



CITY OF DERBY
REDEVELOPMENT AGENCY
SPECIAL MEETING

Nov 15 2011 6:30 P.M.

DERBY CITY HALL – ALDERMANIC CHAMBERS
MINUTES

Call to order:

Chairman Joseph Bomba called the meeting to order at 6:30 p.m.

Pledge of Allegiance:

All rose and pledged allegiance.

Roll Call:

Present: Ken Hughes, Bill Steeves, Michael Kelleher and Chairman Joseph Bomba. There is a quorum.

Absent: Greg Russo.

Also Present: Corporation Counsel Joseph Coppola.

Approval of Minutes – September 20 2011

A MOTION by Mr. Kelleher with a second by Mr. Hughes to approve the minutes, all in favor, **motion carries.**

Public Portion:

No one from the public spoke. Public Portion closed.

Mr. Kelleher wanted to go on record to thank Mr. Bomba for his efforts and service on this agency and the City.

Review & Discussion regarding Concept Plan as presented by Eclipse Development Group on September 20, 2011.

In September, a conceptual plan was given to the agency by Eclipse Development Group. The agency's duty was to review the plan for any changes.

Attorney Coppola stated the City's contractual obligation was 120 days from September to comment on the plan. The importance of the comment is whether the agency wants residential, office, mom & pop stores, etc. There is no parking garage in the plan, it is all one level parking.

There is an obligation by the City to give the developer any comments in writing regarding the plan.

Eclipse Development Group has all the tenants in line with the exception of a few. There is a conference in December with Eclipse Development Group and the tenants to review any comments.

The financial backer wants to know as well if there are any modifications to the concept.

Once the City acts on the plan, the next obligation is between Eclipse Development Group and the City in drafting up a final agreement. The agreement will talk about land disposition, time frames, when they will purchase, demolish, start, finish, etc.

Building facades and the look of the development will be determined by Planning & Zoning and the Redevelopment Agency. Tonight's decision is not for the façade, rather the fact that the development is one level.

Mr. Bomba asked each member for any comments.

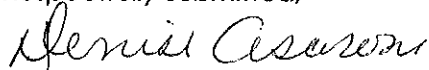
Mr. Steeves has no questions or comments. Mr. Kelleher feels it is time it happens, and is very satisfied with the plan. Mr. Hughes stated the project is scaled down to what will fit in Derby; this is great for the future of the City. Mr. Bomba feels this plan has people with good intentions, the developer has been honest, the City has hit a homerun. To not move on this would be a detriment to the City, Mr. Bomba truly likes the plan and it should move forward.

A MOTION by Mr. Hughes with a second by Mr. Steeves, to approve the concept plan as presented by Eclipse Development Group on September 20, 2011, discussion.....Attorney Coppola stated the contract reads "The City shall approve, disapprove or request changes to the detailed concept plan in written notice to Eclipse" all in favor, **motion passes.**

Adjourn

A MOTION to adjourn by Mr. Hughes, second by Mr. Kelleher, all in favor, **motion carried.**
Meeting adjourned at 6:47 p.m.

Respectfully Submitted,



Denise Cesaroni
Recording Secretary

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