



CITY OF DERBY

REDEVELOPMENT AGENCY

May 14, 2013 6:30 P.M.

DERBY CITY HALL – JOAN WILLIAMSON ALDERMANIC CHAMBERS  
MINUTES

The meeting was called to order at 6:30 p.m. by Chairman Bomba. All rose and pledged allegiance.

**Roll Call:** Bill Steeves, Richard Bartholomew, Joseph Bomba and Ken Hughes.

**Also present:** Mayor Anthony Staffieri and Director of Community and Economic Development Shiela O'Malley, Aldermen Carmen DiCenso, Aldermen Ron Sill, Tax Board Chair James Butler BoAT members Anita Dugatto, Jeremy Bell, City Treasurer Keith McLiverty and Corporation Counsel Joe Coppola.

**Approval of February 7 212 minutes**

**A MOTION** by Mr. Hughes with a second by Mr. Steeves to approve, all in favor, Mr. Barthomew abstained, **motion carries.**

**Approval of August 21 2012 minutes**

**A MOTION** by Mr. Hughes with a second by Mr. Steeves to approve, all in favor, Mr. Barthomew abstained, **motion carries.**

**Public Portion**

No one from the public spoke.

**Nominate and Elect Chairman**

Mr. Hughes nominated Mr. Bomba with a second by Mr. Steeves. **A MOTION** by Mr. Hughes to close the nominations with a second by Mr. Steeves, all in favor, **motion carries.** Mr. Bomba is the Redevelopment Agency Chairman.

**Adopt Roberts Rules of Order**

**A MOTION** by Mr. Hughes with a second by Mr. Steeves to approve, all in favor, Mr. Barthomew abstained, **motion carries.**

**Adopt 2013 Meeting Calendar**

The meetings will take place on the second Tuesday of each month at 6:30 p.m. in the Joan Williamson Aldermanic Chambers. If the Tuesday falls on a holiday the meeting will take place on a Wednesday.

**A MOTION** by Mr. Bartholomew with a second by Mr. Hughes to approve, all in favor, Mr. Bartholomew abstained, **motion carries.**

#### **Update on Downtown Redevelopment**

Ms. O'Malley presented the following timeline regarding the downtown to the agency.

To: Chairman Joseph Bomba and Members of the Redevelopment Agency

From: Sheila O'Malley, Economic Development Director

Date: May 14, 2013

Timeline and Status for Downtown:

- 1) City of Derby entered into a Preferred Development Agreement with Cerruzzi in 2001
- 2) Adopted a Plan of Redevelopment in 2005
- 3) Purchased and demolished unsafe privately owned buildings within the redevelopment area 2006-2007
- 4) Offered to purchase remaining privately held buildings – offers to purchase were refused 2006-2007
- 5) Terminated Preferred Development Agreement (PDA) with Ceruzzi for non performance in 2007
- 6) Amended Plan of Redevelopment in 2008
- 7) Actively solicited for requests for proposals on three occasions
- 8) Met with officials from the CT Department of Economic and Community Development and Connecticut Economic Resource Center (CERC) to discuss ways to market and invest in the downtown
- 9) CERC introduced us to a developer who had just completed North Haven and was looking for a new site location
- 10) Began working on a preferred development agreement with Eclipse in 2010
- 11) Ensured that the agreement would protect the city, not cost the city anything and gave a considerably shorter period of time for Eclipse to redevelop the downtown
- 12) Eclipse requested a 6 month extension.
- 13) During the term of the agreement, helped Eclipse locate potential tenants, helped acquire brownfields funding and other grants, some of which are currently pending for help with the redevelopment area
- 14) Agreement with Eclipse expired in 2013 due to their inability to secure an anchor tenant for the downtown
- 15) Have been approached and have solicited at least five new developers who have expressed interest in creating activity in different locations on the redevelopment site
- 16) Have actively participated in ICSC conference.
- 17) We currently have three developers interested in doing a portion of the project.

The agreement with Eclipse expired on April 18, 2013 due to the inability to secure a viable tenant.

Derby has solicited and was approached by five new developers who have expressed interest in the downtown area. Currently, there are three developers interested in various portions of the area.

There are pending grants for the redevelopment area and brownfield money as well.

The developers are new to Derby with two of them being out of state and one in state.

One of the developers has options on two of the properties (Lifetouch and Housatonic Lumber). The developer would have a due diligence period (120 days). The developer is interested in working with other developers to acquire more property and develop the entire parcel.

The other two developers want to work on their own and have different ideas. Some are interested in retail and residential, or just retail.

Derby would work with the State of Connecticut including meeting with the CT Dept of Transportation on the Route 34 issue.

Ms. O'Malley will meet next week regarding the rights of way on Route 34. The Federal Highway is reviewing the design and hopefully will give the state the go ahead on the final design, which means they will begin to contact people and acquiring properties.

Funding is in place on the federal and state level.

There is a plan of redevelopment that the Redevelopment Agency approved and amended. The City is still not interested in big box development.

**Adjourn**

**A MOTION** at 6:41 p.m. by Mr. Hughes with a second by Mr. Bartholomew to adjourn, all in favor, **motion carries.**

*Respectfully Submitted,*

*Denise Cesaroni  
Recording Secretary*

**\*\*\*\*These minutes will be on file in the Town Clerk's Office.**