

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
July 24, 2012
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MEMBERS PRESENT:

Vice-Chair Fucci
Commissioner Dynderski
Commissioner Viola

STAFF PRESENT:

Arthur L. DeSorbo, Dir.
Francine Gaglione
Peter Testa, L. Wagner

PUBLIC PRESENT:

Janet Messina
Nancy D'Aniello
Chuck Coyle
Michael Lamberti

Vice-Chair Fucci called the meeting to order at 7:08 p.m. Roll was called and a quorum was present.

APPROVAL OF MINUTES

Commissioner Dynderski made a **MOTION** to accept the minutes of the June 26th meeting. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT

Director DeSorbo stated that the only report he had tonight was that he had received a phone call from Larry Wagner, from L. Wagner & Associates, to let him know that the 2011 application has been approved. We should get the assistance letter sometime this week.

SMALL CITIES PROGRAM

Peter Testa, from L. Wagner & Associates, discussed the request for subordination from a previous recipient of assistance. They were looking to refinance to receive a lower interest rate and would also lower the payment however they would also be receiving a credit line. Peter stated that it would put the Town in a worse position for repayment as the Town would go 2nd behind another loan. The owner's income levels are well beyond what the limits are today as well. The loan is approximately \$17,000.00. Commissioner Viola stated that he felt the owners should have to pay back the money if they were getting additional funds from the refinance. Director DeSorbo stated that it would set a bad precedent if the agency chose to subordinate. A discussion was held and a **MOTION** was made by Commissioner Dynderski and seconded by Commissioner Viola to enter into Executive Session at 7:15 to discuss

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the request. Meeting called back to order after exiting Executive Session at 7:20.

MOTION made by Commissioner Dynderski to call for a vote to approve or deny the request and Commissioner Viola seconded.

Commissioner Dynderski-no

Commissioner Viola-no

Vice-Chair Fucci-no

The request for subordination has been denied. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Peter will send a letter to the owners as well as a copy of the meeting minutes stating their request was denied. Peter also informed the agency that he has 3 different projects that were in different stages right now. Project #147 had mortgage recently signed for a roof, furnace and handicapped ramp. Project #155 was discussed and plans for windows, electrical and boiler conversion. All were ok except for the boiler conversion as the program doesn't allow for conversion. Project #216 recently completed and closed and Project #217 was under way. Peter is meeting to review the scope for the heating quotes (hot water now more so than heat). The owner had a secondary heating source that was purchased and will be utilized on the second floor of the home.

There are many pending applications, 2 of which might be emergencies. Peter will inspect and come back to the agency if indeed they are true emergencies. At the next meeting a discussion will be held with regard to procedures for determining emergency projects. Project #218 has been set up, but it might be a potential conflict of interest. Peter will look into that as well.

The Messina project was discussed at length. The mortgage was signed and the project closed on June 27th or 28th. However, the homeowner has run into some problems with either the plumbing or the sewer lines. The contractor went out to the home and had the lines cleared back in May, however with the issues the homeowner is having now, he had someone go back out and check the lines which were found to be clogged with paper. The contractor stated that it would happen again unless the lines were dug up to be inspected as the problem lies past the foundation of the home. A rather long conversation was held regarding this issue and Director DeSorbo stated that he would have the Town's building inspector go back out to the

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home to make sure all plumbing was properly done as he stated when the project was completed and issued a CO. The homeowner stated she was also concerned about a light on her garage which would assist her in seeing as she went in the home in the back on the ramp. The contractor installed a motion light but there doesn't seem to be electricity. A discussion was held with regard to this issue and it was asked of the contractor if all the work that was in his contract was performed and completed, he stated yes. Director DeSorbo stated that he would have someone come out to the home to inspect the lighting issue as a favor to him.

Peter handed out invoices with regard to the appliances that the agency agreed to let the homeowner use some of the insurance money to purchase. They were roughly \$1738.00. The homeowner also brought up the fact that the stairs going to the basement weren't safe and that there was only one handrail up. After discussing with Peter and the contractor it was determined that the scope only asked for one handrail which was done. There was an issue with the step at the bottom of the stairs which the contractor fixed on his dime. The conversation went back and forth with the contractor and the homeowner as well as Peter to try and assist the homeowner.

At this time, the contractor asked how he would get paid for the snaking of the lines done that morning seeing all the paperwork had been completed. The homeowner felt that she shouldn't be responsible for it as she claims she didn't clog the lines as she wasn't in the home until July 5th and that the line shouldn't have clogged in just a few weeks. Another discussion was held amongst the homeowner, contractor and agency. Vice-Chair Fucci asked for a vote from the members regarding the bill.

MOTION made by Commissioner Dynderski and seconded by Commissioner Viola to have a change order entered for \$260.00 (which is the amount of the bill) and added onto the mortgage with a modification so that the contractor could be made whole. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

BILLS

MOTION made by Commissioner Dynderski to pay the clerking fee of \$100.00 to Linda LaLuna. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

ANY OTHER BUSINESS TO COME BEFORE THE AGENCY

None

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There being no further business to come before the commission, **MOTION** made by Commissioner Dynderski and seconded by Commissioner Viola to adjourn the meeting at 8:20 p.m. All were in favor, none were opposed and none abstained.
MOTION CARRIED

Respectfully Submitted,

Linda S. LaLuna
Clerk