

ECONOMIC DEVELOPMENT COMMISSION
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TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

Gregg Seccombe
Chairman
Saleh "Sal" Hanaif
Vice Chairman
Keith Murray
Secretary
Gregg Seccombe
Treasurer

Sheila O'Malley
Executive Director

MINUTES

REGULAR MONTHLY MEETING, THURSDAY, May 22, 2014 ALDERMANIC CHAMBERS 7:00 PM

The Economic Development Commission held its Regular monthly meeting on Thursday, May 22, 2014.
The meeting began at 7:00 P.M.

Roll call:

Vincent Scarlata	present
Greg Seccombe	present
Bart Flaherty	absent
Sal Hanaif	present
Keith Murray	present
Terri Goldson	present
Bill Luneski	present
Horace Behrle	absent
Jeff Sweeney	present

7 present, 2 absent

Also present:

Sheila O'Malley, Economic Development Director

Mr. Seccombe opened the meeting at 7:10. The meeting began with the pledge of allegiance to the flag.

Mr. Seccombe entertained motions to accept April's minutes. Mr. Luneski made a motion to approve the minutes. Mr. Murray seconded the motion. All were in favor of the motion.

Mr. Seccombe then asked if anyone from the public wished to speak. No one wished to speak.

Mr. Seccombe asked if there was any correspondence. He was told that there was none. He asked if there were any outstanding bills. He was told that there were none. He then asked if Mr. Luneski had sent a Thank You note to the Rod and Gun club. Mr. Luneski stated that he has a Thank You note and

there is a poster for them as well. Mr. Seccombe stated that Mr. Behrle had contacted the Rod and Gun club to sponsor the BMX stunt team for the Bike Fest. Mr. Luneski stated that he will hand deliver the two items.

Mr. Seccombe then asked Ms. O'Malley for updates. She began by addressing the Olson Drive project. They are trying to maximize the space that there is and get the highest and best use for the space. She then stated that there will be a meeting on Thursday, May 29th at 7:00 p.m. at the Ansonia High School Library. She stated that HUD, the Housing Authority and the Mayor will be attending. The Housing Authority and the Mayor and his administration have met with the state to discuss the obligations that need to be met. The Mayor envisions a really well balanced site. There will be multiple uses on the site. It will not only be residential, which is required by the federal and state statutes for housing authorities to replace some of those units. There will be other components such as a Community Center. She stated that she didn't want to really elaborate at this time as the Mayor will be presenting this at the event on May 29th. She then requested that all of the members attend the event. Many questions that people have will be answered at that time. Mr. Seccombe asked if once a city accepts low-income or HUD housing, are they locked into maintaining that forever? Is there any way to stop having to deal with HUD? He was told that the Housing Authority is responsible for low income and affordable housing which includes the elderly population as well. You are required by law to provide safe, affordable housing for them. That is why you have Housing Authorities, which are quasi municipal entities, but they are guided by federal and state laws and regulations. There have been situations where there have been punitive repercussions. Mr. Hanaif stated that as Main Street investors, many were upset about the article in the newspaper. One of the biggest fears for the investors was the Olson Drive projects. He stated that 50% of the crime in the city took place in that area. He further explained that there were patrolmen at that location 24 hours a day 7 days a week. It was costing the City a lot of money. He then stated that if it didn't work before, how can it work now? Ms. O'Malley stated that she doesn't believe that what is being proposed is going to be anything like what was there before. History has told us that these project type areas, high concentration of residential units, don't really work and haven't been successful across the country.

Mr. Murray stated that he recalls the city passing a referendum to have open space in that location. He asked if there was any way where that could still happen. He was told that the city can't buy the land back. Mr. Scarlata then stated that previously the Mayor (DellaVolpe) asked Rick Dunn what we could do in lieu of rebuilding. It was a gentlemen's' agreement that the city might be able to use the space, or open space providing they got the 47 units and distribute them throughout Ansonia rather than put them in one specific location. There was no formal agreement made. There was a person he believes that was connected with Housing Authority made a call to HUD during this. From what he understands someone from the Housing Authority was instrumental in killing that plan.

