

**CITY OF DERBY
REDEVELOPMENT AGENCY
1 ELIZABETH STREET
DERBY, CT 06418**

MINUTES

**JANUARY 8 2008
DERBY CITY HALL – ALDERMANIC CHAMBERS**

Call to order: Mayor Staffieri called the meeting to order at 6:30 p.m.

Pledge of Allegiance: All rose and pledged allegiance

Roll Call: *Present:* Greg Russo, Ken Hughes, Mike Kelleher
Absent: Glen Stevens
Also Present: Corporation Counsel; Joseph Coppola, Aldermen Joseph Bomba, Attorney for Ceruzzi Derby Development, LLC, Alan Bietsch

Additions, Deletions, Corrections and Adoption of Agenda: Mayor Staffieri said item 4 will end up being Additions, Deletions, Corrections and Adoption of Agenda. There are three corrections; item #9 will be a reading of a letter of resignation for Chairman Rick Dunne, item #10 will be resignation of John Oraziotti, due to lack of attendance and item #12, HALO Agreement will also be added to the Executive Session. *Motion to approve by Mr. Hughes, second by Mr. Kelleher, all in favor, motion passes.*

Approval of minutes - Special Meeting; Joint Board of Aldermen/Redevelopment Agency – Dec 11, 2007.
November 13 2007 Regular Meeting

Motion to table the meetings by Mr. Kelleher, second by Mr. Russo, all in favor, motion passes.

Election of Chair - *Motion to table until next meeting by Mr. Kelleher, second by Mr. Hughes, all in favor, motion passes.*

Adopt 2008 Meeting Dates: *Motion to approve the meeting dates as presented by Mr. Hughes, second by Mr. Russo, all in favor, motion passes.* The Redevelopment Agency will meet on the second Tuesday of every month, with the exception of November, which will be the second Monday.

Public Portion: Mr. Charles Willinger, one of the attorneys for Ceruzzi Derby Redevelopment, LLC read into record a press release from Ceruzzi Derby

Redevelopment, LLC: *“We are shocked and disappointed by the recent actions of the Board of Aldermen, the Administration and the Redevelopment Agency of the City of Derby. The City has illegally terminated our Preferred Development Agreement without prior notice or any discussion between the parties. This has left us with no other option but to litigate. We are certain that as the facts and details of the case are revealed, it will become abundantly evident that Ceruzzi Derby Redevelopment, LLC has performed each and every one of its obligations under the Agreement. The actions of the City were inappropriate and have resulted in millions of dollars in damages that could and should have been avoided. Regrettably, the tax payers and residents of the City of Derby will bear the burden of the ramifications of the actions of the elected and appointed City officials, which will include substantial litigation costs. Sadly, once again, the downtown redevelopment that everyone was hoping was finally a reality will be delayed indefinitely. Ceruzzi Derby Redevelopment, LLC”*

Mr. Jeff Auerbach – Derby Garden Center, He hopes that some information will be made available to him, and to know what to expect.

Carl Yacobacci – 10 Lombardi Drive, he wants to commend the board for the decision that they made. Ceruzzi Derby Redevelopment was awarded this agreement in December 2000, over seven years ago. In minutes from 2006, said buildings would be going up and our infrastructure expense could be 30, 40, or 50 million dollars. The City went to Hartford and got a special taxing district for 45 million dollars worth of bonds to help cover the costs. He realizes that this puts the future of his business in a nightmare, but all in all, he thinks it will be good for the City in the long run.

Brian Calvert – Calvert Safe and Lock, He hopes to be kept well informed, through Ms. O’Malley who has been very helpful and a good asset to the City. He hopes to continue dialogue with her. He is sorry to see Rick Dunne go as he was an asset.

Public Portion closed at 6:38 p.m.

Letter of Resignation of Rick Dunne – as a point of reference, the letter was read into the record. *Dear Mayor Staffieri, It has been my pleasure to serve you and the City of Derby as a member of its Redevelopment Agency for the past year, so it is with regret that I find it necessary to resign from my position on the Agency. My duties and responsibilities as the Executive Director of the Valley Council of Governments often prevent me from dedicating the full effort required to carry out this very important project and I feel that this conflict prevents me from giving the service that you and the citizens of Derby are entitled to expect from their Redevelopment Agency chairman. Therefore I am hereby submitting my resignation from the Derby Redevelopment Agency. Of course you should feel free to call upon me at the Valley Council of Governments if my assistance will be helpful to the ongoing activities of the City of Derby. Be assured that I have enjoyed my time with the City staff and my fellow members and look forward to the City’s continued success with its redevelopment project. Very Truly Yours, Rick Dunne.*

Resignation of John Oraziotti – as a point of reference, Mr. Oraziotti has missed four consecutive meetings. The City Charter does not allow this, so he has stepped down.

HALO update – Ms. O’Malley addressed the board about the status of the Weed and Seed program. The first step is official recognition from the U.S. State’s Attorney’s Office. In November statistics from the police department were submitted. Lori Potter has not given an official decision yet. We need the recognition to proceed with the application. The application process begins in March.

Executive Session – *Motion to go into Executive Session at 6:41 p.m, and invite Attorney Joseph Coppola, Sheila O’Malley, Alderman Joseph Bomba, subject to adjournment by Greg Russo, second by Ken Hughes, all in favor.*

Executive Session and meeting adjourned at 7:17 p.m.

Respectfully Submitted

*Denise Cesaroni
Recording Secretary*

These minutes are subject to the approval of the Redevelopment Agency at their next regularly scheduled meeting.