

CITY OF DERBY

REDEVELOPMENT AGENCY MEETING

NOVEMBER 14, 2006

DERBY CITY HALL – ALDERMANIC CHAMBERS – 6:30 P.M.

Chair Glenn Stevens called the meeting to order at 6:30 P.M. All rose and pledged allegiance to the flag.

Roll Call

Present: Glenn Stevens

Greg Russo
John Orazietti

Absent: Richard T. Dunne

Michael J. Kelleher

Also Present: Kenneth Hughes, President, Board of Aldermen

Joseph Bomba, Alderman

Joseph Coppola, Corporation Counsel

ADDITIONS/DELETIONS/CORRECTIONS TO THE AGENDA

A MOTION was made by Mr. Russo with a second by Mr. Orazietti to **TABLE** the minutes of the August 8, 2006, September 12, 2006 and October 10, 2006 meetings. *Motion carried.*

A MOTION was made by Mr. Russo with a second by Mr. Orazietti to adopt the agenda as amended. *Motion carried.*

PUBLIC PORTION

Arlene Yacobacci, 10 Lombardi Drive, Derby, CT- Arlene addressed the Agency regarding the opportunity to ask questions regarding the developer's newest concept. (copy of request attached) as a public portion prior to the developer's presentation. Arlene also states the September 12, 2006 minutes were done in an abbreviated form and did not include an important discussion regarding the presentation of the fiscal impact analysis by the developer. Arlene wants to put on record the September 12, 2006 minutes are incomplete and inaccurate. Arlene also wants to know why the October 10, 2006 minutes are not yet posted on-line.

Dan Waleski, 21 Elm Street, Derby, CT – The public is not getting all of the information that's coming to your commission. This information is not available to us, this is a 400 million dollar project, a huge effort by the City. It is incumbent upon the City to see that the citizens are well aware of how things are going.

A MOTION was made by Mr. Orazietti to allow the public to ask questions after the developer comes up with his dissertation.

Mr. Stevens – we could entertain questions, however I am unsure we could answer them all tonight. The change that is occurring in the plans has not even been presented to the Agency formally yet. It is still in the developmental stage. Nothing has been presented in an actual presentation form so I would refrain from trying to answer any questions on that issue. Everything that is on the website and everything presented here is what it is, and is what we have. The only glitch we have had is the October 10th meeting got posted late due to a change in clerk's. The Agency has just received them tonight which is why we have tabled the minutes.

Mr. Russo – Is the motion being raised for questions for the developer or the Agency?

Mr. Orazietti – yes the developer.

Mr. Russo – I have no problem with that.

Mr. Stevens - the update is mainly demolition tonight. We are going to either do a Special Meeting or at the next meeting, will be to allow Mr. Skolnick to get those revisions in place and with the absence of the Mayor, Mr. Dunne and Mr. Kelleher, we wanted everyone on board for the presentation. There will be a public meeting on any change to the plan.

Mr. Orazietti - the reason for the motion was if people were not able to ask questions after the developer makes his presentation it could be a bit frustrating.

Mr. Stevens - Mr. Orazietti has A MOTION to entertain questions after the update from the developer, is there a second? Mr. Russo second the motion. **MOTION CARRIED.** It will be listed as 7-A.

Mr. Stevens – is there anyone else from the public?

Anita Coscia, 10 Talmadge Street, Derby CT – I read in the paper that they weren't going to have the greenery on top, that concerned me, because it adds a special air to the project and wish the Board would take that into consideration.

Mr. Stevens – I would have to speak to the developer. I do believe that area was private for the building residents. Some of us had a problem with that, because it was not a public space.

Ms. Coscia - It adds to the viability to coming to live there. That's something that sold me on this project. Bringing up the quality of our downtown.

Carl Yacobacci, 10 Lombardi Drive, Derby, CT – The parking garage was one of the big things with the grass on top, I just don't think it will be an attractive project without this. As they update this project can they update the drawing to get an accurate view of what the project will be.

Mr. Stevens – as I said before what you see is what is before the Agency, everything else is speculative. The parking, a lot of this will also be driven by Planning and Zoning, so I appreciate if everyone could go to Planning and Zoning and get as much involved in this process as possible. If Planning and Zoning drives up the parking space requirements as we need for the entire City, the design needs to evolve through that process as well.

