

**CITY OF DERBY  
REDEVELOPMENT AGENCY MEETING  
FEBRUARY 13, 2007  
DERBY CITY HALL – ALDERMANIC CHAMBERS – 6:30 P.M.**

Chair Rick Dunne called the meeting to order at 6:34 P.M. All rose and pledged allegiance to the flag.

**Roll Call**

Present: Glenn Stevens  
Gregory Russo  
Michael Kelleher  
Rick Dunne  
Absent: John Oraziatti

Also present: Joseph Coppola Corporation Counsel, Mayor Anthony Staffieri, Board of Alderman President Ken Hughes, Alderman Joseph Bomba, Alan Bietsch of Stone Ridge Partners and Thomas Corso - City Consultant.

**Additions, Deletions, Corrections and Adoption of Agenda**

Without objection the agenda was adopted as presented.

**Public Portion**

No one from the public spoke. Public portion closed.

**GAP Projection**

Mr. Corso is here tonight to educate the agency how the information from the developer is assessed and what he will report back to the agency. The role of the City is to review the developers income, expenses, projections and to verify for the public so that the money requested from the State is valid. The cost information is for the infrastructure. The developer will provide information as to how long it will take to sell the units and his projection of income. The developer has already given substantial cost information which is quite detailed. He will have construction estimaters look at it for infrastructure costs.

Mr. Dunne stated that until negotiations are completed on the PDA, this will not be available to the public. It will be available to the agency members and City officials who are involved in the negotiations.

Mr. Corso said we do not have the income information which will show how much income the project will generate and what is the value of the project. The State will ask for more detailed information, such as public benefits and impacts.

Mr. Dunne said Mr. Corso has put together a team to review construction costing, an evaluation group and market analysis. Mr. Dunne's goal is to make progress every single month on this and at every step protect the taxpayers interests. The City, through the

Mayor, has had a discussion with the State of CT about participating in the subsidy of some of the larger public infrastructure requirements of this project. We need to get on a schedule and provide predictability in this process to let the public know where we are going.

**Zoning and Regulation Procedures (pertaining to South Side of Main Street)**

Atty Coppola provided handouts of Exhibit 7 of the plan of redevelopment that was referred to P & Z in September 2005. Exhibit 7 is the proposed amendment to the zoning regulations once the plan for redevelopment has been adopted. We now have a proposed plan of what work is to be done. The original plan was 700 units with 100 thousand square feet of commercial. Now it has been scaled back to 300 units with commercial footage the same. The proposed density was approximately 50 units per acre. Atty Coppola stated his opinion that the project has been scaled back, it should be 22 units per acre.

Mr. Dunne stated the exhibit document reviewed previously by RDA as a proposed language and was never formally adopted.

Mr. Coppola said the next step will be to finalize the version with the RDA and then make application to P & Z for a public hearing.

Mr. Dunne will e-mail a copy to all.

Mr. Stevens said the P & Z did review this and changed the number of parking spaces required and then sent it back to this board.

Mr. Dunne said Corporation Counsel will investigate the land use regulations and put on the agenda for next month.

Mr. Stevens added there were other recommendations as well regarding fast food restaurants, they reviewed and commented on the directive and sent this back to RDA for action. Mr. Coppola should look into this matter with Mr. Stevens and include Mr. Bietsch to compare.

Mr. Kelleher asked if we need to make recommendations and refer this back to P & Z.

Mr. Coppola said this board needs to make an application to P & Z.

Mr. Stevens said we need to send to P & Z for any comments for text changes, then it will come back to RDA and then we send to P & Z as an application.

**St Ct Grant Demolition of Anson St area**

Skip to next item and will come back.

### **Downtown PDA benchmark and timeline**

Mr. Dunne asked Attorney Coppola to look at the PDA to determine where we are and what steps we need to make to go forward. The PDA contemplated that we would by December 30 have reached a land disposition agreement with the developer. We would have owned and transferred all of the property to the developer and the developer would have paid costs back to the City. That did not happen, there is still a number of properties that are not owned by the City or the developer.

