

ANSONIA DEVELOPMENT CORPORATION

Meeting

March 13, 2013

Minutes

Attendees: Chairman Raymond McGee, Mayor James Della Volpe, Terry Goldson, Frank Tyszka, James Prestiano, Mayor James Della Volpe

Other Attendees: Corporation Counsel Kevin M. Blake

The meeting was called to order at 5:30 p.m. by Chairman Raymond McGee with the Pledge of Allegiance.

Nobody from the public to spoke during the public session.

Chairman McGee asked for a motion with respect to the acceptance of the minutes of the meeting of October 24, 2012. A motion was made my Mr. Tyszka seconded by Mr. Prestiano to accept the minutes. The motion passed unanimously.

Chairman McGee inquired as to any updates regarding the Energy Improvement District Commission. Mr. Tyszka stated that an audit has been completed providing recommendations regarding additional energy savings. Mr. Tyszka stated that that audit will be discussed at a meeting of the Energy Improvement District following this meeting. Mr. Tyszka stated that the solar panels have been placed at the Ansonia High School and that the Commission is working to have the panels installed at Mead School. Mayor Della Volpe stated that there is a concern regarding the installation at the Mead School because of the condition of the roof. The city is working with the Board of Education and the vendor to resolve the problem.

Mr. Tyszka stated that there was a public hearing held recently regarding the anaerobic digestion system. He stated that there was pros and cons based upon the testimony provided from the public. He believes that the project could cost \$30 million dollars and that the plant would be placed on what is now unusable land. Mayor Della Volpe stated that the company revised its plans but believes that it has received approval from the State of Connecticut.

Mr. Tyszka stated that the new lighting has been installed in and outside the police station. However, some adjustments have been made due to the brightness of the outside light.

Mr. Prestiano inquired about the light posts which was originally installed on Main Street. Mayor Della Volpe stated that they should be lit soon but the delay has been due to the recent inclement weather.

Chairman McGee inquired as to any progress regarding Fountain Lake. Mayor Della Volpe stated that there is no activity at Fountain Lake but that he will contact Mr. Scinto to discuss this property.

Chairman McGee inquired as to any downtown development projects. Attorney Blake stated that the economic development consultant has completed his report but is being reviewed by Mayor Della Volpe. Attorney Blake stated that there should be a presentation in approximately 60 days.

Mayor James Della Volpe stated that the Farrel Properties have been bought by a developer for \$1.8 million dollars. Mayor Della Volpe stated that all of the properties were bought except for the pattern shop which is already owned by another individual. Mr. Prestiano inquired regarding the developer's intentions in developing the property. Mayor James Della Volpe stated that the developer has a ten year lease with the Farrel Corporation regarding the buildings located southwest of Main Street. As to the other properties located on Main Street and East Main Street, Mayor Della Volpe stated that the developer is looking for construction of market rate units.

Chairman McGee inquired about the status regarding the sale of the ATP Building and the Palmer Building. Attorney Blake stated that there has been no further contact by the preferred developer or their attorney regarding the initial sale of the afore-mentioned properties. Attorney Blake handed out for review the appraisals that have been done by Vincent Guardiano Real Estate Appraisals. The appraisals were done on December 10, 2012 of both properties. Mr. Prestiano inquired regarding the price of the appraisal. Attorney Blake stated that the cost of the appraisals done by the appraiser for each property was \$1,000.00 less than the other two appraisal companies that he had contacted at the bequest of the committee.

Attorney Blake recommended that with respect to the sale that it would be best to go out to bid instead of a request for proposal. Attorney Blake noted that the charter does not prohibit the Board of Aldermen to sell the properties outright to any parties. Mayor Della Volpe stated that there are individuals who have indicated an interest in the purchase of these properties including the recent purchaser of the Farrel properties as well as another developer who currently own 158 Main Street and 200 Main Street.

Mr. Prestiano inquired regarding whether or not a reserve price should be placed upon the sale price. Chairman McGee stated that it was best to not place one. Mr. Tyszka stated that the Commission he believes can reject all the bids if they are not satisfactory. Chairman McGee inquired about the sale. Attorney Blake stated that the Commission makes the selection and then would forward it to the Board of Aldermen for final approval. Chairman McGee inquired as to how the bid would be advertised. Attorney Blake stated that the notification for the bid will be placed on the City's website, in local newspapers and will be provided to those who have shown an interest in the purchase of the two properties.

A motion was made by Mr. Prestiano seconded by Mr. Tyszka to go out for bid. Attorney Blake stated that he will prepare the packet. Mayor Della Volpe stated that the bid will go to the Board of Aldermen at their next meeting on April 10, 2013.

Further discussion was held with respect to the Senior Center. Attorney Blake stated that as part of the bid, the Senior Center would remain at its current location. Chairman McGee inquired whether or not there were any other locations in the city as the first floor is an asset to the purchaser. Mayor Della Volpe stated that there is no current location in the city to relocate the Senior Center. He also stated that there has been talk of the City of Derby building a Senior Center with Ansonia at a location located behind BJ's Warehouse. However, it has only been a discussion at this time as the City of Derby is still in the process of building out that area.

Attorney Blake inquired as to whether the Gold Building is part of this sale. Mayor Della Volpe stated that the Gold Building will go as it to the bidder with no area being reserved for the City of Ansonia.

Chairman McGee inquired regarding a status as to the riverwalk. The project is progressing with the second session located at the end of the complete section and over the railroad tracks up to Pershing Drive. Mayor Della Volpe stated that the city has allocated \$200,000.00 for the projection with \$800,000.00 provided by a grant through the State of Connecticut. Mayor Della Volpe stated that with its completion anyone can walk down Pershing Drive to Division Street or alternatively over Bridge Street, down Main Street to the start of the riverwalk at Division Street.

A motion was made by Mr. Tyszka to adjourn. The motion passed unanimously.

The meeting adjourned at 6:57 p.m.

Respectfully Submitted
Kevin M. Blake
Acting Recording Secretary