, Jr.

II. Public Comment

None.

II. Chairman's Report/Introductory Comments

Chairman Smith commented it has been a while since the Committee last met. He spoke regarding finances, and then turned the meeting over to Geoffrey Fitzgerald, PE, BL Companies and Phil Myrick, AICP, Director of Planning Services MIG Company and Stanley A. Gniazdowski, CRE, CCIM, FRICS, President. Realty Concepts, Inc.

III. Presentation of BL Companies and MIG Company

Geoffrey Fitzgerald, PE, BL Companies and Mr. Philip Myrick, AICP, Director of Planning Services, MIG Company were present. They presented the results of the market analysis prepared by BL.

Mr. Gniazdowski stated Milford is uniquely located and has many attributes and deficiencies. He stated developers will look at income, length and rate of return. He commented everything is based on risk. He explained risk can be measured, which includes uncertainty which is a part of today's marketplace.

Mr. Fitzgerald presented the design portion, along with Mr. Myers from MIG.

Chairman Smith stated the public workshop would be the next event. He stated it would be held in the evening, suggesting a 6:00 p.m.-9:00 p.m. timeframe. He stated this would be the time to inform the public about the project.

Mr. Myrick went over the proposed agenda for the workshops.

Chairman Smith asked about over saturation in the area.

Mr. Gniazdowski explained housing would be in demand and that the pricing in this area is lower than in Fairfield County.

Mr. Fernandez asked about the market analysis in the future.

Mr. Gniazdowski and Mr. Fitzgerald explained the analysis includes both current and past.

Mr. Agro stressed the importance of making the project financially attractive to developers.

Chairman Smith asked the committee members if there were questions for the presenters.

Mr. Fernandez commented the public needs to be involved in the project. He also spoke of the need to restore balance.

Mr. Myrick stated the workshops needed to be structured to involve the public as well as obtaining good feedback.

Attorney Knuff asked if there were any dates being proposed for the workshops.

Mr. Fitzgerald suggested Wednesday or Thursday evenings from 6:00 p.m. – 8:30 p.m. A brief discussion ensued.

Ms. Nash stated Ald. Anderson has been the contact with the Darina Place residents.

Being no further business, Mr. Knuff and Mr. Agro moved to adjourn. Motion carried unanimously. The meeting adjourned at 10:05 a.m.

Respectfully submitted,


Toni Jo Weeks
Recording Secretary