

**TOWN OF CROMWELL
ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING 7PM THURSDAY, MARCH 13, 2008
ROOM 224-225 CROMWELL TOWN HALL**

MINUTES

- 1. Call to Order:** Chairman Nobile called the meeting to order at 7:09 p.m.
- 2. Roll Call/Seating of Alternates:** A **motion** was made by Mr. G. Johnson and **seconded** by Mr. Jahn to seat Alternate Allan Spotts and was *unanimously approved. Motion passed.*

PRESENT: Chairman Richard Nobile, Robert Jahn, Glenn Johnson and Alternate Allan Spotts

ABSENT: Victor Harpley and Alternate Dave Beauchemin

ALSO PRESENT: EDC Coordinator Craig Stevenson, Board of Selectman Liaisons Al Waters and Myron Johnson

- 3. Approval of Agenda:** A **motion** was made by Mr. G. Johnson and **seconded** by Mr. Jahn to approve the agenda and was *unanimously approved. Motion passed.*

A **motion** was made by Mr. Jahn and **seconded** by Mr. G. Johnson to move the meeting to a recess at 7:10p.m. and was *unanimously approved. Motion passed.*

A **motion** was made by Mr. Jahn and **seconded** by Mr. Spotts to return from recess at 7:40 p.m. and was *unanimously approved. Motion passed.*

- 4. Old Business:**
 - a. Review and possible action on RFP's revised and submitted to conduct highest and best use study of town-owned riverfront property:** Mr. Stevenson reported that the site was accepted into the Brownfield Program and that the Phase II environmental study would be conducted by a company chosen by the program. Mr. Stevenson suggested using a rating system for determining the company that would best fit Cromwell and the project. Mr. Stevenson's rating system (1-5) would use the following categories: Adequacy & Scope of Work, Experience, Cost Effectiveness and Understanding of the Project.

Bartram & Cochran: Mr. Stevenson stated that a drawback of their proposal was the lack of exploring the real economic impact to Cromwell. Chairman Nobile felt their proposal was adequate. Mr. Spotts gave no consideration to this proposal.

Milone & MacBroom: Mr. Stevenson feels this is the best proposal overall and that they have approached the economics wholly. Mr. Jahn felt they had the best proposal. Chairman Nobile felt their proposal was adequate but the fact that they included alternate development strategies could be important.

Mr. Spotts and Mr. G. Johnson felt this proposal stood out from the rest.

B&L Companies: Mr. Stevenson stated that they are the low-bidder and that their economics and alternatives are weak and that the proposal lacks detail. Mr. Jahn felt they underbid. Chairman Nobile and Mr. Spotts were not impressed with their proposal and felt it didn't meet Cromwell's needs.

Pirie Turlington Architects: Mr. Stevenson stated that due to the language of the proposal he easily lost focus in reading their proposal and several other commissioners agreed. Mr. Jahn didn't like the client vision model and was looking for their ideas, not the town's. Chairman Nobile and Mr. Spotts were not impressed with their proposal.

TPA Design Group: Mr. Stevenson said they were the high-bidder but that they had conducted the preliminary study (Phase I) and that they will propose several alternatives for development. Mr. G. Johnson felt their proposal was adequate.

In conclusion Mr. Stevenson feels the best two proposals are from Malone & McBroom and TPA Design Group.

The group agreed that both Pirie Turlington Architects and B&L Companies could be eliminated. The group also agreed that Bartram & Cochran could be eliminated also because their scope of services was not as high as Milone & MacBroom's.

A **motion** was made by Mr. G. Johnson and **seconded** by Mr. Spotts to hire Malone & McBroom and was *unanimously approved. Motion passed.* All commissioners agreed this is the best company.

Selectman Waters reported that the referendum, recently held, included the costs to develop the site as a park and that an application is currently before the IWWA commission.

Mr. Stevenson reported that the Hartford-Metro Alliance is responsible for hiring the firm to conduct the Phase II study and that testing of the site will begin within thirty days of their hiring.

5. Adjourn: A **motion** was made by Mr. Spotts and **seconded** by Mr. Jahn to adjourn at 8:27 p.m. and was *unanimously approved. Motion passed.*

Respectfully submitted,

Catherine Potter