

CITY OF DERBY
REDEVELOPMENT AGENCY
SPECIAL MEETING

Sep 22 2010 6:30 P.M.

DERBY CITY HALL – ALDERMANIC CHAMBERS
MINUTES

Call to order:

Chairman Joseph Bomba called the meeting to order at 6:31 p.m.

Pledge of Allegiance:

All rose and pledged allegiance.

Roll Call:

Present: Greg Russo, Michael Kelleher and Chairman Joseph Bomba. There is a quorum.

Absent: Ken Hughes and Bill Steeves,

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

Approval of Minutes - August 10 2010

Motion to approve by Mr. Kelleher, second by Mr. Russo, all in favor, motion passes.

Public Portion:

No one from the public spoke. **Motion** to close public portion by Mr. Kelleher, second by Mr. Russo, all in favor, motion passes.

Presentation by Eclipse Development Group

The developer took the comments from the last meeting and incorporated them into tonight's plan and are asking for approval of the concept in order to take the next step and pull retail tenants in.

There is a pedestrian friendly situation by the roadway. There is a total of 160,000 square feet in total on a 15 acre site. This could change as tenants come on.

There are two access points to the site.

There is a pocket park with landscaping, a fountain trellis area and a concrete area with benches. Parking will be 1,060 spaces. The river walk will be buffered by shrubbery.

The estimated tax revenue would be \$400,000.00 to \$500,000.00 a year based on the square footage.

The next step would be to market the concept for tenant interest.

75 - 80% must be pre-leased for construction loans.

Ms. O'Malley met with VCOG and the consultants on the preliminary design of Route 34. They are looking at DOT to approve the plan and the start date is 2012.

The conceptual plan will not alter much in terms of placement and layout.

Public Question and Answer Period

Carl Yaccobacci - 10 Lombardi Drive. Mr. Yaccobacci wished he seen the last plans. He is disappointed there are no free standing buildings. Mr. Yaccobacci questioned the access to O'Sullivan's Island. Mr. Gray stated it would be the same as it is now.

Brian Calvert - 40 Caroline Street. Mr. Calvert was concerned about the relationship between the developer and the current property owners in the redevelopment zone. Mr. Gray explained the feasibility study is now done, the next step will be bringing the conceptual plan to fruition and then the owners would hear from the developers. It would be premature for a meeting with the owners now.

Keith McLiverty - Academy Hill. Mr. McLiverty applauds the plan with no residential included in it. He encourages the developers to be sure the amount of the square footage for parking is realistic.

Eugene Driscoll - Valley Independent Sentinel. Mr. Driscoll would like to know what types of uses the buildings will be. Mr. Gray stated he cannot disclose tenants at this time. It is a conceptual plan which has a row of four buildings, but may end up as 5-7 buildings. The conceptual plan is the layout at this time.

Dan Waleski - 21 Elm Street. Mr. Waleski would like more details on tenants, he is an advocate for mixed use. Part of the plan should include an effort to accommodate the current business owners on site regarding moving them. There should be a public analysis and comment along the way. Mr. Waleski likes the conceptual plan.

Anita Dugatto - Elizabeth Street. Ms. Dugatto wanted to know if the plan would be in phases or all at one time. Mr. Gray stated it would be all one project.

John Izzo- Weichert Realtor and Derby property owner. Mr. Izzo commends the conceptual plan and wanted to know if it included all of Main Street. Mr. Gray said it would include the south side of Main Street from the bridge to Route 8. The proposal at this time would include Jacobs, Housatonic, Life Touch and the Mexican restaurant.

Basil - 155 New Haven Avenue. Mr. Basil asked about the parking lot. Will it have a slope or be steep. Mr. Gray stated fill would be brought in.

Arlene Yaccobacci - 10 Lombardi Drive. Ms. Yaccobacci stated the plan is more of a fancy strip mall versus free standing buildings. Ms. Yaccobacci questioned the length of the construction time. Mr. Gray stated the next step is to bring in tenants. The building will be all at one time. Tenants will decide when they will open and may be at different times. Ms. Yaccobacci questioned the parking for the greenway. Mr. Gray stated it is not designed at this time, but it can be accommodated if the City wishes.

Judy Agosta - 157 Minerva ST. Old Birmingham Business Association. Ms. Agosta wanted to know if the gateway to Route 34 was considered. Mr. Gray stated there is a pedestrian friendly pocket park.

Anita Dugatto - Elizabeth Street. Ms. Dugatto asked if there will be a building down the grade. Mr. Gray stated there will be a single tenant with parking at the end.

Dan Waleski - 21 Elm Street. Mr. Waleski is concerned about pedestrian access. Mr. Gray stated there will be by Water Street with potential for pedestrian access from Elizabeth Street if there is enough fill.

Arlene Yaccobacci - 10 Lombardi Drive. Are there plans to extend Pershing Drive to Route 34? Ms. O'Malley stated it may happen, but not in the near future. It is very costly and is not funded.

John Izzo - Weicher Realtor - Mr. Izzo wanted to know what the 12 month milestone is. Mr. Gray stated it is for the 80% pre-leased tenants. Mr. Izzo wanted to know what the conceptual plan holds for the Life Touch and Housatonic pieces hold. Mr. Gray stated it would be restaurant/retail.

Eugene Driscoll - Valley Independent Sentinel. Mr. Driscoll wanted to know if there was a name associated with the project. Mr. Gray stated there is no name at this time.

Jean Falbo - New Haven Register. Is there an estimated cost associated with the project? Mr. Gray stated not at this time.

Dan Waleski - 21 Elm Street. Mr. Waleski wanted to know if there will be worksheets or information available to the public. Mr. Gray stated they are looking for approval to then take it to the next step.

Ms. O'Malley thanked Mr. Gray for the presentation tonight and to Mr. Bomba for being here tonight while he has a family member who is not well and it is a testament to his dedication to doing what is right for downtown.

Acceptance of Developer's Concept

A MOTION by Mr. Kelleher with a second by Mr. Russo to accept the concept and the 12 months begins today, all in favor, **motion carried**.

Mr. Bomba stated Doug and Paul have been cooperative, listening to Derby's needs and wants. They have been awesome to work with. They have stepped to the plate and have shown an interest in Derby and a great attribute to Mr. Gray and this outfit.

Adjournment

A MOTION to adjourn by Mr. Kelleher, second by Mr. Russo, all in favor, motion carried. Meeting ended at 7:34 p.m.

****These minutes are subject to approval by the Redevelopment Agency at their next regular meeting.

Respectfully Submitted,

*Denise Cesaroni
Recording Secretary*