Ms. O'Malley stated that from what she heard from HUD, there was never any plan entertained other than replacing those units on that specific site. Mr. Hanaif asked what the plan will look like. He was told that it will be safe and beautiful with mixed use. Mr. Sweeney asked if we have any latitude with what will be on that site. He was told that we do have latitude. The negotiation is how many units will be put there. The plan has been presented to the State and Federal government. They have said that what is proposed seems reasonable. The Housing Authority will be responsible for policing that location. Mr. Sweeney then asked how much funding HUD will contribute towards the rebuilding of that site. He was told that they will contribute "a lot towards the residential portion of it." Mr. Sweeney stated that he understood that, but what he is asking is if they were going to contribute funding for the

policing of the site once it's completed for its maintenance. He was told that they monitor the residential affordable housing. State and Federal monitor it. He then asked if there was going to be a portion that was going to be shouldered by the tax payers, not just an increase in students, but the actual building over there. Mr. Stowe stated that one of the things that were made pretty clearly was that the City is responsible for demolition of the South and North end and once the plan has been approved, the infrastructure will also be the City's responsibility. The Utilities, the roads, sidewalks etc. are supposed to be the City's responsibilities. Mr. Hanaif asked how much this will cost the City. No one had an answer to that. Mr. Hanaif stated that if it was going to cost millions of dollars, they could use that money somewhere else. Ms. O'Malley stated that what you attempt to do is to balance the funding for the housing and leverage it to create your infrastructure and find money to do other portions of the project. She explained that there is a lot of money available for housing. Mr. Murray then asked how many units were there before. He was told that they believed that there were 120 units, but they are not sure that number is accurate. The agreement that was made is that there will be no more than 48 units and it would be a combination of affordable housing and market rate housing. The dynamic is very different. Mr. Luneski stated that the City signed a binding agreement with HUD and we have to erect the 48 housing units. Unfortunately, that was done before there was an input from the public. There was a large discussion regarding the proposed development. Mr. Sweeney asked Atty. Marini if there was going to be a groundbreaking event and if so when would that be happening? Atty. Marini stated that there is no date for the groundbreaking at this point in time. However, the next thing on the agenda is the demolition of the rest of the buildings. The groundbreaking is approximately three years or more in the future.

Mr. Secombe then moved onto including the American Brass buildings and the Farrell's buildings into the City Center plan. Ms. O'Malley stated that they are interested in including those buildings into the plan; however, she wants to make sure that they are working off of the correct map. She then indicated that there are two maps. One has been revised, there's a 2004 and a 2005 revised map. So she wants to make sure that they are working with the correct map. She would like to get the commission's approval to bring the recommendation to expand the City Center up to Planning and Zoning.

Mr. Murray made a motion to recommend that Planning and Zoning expand the City Center plan with the understanding that land use issues are to come before the Economic Development Commission. The motion was seconded by Mr. Hanaif. All were in favor of the motion

Mr. Secombe stated that he has given checks for the façade program to Platt Street Grocers and to Reflections hair salon (Ree Ree's business on East Main Street). He then stated that there is another hair stylist that opened in the former Chez Lollypop location called Diamond Cutz.

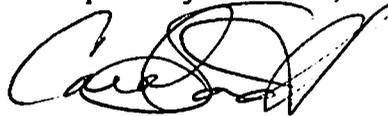
Ms. O'Malley stated that the West Main Street project is moving along quite well. It is coming in under the time frame and under budget. She explained that what is left is for United Illuminating has to deliver and install the poles, there is some fencing to be installed. All of the concrete has been poured. The Board of Aldermen held a Special Meeting and she presented a design for the East Main Street side of Main Street, which was approved by voters in a referendum to complete the other half of the street. She requested that the Board of Aldermen extend the contract of the current contractors so it would allow him to return to the city with prices and to complete the other side of the project while his equipment was still on location. The Board of Aldermen approved the extension of his contract. She stated that he believes that the entire project will be finished within a month. The contractor also gave the city prices, under the amount of money that is remaining, to do an alleyway which will connect West Main Street to

Main Street. It will have brick pavers and lighting.

Mr. Secombe asked if anyone had any other new business to come before the board at this time. There was no other business. Mr. Murray made a motion to adjourn. Mr. Sweeney seconded the motion. All were in favor of the motion.

The meeting ended at 8:12.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Carol Sardinha', written in a cursive style.

Carol Sardinha