

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
September 22, 2015
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MEMBERS PRESENT:

Chairman Moscato
Commissioner Dynderski
Commissioner DeMayo
Vice-Chair Fucci (7:32)

STAFF PRESENT:

Sal Brancati, Director

PUBLIC PRESENT:

Taylor Richards, SCSU

Chairman Moscato called the meeting to order at 7:00 p.m. Roll was called and a quorum was present.

APPROVAL OF MINUTES

MOTION made by Commissioner DeMayo and seconded by Commissioner Dynderski to approve the minutes of the July 28th, 2015 meeting. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT/SMALL CITIES

Director Brancati received a call last week regarding a 92 year old resident whose furnace is not functioning. He has been trying to reach her to see if her information is accurate and see if she qualifies. He believes the cost would be under \$4400.00 to replace. He will find out more information especially in regard to the "life use" on the land records and get back to the commission. Chairman Moscato stated that if there is gas to the house, it may be more beneficial to convert the furnace to gas which would save the homeowner money as opposed to an oil furnace. There is money in the repayment account that Director Brancati has recaptured from sold or refinanced houses. There are currently no emergencies on the list.

Director Brancati stated he had received a subordination request from the homeowners at 182 Beach Avenue. He went to the assessor Mike Milici and asked about the estimated value of the property which he estimated at \$525,000 conservatively. One property sold recently for \$600,000.00 near the home. The Town would still be in 2nd position however, there were funds being taken to pay off credit card debt. There was a lengthy discussion with the commission. Commissioner DeMayo asked that a roll call vote be taken if there were any action taken on this. After more discussion, Commissioner Dynderski made a **MOTION** to table this item until there were more commission members in attendance. Commissioner DeMayo seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Director Brancati stated that they did a great job on the 2016 CDBG Grant application for Small Cities and unfortunately East Haven was not selected as one of the 22 towns chosen to receive funding. We will look to apply again in 2017. This was only the first denial for the Town. Vice-Chair Fucci arrived at 7:32 and a discussion was held regarding the application and what might have been the issue with the denial and where the funds will come from for the consultant. Director Brancati stated that he has \$40,000 as a line item in the budget for contractual services which this falls under.

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Because Vice-Chair Fucci was now in attendance the subordination issue was reopened. Director Brancati stated he is recommending that the commission approve the request as there is plenty of equity and we are remaining in the same position. A lengthy discussion was held. After the discussion Vice Chair Fucci made a **MOTION** to approve the subordination request contingent upon a \$5,000.00 pay down from the homeowner. Commissioner Dynderski seconded. Commissioner DeMayo opposed and none abstained. **MOTION CARRIED**

BILLS

Linda S. LaLuna \$100.00 Clerk Fee for September
Commissioner Dynderski made a **MOTION** to pay the clerk fee. Commissioner DeMayo seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

OLD BUSINESS

None

NEW BUSINESS

None

There being no further business to come before the commission, **MOTION** made by Commissioner Dynderski and seconded by Commissioner DeMayo to adjourn the meeting at 7:57 p.m. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna
Clerk