

CITY OF DERBY  
REDEVELOPMENT AGENCY  
January 12 2010 6:30 P.M.  
DERBY CITY HALL – ALDERMANIC CHAMBERS  
MINUTES

**Call to order:**

Chairman Joseph Bomba called the meeting to order at 6:33 p.m.

**Pledge of Allegiance:**

All rose and pledged allegiance.

**Roll Call:**

*Present:* Greg Russo, Ken Hughes, and Chairman Joseph Bomba.

Also present: Mayor Anthony Staffieri, Director of Economic Development Sheila O'Malley, and Corporation Counsel Joseph Coppola.

Absent: Michael Kelleher and Glenn Stevens

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

There are three additions; adopt meeting calendar 2010, adoption of Roberts Rules of Order and Election of Chairman.

**Motion** to approve agenda as amended by Mr. Hughes, second by Mr. Russo, all in favor, motion passes.

**Approval of Minutes - November 10, 2009**

**Motion** to approve by Mr. Hughes, second by Mr. Russo, discussion....Mr. Russo has a correction on page three, third paragraph: "Mr. Hughes said anything being done tonight will be cutting out the public", should read "will not be cutting out the public".

**Motion** by Mr. Russo to accept the minutes as amended, second by Mr. Hughes, all in favor, motion passes.

**Public Portion:**

Anita Dugatto - Elizabeth Street, Derby. Ms. Dugatto asked Ms. O'Malley if the residents could meet regarding input on the overall downtown plan and she has not heard anything. Also, Donald North was a meeting in the Ansonia City Hall and they are asking for Derby's input on the Route 34 project. She strongly urges Sheila to make a meeting with the residents. Mr. Bomba stated there is an item on the agenda which will address this issue.

Carl Yaccobacci - 10 Lombardi Drive, Derby. Mr. Yaccobacci asked if Derby is open to negotiating with the people who have properties for relocation. It would be better to have the City to have all of the property.

Dan Waleski - Elm Street, Derby. Mr. Waleski was under the impression the agency was to have the public invited to discuss different views. Is that still pending?

**Motion** to close public portion by Mr. Russo, second by Mr. Hughes, all in favor, motion carries. Public portion closed.

#### **Adoption of Meeting Calendar 2010**

**Motion** to adopt the meeting calendar for 2010 by Mr. Hughes, second by Mr. Russo, all in favor, motion passes. The agency will be on the second Tuesday of each month in the Aldermanic Chambers at 6:30 p.m.

#### **Adoption of Roberts Rules of Order**

**Motion** to adopt by Mr. Hughes, second by Mr. Russo, all in favor, motion passes.

#### **Election of Chairman**

**Motion** by Mr. Hughes to nominate Joseph Bomba as Chairman, second by Mr. Russo, all in favor, motion passes.

**Motion** to close nominations by Mr. Hughes.....**Motion** by Mr. Hughes to rescind his nomination and to table this item until the next meeting, second by Mr. Russo, all in favor, motion passes.

#### **Update of Downtown RFQ**

Ms. O'Malley stated the public questions will be answered during the following agenda items. There are still pieces of property to be negotiated, the City is waiting for those negotiations to happen before the RFQ goes out. The door is open for those owners to come and speak with the City as well as developers. The bulk of the work on the RFQ has been done.

Joseph Coppola took the designation of certain areas and drafted RFQ's for each area. Once the City has control then the RFQ can go out. The RFQ's will be one along the river for residential, one along Route 34 for the mix, and the third one along Life Touch, Housatonic and the Scap Metal building.

The access to these areas is not there yet. This depends on negotiations, and who is willing to come to the table and bring something to the table.

When the draft is ready to be made public, the agency will be involved for input. The maps and design will be ready, the answers for Route 34, easements and where the road will be located will be there. This is still up in the air.

Mr. Bomba addressed the issue of the meeting in Ansonia regarding Route 34. Ms. O'Malley stated the City was aware of the meeting, but due to scheduling conflicts were unable to attend. The City has talked with DOT, the engineering consultants for Route 34 and a public hearing will be scheduled.

#### **Update of DOT Parcel**

The access road is going out to bid at the end of this month. Some design elements need to be in place for the sewer improvements. Hopefully by spring there will be a shovel in the ground. There have been a lot of inquiries for the parcel. After that there will be sub-division and going out to bid. It could take six to nine months for the completion of the road and utilities.

#### **Update on Informational Session**

This process has been very open and public. This board has been open to hearing feedback from the public. It wouldn't be anything too different from what the agency does now.

There was a discussion at the last meeting regarding a workshop. Ms. O'Malley was hesitant because we are not at square one yet. It was previously scheduled prior to the holidays, but it didn't work out.

The residents have been vocal about what they want. They are concerned about Route 34. There wouldn't be any change of course. Mr. Hughes pointed out there is always a public portion at every meeting. If there were to be a workshop, Mr. Guedes, Tom Corso and Rick Dunne would be invited to attend. However, Mr. Corso would charge for his time.

Mr. Bomba feels a workshop does not fit. The agency knows what the other boards and the residents want. The charge is to move forward with a mixed use development. He wants to take the Redevelopment Agency away from this to avoid politics being involved. People can come and ask questions. This isn't a workshop to come up with a whole brand new idea. We have a great plan. If people have things that would polish what we have that would be welcomed.

Mayor Staffieri added the public and the past administration have already approved a mixed use development.

Mr. Hughes feels Mr. Guedes, Mr. Dunne etc, could be invited for a presentation and open it up to questions from the public and be done with it.

Ms. O'Malley said a 22 acre parcel with the topography and the location, there are not many variations from what we have now. There are various players that would like to be located in various locations.

Mr. Waleski said if you want acceptance of the downtown redevelopment, it is highly advisable to invite the people to talk about some of the suggestions and ideas they may have.

Mr. Bomba does not want the informational sessions, the doors are always open. He doesn't get any phone calls. The information is out there.

Mr. Hughes said the public will have a chance every step of the way to put their comments in. By not having an informational session is in no way saying the public will be shut out.

Mr. Coppola addressed the designated areas with the agency. In order to go through, the RFQ has to have a concept of Route 34 to some other point. He doesn't have the exact point. There will be a need for two access points. Do we include Caroline Street? Do we include from New England Sheet Metal down?

Ms. O' Malley said when you put something out there, you want to be sure you get proposals from developers doing the kinds of activities that we want. There has to be discussions and negotiations on what is viable in this area. There are technical and legal issues to deal with.

Mr. Bomba said at some point there will be an informational session. The agency is not looking for a whole new plan. The public is more than welcome every second Tuesday of every month. This meeting is an informational session.

## **Adjournment**

**Motion** to adjourn at 7:21 p.m. by Mr. Hughes with a second by Mr. Russo, all in favor, motion passes.

*Respectfully Submitted,*

*Denise Cesaroni  
Recording Secretary*

\*\*\*These minutes are subject to approval at the next Redevelopment Agency meeting.