**Connecticut Municipal Redevelopment Authority (MRDA)**

Board of Directors Meeting

Thursday, October 17, 2024

12:30pm – Virtual meeting

**Board Members Present:** Chairperson Felix Reyes; Vice Chairperson Seila Mosquera-Bruno;Gary Anderson; Jack Benjamin; Emma Cimino; Alexandra Daum; Paul Hinsch; Kiley Gosselin; Laoise King; Brendan Mahoney; Matt Pugliese;

**Board Members Absent:** Sara Amato; Karen DuBois-Walton; Laura Francis; Lisa Morrissey; Jessica Vonashek

**MRDA Staff Present:** David Kooris

1. **Meeting Call to Order and Roll Call**

Chairperson Reyes called the meeting to order at 12:32 PM and, following roll call, acknowledged quorum.

1. **Approval of Minutes from September 19, 2024 Meeting**

The motion to approve the minutes was made by Paul Hinsch and second by Kiley Gosselin. There was no discussion and the motion was approved unanimously.

1. **Approval of Minutes from September 30, 2024 Special Meeting**

The motion to approve the minutes was made by Jack Benjamin and second by Emma Cimino. There was no discussion and the motion was approved unanimously with Kiley Gosselin abstaining.

1. **Public Comment**

No member of the public gave comment.

1. **Executive Director Report**

Mr. Kooris updated the Board on ongoing outreach indicated that he presented the prior day to the Connecticut Council of Small Towns (COST) and that morning to the annual meeting of TEAM in the Naugatuck Valley. Events like these enable engagement with multiple municipalities at once and, along with direct outreach, are generating significant interest in MRDA partnerships.

Mr. Kooris provided an update that the RFPs for Legal, Audit, and Communications had been posted on the DAS website the day after their approval at the 9/30/24 special meeting, questions were submitted by 10/9/24, and answers were posted on 10/15/24. Responses to all three are due on 10/29/24. Chairpreson Reyes requested that the links to the RFPs be resent to all Board members with inclusion of the link to the Questions and Answers for each.

A subset of the Board had a productive conversation on definitions following the special meeting and Mr. Kooris will circulate takeaways from the discussion to the full Board.

Finally, Mr. Kooris will send calendar items for the scheduled November and December Board meetings to ensure there will be quorum at those events given their proximity to the holidays.

1. **Action to Authorize the Release of Consultant RFQ**

Mr. Kooris described the RFQ previously shared with the board and walked through the scope of work with its six components. Respondents will be able to submit qualifications for any or all of the six potential scopes of work. Unlike the prior RFPs issued by MRDA on October 1st, this RFQ will result in the selection of consultants who will be put on an MRDA on-call list, from which proposals will be able to be solicited as scopes of work are required and able to be funded.

Scope 1 is the assessment of existing conditions around the state’s existing and planned rail and bus rapid transit station areas and development of a consistent mapping and data presentation methodology to comprehensively understand the transit-oriented development potential in the state. A suggestion was made by Jack Benjamin to add utility capacity to the other listed district characteristics that will help define future development potential.

Scope 2 is the build-out analysis of the zoning in the station areas assessed in scope 1 as well as the downtowns identified by municipalities who join MRDA. This analysis will include both quantitative land use potential as well as visualizations.

Scope 3 is the analysis of the cumulative impacts of build-out and the proactive navigation of the build-out for development districts in member municipalities through as much of the state regulatory approval process as is possible. Deputy Commissioner King suggested that we work with member municipalities to ensure the local mechanisms are in place to capture the value created by new development through community benefits if the infrastructure responsibility is shifted from the development to a more proactive investment scheme at the district scale.

Scope 4 is the analysis of the cumulative fiscal impacts of build-out to support municipal understanding of the costs and revenues associated with development enabled by Housing Growth Zones.

Scope 5 is the drafting of zoning regulations with those municipalities who have joined MRDA but need technical support to enact Housing Growth Zones. Chairperson Reyes suggested that amendments to the municipal Plan of Conservation and Development necessary to underpin proposed zoning changes be included in this scope.

Scope 6 is the financial analysis and assessment of applications to MRDA for project funding support.

The motion to authorize release of the Consultant RFQ with the suggested amendments was made by Jack Benjamin and seconded by Alexandra Daum. The motion was approved unanimously without further discussion.

1. **Discussion of Public-Facing Authority Name**

Chairperson Reyes kicked off the conversation indicating that he had received some limited feedback from Board members since the last meeting indicating name preference and the top contenders from those responses were: CT Development Authority (CTDA), CT Municipal Development Authority (CTMDA), CT Initiative for Vibrant Communities (CIViC), and CT Transit-Oriented Development Authority (CT-TODAy).

While there was some support for CTMDA, it was broadly agreed by the Board at the Chairperson’s suggestion that, at this time, we retain the current name, all commit to calling it “M, R, D, A,” and potentially revisit the conversation after we have a communications firm under contract.

1. **Old & New Business**

No Old or New Business was raised.

1. **Adjournment**

The motion to adjourn was made by Gary Anderson and seconded by Alexandra Daum.

The Board adjourned at 1:18 PM.