

**City of Derby  
Redevelopment Agency  
July 10, 2007**

**Aldermen's Chambers  
6:30 P.M.**

**Call to order:** Meeting called to order at 6:30 P.M. All stood and pledged allegiance.

**Roll Call:** Present: Glenn Stevens, Greg Russo, Michael Kelleher, Chair – Rick Dunne, also present: Corporation Counsel – Joseph Coppola. Absent: John Oraziatti

**Approval of Minutes: (June 12, 2007)** Mr. Russo noted on page 2 under GAP Analysis, that Mr. Dunne stated we will take the developers GAP estimate .... (who is the we, is it Mr. Corso or the Development Agency) Mr. Dunne said it is the Redevelopment Agency working as a team. The City our consultants, everyone involved on our side of the table. Mr. Russo noted on the next page (pg 3) Demolition Project Status RT 34 – Retaining Wall issue, second line....the buildings have all been removed, it should say along Main Street or the site for demolition, if looking back on the minutes, not all of the buildings have been removed. Mr. Dunne asked the clerk to amend that to read the buildings under the ownership of the City of Derby along Main Street have all been removed. A motion by Greg Russo to accept the minutes with the amendments, with a second by Mike Kelleher, Glenn Stevens abstained, all in favor, motion passes.

**Additions, Deletions Corrections and Adoption of the Agenda:** Mr. Dunne had no changes other than to say, under Executive Session he put the GAP Analysis on there, and noted the report will not be made until the August meeting. He does not anticipate discussing the details of the GAP Analysis. However, the Redevelopment team is proceeding and do expect to have an interim report for the next meeting. A motion to accept the agenda by Mr. Russo, with a second by Glenn Stevens, all in favor, motion passes.

**Public Portion:** Mr. Brian Calvert, Calvert Safe and Lock, Caroline Street. Mr. Calvert has nothing but admiration of public servants. Mr. Russo in particular has put in a lot of time over the years on this board. However, Mr. Chairman you have mentioned in the press that this agreement was not a good agreement for the City. It was badly put together and you were not happy with this agreement which was done before you took office. Mr. Russo was a signee of that agreement, it would not be a good thing to re-appoint him to this board. There are many other people in town that might like to take the place of Mr. Russo. I think he has done an admirable job but it would be contradictory of you to sponsor him as another five year member of this board. My point is I think he is flawed as he was a party to this agreement.

Mr. Carl Yacobacci, 10 Lombardi Drive. Mr. Yacobacci asked about negotiations and property acquisitions under Executive Session. He wanted to know if the Redevelopment Agency will come back and talk to the public about that. Mr. Yacobacci stated that he is one of the owners and has not been in any negotiations. Mr. Dunne stated he did not think any actionable items from Corporation Counsel would be acted upon tonight.

**Resolution of Support – Endorsement of proposed re-appointment of Greg Russo to new 5 year term on Redevelopment Agency**

Mr. Dunne explained this is a resolution of this Agency supporting the appointment of the Mayor. It is the Mayor's appointment to make. The Board of Aldermen must concur. At the recent Board of Aldermen meeting the item was tabled, with a request to provide additional input. This proposed resolution is an attempt to provide additional input to the public and Board of Aldermen.

Mr. Dunne is not a fan of the amended agreement. He said he has worked with Greg for a number of years, in different capacities. He has worked for him and with him. His opinion is he has never let politics enter into anything. He's very competent in his decisions and very thorough. Mr. Dunne personally supports his endorsement.

Mr. Kelleher was on the Board of Aldermen, the first part of this agreement was not the one when he left office. The Redevelopment Agency met infrequently, once a year, met with the developer one time in 18 months. The Agreement has changed. Mr. Russo is very professional and able. Mr. Russo is a great asset and Mr. Kelleher fully endorses him to the Agency.

Mr. Stevens has worked with Greg on various boards and commissions. The only member to question the agreement in all areas of concern was Mr. Russo. Mr. Stevens fully supports his reappointment.

A motion by Glenn Stevens to endorse the Mayor's re-appointment and forward to the Board of Aldermen, with a second by Mike Kelleher, all in favor, Greg Russo abstains, motion passes.

Mr. Dunne wanted to clarify his comments regarding the agreement, my comments have to do with some specific areas of that agreement. They are not deal killers or items that will prevent us from having a successful project. He thinks we will have a successful project. The portion of the agreement that he takes issue was one that affects cash flow for the City of Derby. The amended agreement requires us to go out and acquire all the properties in the current phase under contract before we can seek reimbursement from the developer. That is the issue that he has the problem with. The contract is probably 60 pages, he probably has a problem with 2 pages. It is important to the City to not fault the developer. He does not fault the developer for negotiating a good deal.