Atty Coppola said the amended PDA and the GAP analysis timeline determines what the gap is and how to fill it. Within so many days of signing the agreement, the City was to use its efforts to gain access to the properties. Starting from the Derby Shelton bridge the prior administration had basic access to the properties. When this administration came in some of the owners denied access to the properties. Of the owners that did allow us access, testing has been done. They have developed some numbers that will assist us in the gap analysis. Once Mr. Corso gets the information needed, then the gap analysis timeline begins. The goal was for the City to get access, the developer to conduct testing and come up with figures for the gap, and the City to review the gap. After the City formally receives all figures and reports etc, the City has 30 days to analyze and Mr. Corso will have a report and advise the board what his opinion is regarding the gap. Then there will be a discussion with the developer as to what this gap analysis has generated. Then we have nine months to fill the gap. This administration has started timelines on the promises of our agreement. If we fill the gap, we would then look at a final project and ask the developer to get permits and approvals, we could then change the zone text and then act on obtaining the rest of the properties. This administration has taken the timeline with regards to property acquisition and try to advance it as far as possible. We were very close to reaching our December 31st date. We still have 4 owners left that we are trying to negotiate. We are aggressively trying to obtain the properties. Another part of the timeline was the problem regarding the buildings that were in jeopardy of falling. And with the presentation to both boards and understanding that in the end this agreement will allow the developer to reimburse us for our costs.

Mr. Russo asked if the gap analysis that has been provided started the nine months.

Atty Coppola said no, but the Mayor has started to attempt to fill the gap regardless of the timeline.

Mr. Dunne said when this administration inherited this document; the document was not on schedule. This administration decided to try and get caught up. We are responsible to get caught up three years in a year and we almost got there. The developer and administration has acted in good faith in carrying forward the activities even though the timeline was off and agreed to go forward. The thirty day and nine month deadline is the most difficult one for us. It could be nine months of Mayor Staffieri looking for assistance from the state or the feds for public infrastructure costs on this project. The developer is committed to working with us in providing the numbers that are required.

Mr. Kelleher asked Atty Coppola “will the gap will be affected by the properties that we have not had access to.” Before we go through nine months of analyzing the gap, the gap must be determined first of all the properties.

Mr. Bietsch said based on the information we have seen, we have had to make some generalizations on some of the conditions.

Mr. Dunne said we sent certified registered requests to each and every property owners requesting access for the purposes of testing and other needs. We have been refused by two owners.

Mr. Stevens asked if the timeline been adjusted to acquire these properties.

Mr. Dunne said it will be discussed in Executive Session. There will not be any action coming out of it; it will be in the manner of an update. The Mayor and city officials will be invited in the Executive Session.

Mr. Dunne noted that there is an item on the agenda as an experiment, (time permitting) to provide answers to any questions that can be addressed on adhoc basis between the public and the developer and RDA. It is not mandatory and will not be on the record.

**State of CT grant for demolition in the Anson Street area**

According to Atty Coppola, this does not have a plan of redevelopment it is a contemplated one. We need to revisit the issue. Mr. Dunne is asking the administration to provide us with some information regarding the status of the Connecticut legislature granting \$800,000.00 to the City two years ago, to try and get it out of the bond commission. The legislature passes a bonding bill every year. The legislature announced \$800,000.00 has been granted to the City of Derby for demolition and then the money doesn't come. In order for the money to come the governor has to place it on the bond commission agenda to get it approved by her appointees on the bond commission. That step has not happened. I am asking the administration to investigate it and where it is and what the City needs to do to access those funds.

Mr. Russo asked how the Sterling Opera House fit into this.

Mr. Dunne said Sterling is not part of the redevelopment agency charge in regard to Anson Street. There are available funds from the State with the potential for the bond commission to release the funds. If the bond commission is able to release the funds to Derby for the demolition, then it is incumbent on the City to go into the zone and take care of the property it owns.

The priority right now is the south side of Main Street, but I will be working with the administration and Attorney Coppola to develop a strategy for the other zone.

*Mr. Stevens motioned to go into Executive Session, subject to adjournment at 7:20 P.M. with a second by Mr. Russo and invite Mayor Staffieri, Board of Alderman President*

*Ken Hughes and Alderman Joseph Bomba and Attorney Copppola, and second by Mr. Russo, all in favor.*

The Executive Session ended at 8:05 P.M. and the meeting adjourned without any further action.

*Respectfully submitted*

*Denise Cesaroni  
Recording Secretary*