

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
November 23, 2010
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MEMBERS PRESENT:

Vice-Chairman Fucci
Commissioner Midolo
Commissioner Riccio
Commissioner Dynderski
Chairman Moscato (7:20)

STAFF PRESENT:

CDC James Albis
Paul Hongo, Dir.
Mike Harris, L.Wagner

Vice-Chairman Fucci 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 Midolo and seconded by Commissioner Riccio to approve the minutes of the September 28th meeting. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT

CDC Albis handed out copies of the new wait list as well as all the 09 grant projects. There are approximately 34 people on the waitlist at this time. The list was gone over and explained by CDC Albis and Mike Harris of L. Wagner & Associates. They stated that there are lots of new "emergency" projects and went over them in detail with the commissioners. At this point, Chairman Moscato arrived and Vice-Chair Fucci turned the meeting over to him. Chairman Moscato was brought up to speed on the discussion of emergency projects discussed prior to his arrival. **MOTION** made by Commissioner Fucci and seconded by Commissioner Midolo to approve all the emergency projects discussed. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

A discussion was held regarding the contractor that has been banned from performing any work in the Town due to the shoddy work performed for two residents, which now have to be addressed and fixed by another contractor.

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SMALL CITIES PROGRAM

There is an issue with project # 044-168. The roof was replaced in March due to the fact that it was leaking and causing mold issues. CDC Albis and Mike Harris both went out and inspected the home. The inside was in terrible shape. The homeowner agreed to get her own contractor to do the inside of the home with proceeds from her insurance claim. Once the inside was gutted, a lead test needed to be performed. However, the contractor that the homeowner had performed the work was not certified for lead removal. The agency lead test agency will be performing a lead test tomorrow. If the house is cleared then the agency will look into finishing the siding and windows as part of the second phase. If the house is not cleared, which is more likely the case, the agency needs to decide what the next course of action would be. After a lengthy discussion, a **MOTION** was made by Commissioner Riccio to put the funds allocated for the project (\$10,000) back into the grant account and revisit if the project becomes viable. Commissioner Dynderski seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

CDC Albis stated that he would contact the commissioners with the results from the testing. Mike Harris stated that the 2010 grant funding was approved in early October and there is a fully executed assistance agreement. They are waiting for the release from the Federal Government to DECD, which would take around 30 days.

Project # 044-195(pending #) there is an emergency furnace issue that was just applied for. **MOTION** made by Commissioner Fucci and seconded by Commissioner Midolo to complete work necessary. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

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A discussion was held regarding code issues with projects and were they included in the other work that needed to be performed. Mike Harris stated that the other work could only be done if the code issues are addressed. Nothing can happen until everything is up to code as well as housing quality issues and needs met.

BILLS

None

OTHER BUSINESS

Dates for next year's meetings were discussed. A **MOTION** was made by Commissioner Riccio and seconded by Commissioner Dynderski to continue to hold meetings on the 4th Tuesday of every month at 7:00 p.m. in the Mario Giaimo Conference Room in Town Hall. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Commissioner Midolo made a **MOTION** to cancel December's meeting due to the Christmas Holiday and hold a special meeting if necessary. 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 Midolo to adjourn the meeting at 8:30 pm. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna
Clerk