PUBLIC PORTION CLOSED (6:40 P.M.)

APPROVAL OF MINUTES – Tabled

UPDATE from DEVELOPER

Alan Biech, Stonebridge Partners (Project Manager) – Demolition is going as per planned. Derby Jewelers asbestos has been abated. We anticipate having all the paperwork to have the demolition permit for the jeweler building this week. On track for that. A couple more buildings to go to, the pool hall and the other side, but they're proceeding left to right and cleaning up. The 61 First Street will be taken in sections. We don't see any glitches or problems as of this time, very smooth. I spoke with Chris Copley, and Andy Bowlick the coordination for the asbestos removal is going very smooth, no issues. The State has been happy with the work that has been going on here as part of our permit requirements.

Atty Coppola – are you on schedule?

Mr. Biech – yes. The asbestos is falling right within everything that they planned and the weather has been good.

Atty Coppola – and we're on budget?

Mr. Biech – yes we are. Chris Copley has been on top of it, Andy's been handling it. We had issues with some utilities with the power company that were worked out fine.

Atty Coppola – but not our issues.

Mr. Biech – not our issues, normal issues not pertaining to budget. The foundation wall seems to be fine, for addressing our issues or concerns on the stability and holding up the infrastructure around Route 34. We monitored that and have a game plan with the local DOT people and we're right on schedule.

Atty Coppola – how does the Teitleman building look?

Mr Biech – We are scheduled to close in December on that building. We're letting the demolition contractor use the Scarpa building to run power for the fire night watch.

Mr. Orazietti – Atty Coppola, when the State ordered the City to take down these buildings, did they also give the City a time schedule.

Atty Coppola – there are two buildings that had to be taken down immediately, this grey one – the old smoke shop and the one on the end.

Mr. Biech – the structural engineer stated two or three buildings were in imminent danger of falling down which created a public safety condition, requiring immediate action.

Atty Coppola – there is the State's letter from one of the Board of Aldermen's meeting.

Mr. Orazietti – the RDA should have a copy of that.

Mr. Russo – we are in compliance with the state requirements.

Mr. Stevens – any issues with the Billiard building?

Mr. Biech – no, Mr. Meneo gave us access to the asbestos abatement inspection. Put the paperwork in with the State Health Department. There are no issues.

Mr. Stevens – any questions for the developer?

Ken Hughes, 470 New Haven Avenue, Derby CT – I heard a rumor of a lot of rats around the buildings. Have they found any around the buildings?

Mr. Biech – I asked, and haven't noticed any rats from the development. Haven't noticed any in the last week or two. There is a protocol by local building department or the State they assess the situation ahead of time, if the situation manifests, there is a protocol. But they haven't seen anything.

RELOCATION UPDATE

Atty Coppola – we have five businesses that are located in the redevelopment zone. We have received from Mr. Michalowski his relocation report for four of them. Derby Feed is next. Derby Feed has to meet some requirements that are requested of Mr. Michalowski. We will address the report in Executive Session, and the appraisals. We will discuss the status of the owners if they are interested in selling.

Mr. Orazietti – are we close to the time we contracted for with the relocation agent?

Atty Coppola – we're right on budget.

Mr. Russo – from the City's perspective, have we performed our due diligence by hiring Mr. Michalowski for the relocation?

Atty Coppola – once a municipality becomes the owner of a property and there is a business in that property, by statute the clock starts to tick. The statute kicks in, the agent starts what needs to be done to relocate the business. We've done that way in advance, we're beyond due diligence.

Mr. Russo – are negotiations still going on with the various property owners?

Atty Coppola – we will be discussing that in the Executive Session.

Mr. Stevens – we will need a motion to go into Executive Session and would like to include Aldermanic President Mr. Hughes as acting Mayor.

A MOTION by Mr. Russo to go into Executive Session with a second by Mr. Orazietti and to adjourn after Executive Session. **Motion carried.**

EXECUTIVE SESSION

ADJOURNMENT 8:15 P.M.

Respectfully submitted,

Denise Cesaroni
Recording Secretary

**A TAPE RECORDING OF THIS MEETING IS ON FILE IN THE TOWN & CITY
CLERK'S OFFICE.**