**Downtown Redevelopment Project Update – Sheila O'Malley:** Ms. O'Malley is here tonight to introduce herself to the board. She is serving a dual role when she sits at the

table with the developer and as part of the administration. She is not only looking from the perspective of an Economic Development Director but also from a Grant person in order to bring resources to this project and essentially to the City of Derby. She is encouraged by the enthusiasm by the City side and by the developer side. That is always a good sign. We are having regular and consistent meetings. She is encouraged by what Derby has to offer. Derby has natural and man-made resources that work to make Derby grow. She will be doing monthly updates at this meeting, and any questions can be asked about funding and project sides of things.

Mr. Dunne stated Ms. O'Malley works at the direction of the Mayor. One of her duties is to provide a staff resource to this agency. If the Redevelopment Agency has things they need, we will make the request of Ms. O'Malley. Ms. O'Malley will be the main interface with the GAP team. When that report goes forward, Ms. O'Malley will give reports. Mr. Dunne asked if Ms. O'Malley has done anything in terms of working with the development team in identifying resources that will fill that gap, or provide other resources for the downtown. Ms. O'Malley stated she has looked at various funding sources both on the federal and state side. The City has many priorities that it needs to find resources to meet its needs. Mr. Dunne asked as per the agreement with the developer, the City has to work with the developer to identify resources to fill the gap, that is your job. Ms. O'Malley stated yes.

Mr. Dunne asked Mr. Skolnick to share with everyone a little bit about the development team's efforts in trying to identify resources as well. Mr. Skolnick stated we are working together with Ms. O'Malley to engage two different lobbyist. Nick Panuzio's organization and Pat Sullivan. Another state lobbyist Mary Phil Guinan who has helped us get the special taxing district the legislature approved and Pat Sullivan is looking at ways to allocate money through OPM and through some programs that are being studied for parking bonding monies. Mr. Dunne stated that the 5 million or so allocated for Route 34 was due to the developer.

**Route 34 Retaining Wall Issue:** Mr. Dunne stated there was discussion at last month's meeting. Mr. Bietsch addressed the board. Mr. Bietsch said we are pretty much on line. We got quotes on the fence. DOT is all set, no issues. Mr. Dunne stated to review where we are; there is repair of sidewalks, set jersey barriers back to the point where they will remain on an interim basis, install a fence. Mr. Bietsch said it will be a 6 foot high permanent type fence. It will be behind the jersey barriers permanently mounted. Mr. Dunne asked if United Illuminating will have to come back. Mr. Bietsch said yes. There are some poles with issues of wiring.

**Main Street Reconstruction Update:** Mr. Dunne said the Transportation ReAuthorization bill was late. The money just became available this past October. VCOG manages this project with DOT. This is part of a larger project that encompasses Route 8 from Division Street to Exit 15 at Main Street and both sides of Route 8 from Deerfield Meat back over to the Derby Shelton bridge and onto Howe Avenue. VCOG submitted a preliminary budget for the entire project to the DOT. The project costs approximately 94 million dollars. Plans are available at the VCOG office. We are in the preliminary design

phase. Sometime late this summer there will be a public information meeting regarding the scope of this project to take official public comment and then go on to final design. Route 34 is part of that but on a slightly different track. In the original project, Route 34 was just a study. That study is completed and that is on file here and at VCOG. It is an existing condition study and does not tell you about what's to come. We are now accessing the money. VCOG will be kicking off the preliminary engineering and design phase of Main Street from the area in front of Home Depot back to the Derby Shelton bridge. Also the timing issue of lights from Route 34 being synchronized from I 95 into Grassy Hill Road in Derby and then there is no longer any synchronization of lights which is a problem with flow here. The project is kicking off. This agency will be officially on the list for circulation of documents on the preliminary engineering/design phase. The consultant design firm was selected back in 2002 as part of the Route 8 project. Mr. Dunne hopes to be completed with preliminary engineering and into preliminary design phase in 2008. VCOG's consulting designer will be working with the developing team and their engineers so we don't design things that don't work with everyone on Main Street in Derby.

Motion by to go into Executive Session at 7:10 pm with an invitation to the Economic Development Director and the Developer's team, Corporation Counsel and the Redevelopment Agency subject to adjournment, by Glenn Stevens with a second by Mike Kelleher, all in favor, motion passes.

Motion by Mike Kelleher to adjourn with a second by Greg Russo. Meeting adjourned at 7:55 PM.

*Respectfully submitted*

*Denise Cesaroni*  
*Recording Secretary*