

CITY OF DERBY
REDEVELOPMENT AGENCY SPECIAL MEETING
APRIL 4, 2006

DERBY CITY HALL – ALDERMANIC CHAMBERS – 6:30 P.M.

Mayor Anthony Staffieri called the special meeting to order at 6:30 p.m. All rose and pledged allegiance to the flag.

Roll Call

Present: Anthony Staffieri
 John Oraziotti
 Greg Russo
 Glenn Stevens
 Richard T. Dunne

Also Present: Joseph Coppola, Corporation Counsel

ADDITIONS/DELETIONS/CORRECTIONS/ADOPTION OF AGENDA

A MOTION was made by Mr. Russo with a second by Mr. Oraziotti to adopt the agenda as posted. **Motion carried.**

PUBLIC PORTION

Brian Calvert, Calvert Safe & Lock, 40 Caroline Street, Derby, CT – What is the purpose of these intermediaries? Will they just report back to you what they consider the value of the property or are they going to search out other places to place the displaced businesses?

Mayor Staffieri – They're suppose to search out all avenues from purchasing, to relocating, getting the fair market appraisals to service the individuals and all the needs that have to be taken care of.

Mr. Calvert – Would they then become the liaison between us downtowners and the City or are they (inaudible.) What access do we have with them?

Mayor Staffieri – They're working for the City on the behalf of the property owners and more or less like a liaison. But to make sure that the property owners are being dealt fairly in today's marketplace.

Mr. Calvert – And when they report back to the City will those be public meetings that we will have access to or will they be private reports?

Mayor Staffieri – Public – everything that they find.

Mr. Dunne – Not in all the cases.

Mayor Staffieri – First of all we would have to review and make sure there isn't anything sensitive.

Mr. Dunne – Anything that is subject to exemption under FOI would be something that we would discuss in executive session.

Mayor Staffieri – If there's anything sensitive that has to be spoken to the property owners (inaudible.)

Mr. Calvert – I could see something of a personal nature. So we will have access to them to talk them outside of these meetings?

Mayor Staffieri – Sure – they will be coming right to your place of business and talking to you and looking to establish what your needs are; how you need to be taken care of and what you would be looking for.

Mr. Calvert – My last question – is it your intention to place us somewhere or is it your intention to say here's a check (inaudible.) What would you say at this point is your intentions?

Mr. Dunne – That will be your choice I would say.

Mr. Calvert – No (inaudible.)

Mayor Staffieri – We would like to keep you in Derby if it's at all possible. We would like to keep our businesses. If we could reach a fair and amicable agreement our first preference would be to keep our businesses in town.

Mr. Calvert – And will you be searching diligently for a property that would be similar to what we have?

Mayor Staffieri – All within the marketplace. To be sure that we're comparing apples to apples and that's what we're looking to accomplish.

Mr. Dunne – Mr. Mayor if I could just clarify a couple of things for myself on the record – we're engaging a firm to conduct activities that are the City's responsibility under the Uniform Relocation Act. This party is our agent to conduct those activities. So to the extent that there are either negotiations or discussions with the parties he's acting as our agent on behalf of the City and not on behalf of the developer and any negotiations are not public, they're private. So anything pertaining to those negotiations under the exemptions under FOI – values of properties – any of those types of items are exempt and would happen between the property owner and the City, not in public.

Hearing no one else wishing to comment...

PUBLIC PORTION CLOSED

OPEN AND REVIEW BIDS FROM RFP

Mayor Staffieri noted that one proposal was received by the Mayor's Administrative Assistant on March 31, 2006 at 2:10 p.m.

Mayor Staffieri opened the bid:

Harrall-Michalowski Associates, Inc. (HMA)
2911 Dixwell Avenue
P.O. Box 185490
Hamden, CT 06518-0490

Mr. Dunne suggested to Mayor Staffieri since only one proposal was received that we just follow our published Invitation to Bid and confirm that they have reasonably complied with the request.

Atty. Coppola noted that there is a copy of a Certified General Real Estate Appraiser License in the proposal. This would satisfy #3 on the Invitation to Bid. There is also a copy of their Certificate of Insurance, which would satisfy #2 on the Invitation to Bid.

Mr. Dunne stated that their resume is covered in pages 1 through 4 of their proposal. He noted that it states they have prepared location plans for New London, Stamford, Bridgeport, East Hartford, Stratford and MVDC, which is the development agency on behalf of the City of Waterbury. This would satisfy item #1 on the Invitation to Bid.

Atty. Coppola stated that they have included a Fee Schedule under Appendix B. Mr. Dunne said it states their hourly costs and their other costs that would be eligible for reimbursement. It was noted that this would satisfy item #5 on the Invitation to Bid. Mr. Stevens noted that even though we asked for a value per business it states in the proposal "based upon the requirements of this assignment, HMA is offering to provide the requested business relocation services on a budgeted fee basis of not more than \$39,000. Experience has shown us that there is limited relationship between business value and time required to achieve relocation of a business. The time required to relocate a small business cannot be estimated with any precision and therefore, billing for time expended against a not to exceed amount is the most equitable form of compensation for the client and the consultant." Mr. Dunne said that he would move that we accept Item #7 to cover our request under Item #5 of our invitation. He said this does not indicate acceptance of proposal, only that we are satisfied that he has met the basic requirements under the Invitation to Bid. Mr. Russo said he would second that.

Mr. Stevens also noted that the Schedule for Completion has also been included in the proposal. It states that seven months be allocated for the relocation process.

Mr. Oraziotti said what happens if he surpasses the \$39,000 amount that he has proposed? Is it possible that he would come back to this board and ask for an extension? Mr. Russo said he could possibly ask for an extension of time, but not for money.

Atty. Coppola suggested that we contact HMA and have them appear at the next meeting to explain their process.

Mr. Dunne said they have submitted a proposal with a not to exceed number to do relocation for a certain number of businesses. He said as far as he is concerned they have to complete the City's responsibilities for those seven items and cannot build us for another dime. They can always come back and ask and we can say yes or no.

A MOTION was made by Mr. Dunne with a second by Mr. Stevens to accept the proposal from HMA, direct Corporation Counsel to negotiate the draft contract and invite the firm to be here for regular and executive sessions at the next meeting scheduled for April 11, 2006.

DISCUSSION ON MOTION

Mr. Russo asked if this would need to be presented to the full Board of Aldermen for their approval. Mr. Dunne said it would not need Board of Aldermen approval.

Mr. Oraziotti said the only thing that concerns him and the situation that we have is how can they predict, even though they appear to have a lot of experience based on their credentials, that it is only going to take "X" amount of dollars and "X" amount of time. There can be many variables that can pop up because of different situations. He said he would be pleasantly surprised if they would be able to do this in the timeframe that they have proposed.

Mayor Staffieri said we would have to go based on the experience this firm has. You must learn something when you keep doing the job over and over. This is why it would be a benefit for them to come in and meet with us to lay out their process.

Atty. Coppola said if for whatever reason a business owner does not allow them onto their property then they will do the best they can with the information on the Land Records and arrive at a calculation. He said it would behoove the business owners to allow them onto their properties.

MOTION CARRIED.

ADJOURNMENT

A MOTION was made by Mr. Russo with a second by Mr. Dunne to adjourn the meeting at 6:50 p.m. **Motion carried.**

Respectfully submitted,

Patricia Finn
Recording Secretary

/paf

A TAPE RECORDING OF THIS MEETING IS ON FILE IN THE TOWN & CITY CLERK'S OFFICE.