

# Residents Want Redevelopment Answers

Why are Mayor Parisi and Town Attorney Richard Trenk pursuing the Redevelopment area at Essex Green and Executive Drive when the properties clearly don't meet the legal standards for designating an Area in Need of Redevelopment - namely, a "blighted" area as defined in the state constitution and laws?

The law clearly states that Redevelopment is only for properties that cannot attract private capital. The properties were recently purchased for nearly \$117 million. As one of the most valuable areas of town, the properties generate approximately \$4.5 million in property taxes annually - and could generate even more with improvements that would add to their assessed value.

Do you believe these tenants would locate in a "blighted" area -- national and regional brands that include Panera, AMC, Shoprite, Sears, Petco, Total Wine, Macy's, Pearle Vision, Xfinity, Gamestop, Coldstone Creamery, SuperCuts, GNC, H&R Block, CitiFinancial, TGI Fridays, a federal agency, Geico, and Lincoln Educational Services?



Why do we need a Redevelopment area when the town is already due more than \$9 million for selling the property where the current Public Works building is located and when the properties in the redevelopment area are already zoned for a municipal building?

Why did Trenk say publicly that Mayor Parisi had recused himself from this redevelopment and then the mayor subsequently posted multiple times on Facebook demonstrating intimate knowledge of the project not known publicly and even stating that he would provide tax abatements only for a municipal purpose?

Why is Trenk even involved in this redevelopment? He was chastised in the 2007 Justice Stein Report (<https://ourgreenwestorange.org/richard-trenk%2C-esq>) for an "error of judgment when he decided to become a participant in the group that was acquiring 347 Mt. Pleasant Avenue" (page 51) while the town was considering including the adjacent Organon property for redevelopment. The 347 Mt. Pleasant property, where the Trenk law firm is located, nearly abuts the proposed redevelopment area. Justice Stein also wrote that "there appears to be general agreement among the experts with whom I spoke that property adjacent to an area designated as an area in need of redevelopment is likely to have enhanced value when the redevelopment occurs ..." (page 42). Trenk's college-age son was appointed by Mayor Parisi to the Planning Board, where Andrew Trenk voted to recommend the Essex Green Executive Drive Redevelopment Area.

