

**Town of East Haven, CT**  
**Urban Renewal Agency Meeting Minutes**  
**October 25, 2011**  
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**MEMBERS PRESENT:**

Chairman Moscato  
Commissioner Riccio  
Commissioner Dynderski  
Vice-Chairman Fucci

**STAFF PRESENT:**

Megan McAuliffe, CDC  
Paul Hongo, Dir.  
Alex Sulpasso, EDC

**PUBLIC PRESENT:**

Janet Messina  
Rosemary DiPetto  
Michael Smith

Chairman Moscato called the meeting to order at 7:05 p.m. Roll was called and a quorum was present.

**APPROVAL OF MINUTES**

**MOTION** made by Commissioner Dynderski and seconded by Commissioner Riccio to approve the minutes of the September 27<sup>th</sup> meeting. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

**DIRECTOR'S REPORT**

Director Hongo stated that seeing there were members of the public in attendance, he asked the commission if they could hear from them at this time and defer his report to later in the meeting. Chairman Moscato agreed as well as the other commissioners.

**PUBLIC COMMENT**

The homeowner of 21 Marie Drive was in attendance tonight with regard to her rehab loan and issues at her home that needed attention that she hasn't been able to rectify with the consultant and the contractor since the work took place. The homeowner is not at all satisfied with the outcome of the project and was also not happy with the contractor. The homeowner wasn't able to afford the difference between the lowest bidder and the next lowest bidder so they had to stick with the lowest bid contractor. There are issues with the roof, the bathroom, windows, doors, stairs, furnace and other issues. The original bid was around \$22,300 but with the change orders, it was \$25,735. The homeowner tried to get

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in touch with the contractor, who never returned calls and when they were able to get in touch with the consultant, they were told that they were already past the year workmanship period. Subcontractors for the contractor had approached the homeowners and were told that someone had to pay him for the materials for the home or he would place a lien on the house. The homeowners are not in a position to be able to hire an attorney to go after the contractor, who when he won the bid, was unable to start as they had to wait for his paperwork to be in place. Now that the work isn't completed properly, they have had water in their basement and now there is an odor which was never there before. The homeowners do have before and after pictures and will provide them to the commission once they are located and printed. Director Hongo stated that the commission wants to make it right and will discuss remedies in Executive Session later in the meeting. The homeowners would welcome someone else coming out to look at what was done to the home and what was supposed to be done.

Another recipient of a rehab loan was here for an update on her project at 259 Russo Avenue. The homeowner met with Peter Testa from L. Wagner & Associates and he took measurements of the home and performed an inspection. Once his report is finished he will furnish it to the commission. However, the homeowner is concerned as Mr. Testa stated that the work might not be completed until March. A discussion was held with the commission and the homeowner and it was stated that they will try and get a partial C/O for the first floor so the homeowner could get in sooner and finish the upper floor later. Discussion about the initial contract and what was to be included in the repairs, including appliances. Director Hongo stated that he's not sure about the appliances and that the commission needed to go over what HUD regulates they can and can't do in the home.

Both homeowners thanked the commission for letting them speak.

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At this time, 7:35, Commissioner Dynderski made a **MOTION** to go into Executive Session. Commissioner Riccio seconded. Those allowed in Executive Session were the commission members, Director Hongo and CDC McAuliffe.

Commissioner Riccio made a **MOTION** to exit Executive Session at 8:04. Commissioner Dynderski seconded.

Director Hongo stated to the homeowner of 259 Russo that once the report comes in from Peter Testa, the commission would reconvene and see what the commission could legally do according to the program guidelines. The main goal is to get the homeowner back into her home. We may have to isolate the insurance monies which were going to be turned over to the commission until everything is broken down. Director Hongo stated that they wanted to work together and the commission was not renegeing on its agreement.

At this time, Commissioner Riccio made a **MOTION** to have Peter Testa from L. Wagner & Associates review the original specs and what was approved in the original contract and determine what was done at 21 Marie Drive and to what standards and to check the quality of work that was done due to the concerns of the homeowner. Commissioner Dynderski seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

**SMALL CITIES PROGRAM**

Director Hongo stated that the Governor approved the application for the \$300,000 grant for Rehab Housing Loan for the Town. CDC McAuliffe stated that the new grant funds wouldn't come to us until January or so. There is still \$94,000 in the repayment account which needs to go down so funds will be used from this account first. She is closing out the 2009 grant money accounts but still has funds to drawdown for projects from the 2010 grant. The commission decided at this time, because of the new concerns and issues coming forward, that the issues would be reviewed and given to the proper authorities according to legal counsel and they would table any new projects until such time as the commission could consult with legal counsel.

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**BILLS**

None

**OTHER BUSINESS**

At this time, Vice-Chairman Fucci made a **MOTION** to request that a Special Meeting be held on November 15, 2011 at 7:00 in order to go over and review the existing guidelines of both the Town and HUD with regard to the Housing Rehabilitation Program. Commissioner Riccio seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

There being no further business to come before the commission, **MOTION** made by Commissioner Riccio and seconded by Commissioner Dynderski to adjourn the meeting at 9:14 p.m. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna  
Clerk