

**City of Derby  
Redevelopment Agency  
September 11, 2007**

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

**Call to order:** Meeting called to order at 6:38 P.M. All stood and pledged allegiance.

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

**Approval of Minutes:** A motion by Greg Russo to accept the minutes of July 10, 2007 with a second by Glenn Stevens, all in favor, motion passes.

**Additions, Deletions Corrections and Adoption of the Agenda:** Mr. Dunne asked to take item 7A, then go to Executive Session, then come out for item 7B. Motion to accept the corrections to the agenda and adopt by Mr. Russo, with a second by Mr. Stevens, all in favor, motion passes.

**Public Portion:** Mrs. Arlene Yacobacci, 10 Lombardi Drive. Mrs. Yacobacci stated her concerns which included why the agenda for tonight's meeting was not posted on the Derby website. Also, she had concerns regarding the HALO project; how is the City funding the acquisition of residential properties and is Duke Properties still the Preferred Developer for the zone. She also wants to know about any South Side (Main Street) updates and the funding of the gap. What will it cost the citizens of Derby if the gap is closed with grant monies versus bonding debt. When will the public have full disclosure of the financial data? The developer had not responded to the City's letter regarding the developer's blighted property. She wants to know if the communication between the developer and the Mayor is broken down. And lastly, since the managing member of Derby Ceruzzi Redevelopment LLC has restated it's Articles of Organization in May 2007, is there any impact on this project? **(A copy of Mrs. Yacobacci's questions are included with the minutes in the Town Clerk office)**

Mr. Dunne stated a copy of the agenda is forwarded to the Derby website and has no explanation as to why it was not posted.

Public Portion closed at 6:44 p.m.

**HALO Project Update – Sheila O'Malley:** Ms. O'Malley stated she is here tonight before the Board to request an approval for a project for an application for the City of Derby to make for a designation called Weed & Seed. One of her tasks as Economic Development Director is to look at both redevelopment areas. Tonight's focus is on the

former HALO area. It is now the ALO area, which is Anson, Lafayette and Oak Streets and between Fourth and Sixth Streets. The Weed & Seed program is a Federal program which involves the US State's Attorney's Office and Federal Law Enforcement Agencies. It targets a specific area of a City where there are community concerns, where there is a disproportionate amount of crime, where there are blighted buildings. Basically in the community where the entire City would like to see the area improved or enhanced. It essentially with the help of the Federal Government, with technical assistance and Federal Funding Assistance and weeds out the criminal element and the blighted buildings and any of the characteristics that cause that area to be a problem area from a crime and blight area perspective. She is not looking at the agreement that is already in place. She is looking at trying to improve that area separate and apart from what we currently have under the Duke Realty Agreement. She would like the Board's approval to move forward with this application.

Mr. Dunne asked if the first steps would be to set up a steering committee. Ms. O'Malley said yes, and on that committee would be local law enforcement, the Mayor's Office, interested members of the community, some members of boards and agencies, a designee from the US State's Attorney's Office, Corporation Counsel, can also have your State Delegation and a representative from the Congressional Office, anybody who has a stake in the area. Mr. Dunne stated the application may have to be endorsed by the legislative body. Ms. O'Malley said it wouldn't hurt, it would only support the application.

A motion to endorse the Community Economic Development Office application for the Weed & Seed program by Mr. Stevens, with a second by Mr. Russo, all in favor, motion passes.

Motion by to go into Executive Session at 6:52 p.m. with an invitation to the Economic Development Director and the Developer's team, the Developer's Counsel, Corporation Counsel and the Redevelopment Agency, and the Mayor, and Counsel by Glenn Stevens with a second by Mr. Russo, all in favor, motion passes.

Motion to come out of Executive Session and resume agenda at 8:15 p.m. by Mr. Stevens, with a second by Mr. Russo, all in favor, motion passes.

**South Side Update** Mr. Dunne said this agency has asked the developer to move forward in looking at some other options to narrow the number down in terms of the gap and to fine tune it in terms of the development concept. The agency has asked the developer to identify some various concepts and some other items for discussion. The agency decided to ask the City's independent consultant who's performing the gap analysis to wait at this point. They've collected the base line information about the site and about the properties involved so that nothing is wasted. We don't want to pay for that gap analysis if the project may change. We believe we have a pretty clear road map in terms of identifying and approving a final concept plan. We have asked the developer to return in 60 days with any of these fine tunings of the concept to be presented to the public. We will start discussing it in 60 days. We may not have the full proposal at that point. Once we have accepted it, then it is our intention to have our independent consultant complete the gap

analysis based upon that plan. We don't know if it will yield a smaller gap or not, hopefully that is where we are going to get to. In general, we're not going to know whatever remaining gap on this project is going to be closed, probably until the next legislative session is complete. The next session occurs in January, a short session and should be done in April. Until that session is completed and we know what bonding is in that package and what may be allocated to this project; that's when we will know when the gap is completed. The developer has agreed to extend by mutual agreement the City's ability to review the gap and the timeline for that. We feel comfortable with our legal position with regard to the document in place.

Hopefully in about 60 days we will have a public presentation of any concept revision and we will continue to deal with the land acquisition of the site. What it comes down to is a very very large number associated with acquiring the sites for land acquisition. We are hopeful that we can resolve that, and where the project balances out and make sense financially and not cost the taxpayers of the City of Derby anything additional.

Motion to adjourn the meeting at 8:20 p.m. by Mr. Stevens, with a second by Mr. Russo, all in favor, motion passes. Meeting adjourned.

*Respectfully submitted*

*Denise Cesaroni*  
*Recording Secretary*