

CITY OF DERBY  
REDEVELOPMENT AGENCY  
REGULAR MEETING

August 10 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:* Bill Steeves, Greg Russo, Michael Kelleher and Chairman Joseph Bomba.

*Absent:* Ken Hughes

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

**Approval of Minutes - June 8, 2010**

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

**Public Portion:**

Carl Yacobacci - 10 Lombardi Drive. Mr. Yacobacci would like to know if the tenant negotiations has to do with the downtown property owners. Also, will there be a public session after the executive session. **A MOTION** by Mr. Kelleher to add a public session to be limited by Mr. Bomba's discretion after the executive session, second by Mr. Russo, all in favor, motion passes.

Anita Dugatto - 69 Elizabeth Street. The board has a great authority and feels the board should think about adding a resident ambassador appointed by the Mayor. Mr. Bomba feels all the board members have vested interest in the project.

Dan Waleski - 21 Elm Street. Mr. Waleski would like to know if the developer will be deciding what the project will be composed of, or will the City decide the final outcome.

Arlene Yacobacci - 10 Lombardi Drive. Mrs. Yacobacci agrees with Mr. Waleski. This is a big project and feels this is not something to be made a decision on tonight.

**Motion** to close public portion by Mr. Kelleher, second by Mr. Steeves, all in favor, motion passes.

## **Executive Session**

- a. Contract Negotiations
- b. Tenant Negotiations

**A MOTION** by Mr. Russo with a second by Mr. Kelleher at 6:36 p.m. to go into executive session and invite Corporation Counsel Joseph Coppola, Eclipse Development Group, Sheila O'Malley, Mayor Staffieri, all in favor, motion passes. Executive Session ended at 7:41 p.m.

## **Update of Downtown Redevelopment - Eclipse Development Group**

In the executive session meeting, the developer presented the board with three conceptual plans that include retail and restaurant. The board directed the developer to modify the concepts. The developer is here to answer questions, however, due to tenant confidentiality, the developer can not disclose names nor the package that tenants come with. The board has instructed the developer to modify the plans before presentation to the public.

## **Downtown Redevelopment Project - Discussion & Possible Action**

Mr. Bernard addressed the public. There were three conceptual plans presented. The plans included office, retail, restaurants etc. The 120 day due diligence period determined there is no market for residential or office. Eclipse or anyone else cannot build those particular types without significant assistance from the City. The plans tonight included retail space, restaurant and entertainment. The three plans were prepared based on site, tenant interest and local and national interest. The board has requested a modified hybrid of the three plans for something more agreeable to the board and the Mayor.

## **Public Question and Answer Period**

Mr. Waleski asked if the recession is making the project more difficult. It may not be the best time for redevelopment, should it be postponed for awhile?

Mr. Bernard said the projects the company is working on now are in various stages. The properties that are in the position now are the ones in the infancy stage. Derby has site work to do, infrastructure, road work in order to prepare the site. The best deals with tenants are now.

Mr. Yacobacci is disappointed there is no conceptual plan tonight. Derby can't keep waiting. A plan may not be what everyone wants and hopes the board will take a hard look at that.

Mr. Waleski feels Elizabeth Street, Olivia Street and Minerva Street should be part of the overall plan.

Ms. O'Malley stated there are two redevelopment sites. There is a contract for HALO and it all has to be integrated.

Mr. Bernard explained the proposed site is really seventeen acres and not twenty two acres. The retail, restaurant and commercial would take up the full site and does not allow for future residential or office development. The issue is parking.

Mr. Bernard's plan would take into consideration the train station, the DOT's road widening and major transportation. The financial feasibility is not good for a parking garage.

Mr. Bernard stated the financing comes into place once they are 80% leased.

Once there is an accepted plan, then a preferred developer agreement will follow.

The changes tonight are with regards to configuration, moving buildings, reacquainting parking, a hybrid of the three plans presented.

Eugene Driscoll - Valley Independent Sentinel. Mr. Driscoll wanted to know (for the people not present) how it is okay under freedom of information to meet in executive session to go over plans.

Attorney Coppola explained the contract with the developer was they would present the City with a conceptual plan that the City could negotiate the next phase of the contract. The developer presented three concepts along with an explanation of how certain tenants came with certain packages. In order to pick a certain concept, they have to make a commitment with a tenant. The names are not for public information.

The obligation of the developer is to design a configuration and come back to the City, make a presentation the board can take to the public and take the next phase of the contract. At that point it is up to the developer as to how far they can go with what type of tenants.

The developer's negotiations have to be protected along with the City's contract so information disclosed will not drive away tenants or to the City.

Mr. Russo stated the whole concept is a work in progress and as indicated by the developer, it is a conceptual plan which will continue to evolve even after being approved, until all the tenants are approved. Mr. Russo would like to move the project forward, there is a developer that is interested in the project having good command of tenant based negotiations. After the 120 days he is interested in continuing. **A MOTION** by Mr. Russo to continue to negotiate with the developer and its potential tenants and interested parties that he has, second by Mr. Kelleher, all in favor, motion passes.

### **Adjournment**

**Motion** to adjourn by Mr. Kelleher, second by Mr. Steeves, all in favor, motion carried. Meeting ended at 8:12 p.m.

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

*Respectfully Submitted,*

*Denise Cesaroni  
Recording Secretary*