

200 TYLER STREET SUBCOMMITTEE
(BLUE RIBBON COMMISSION)
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 23, 2015

The 200 Tyler Street Subcommittee held a regular meeting on Wednesday, December 23, 2015 at 7:00 P.M. at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512

Chairman Paul Carbo called the meeting to order at 7:00 P.M. and proceeded to ask everyone to stand for pledge of allegiance.

Item #1:

Roll Call:

5 members present, quorum present.

Item #2:

Approval of the December 17, 2015 meeting minutes.

Chairman Carbo asked the members of the commission if they had received and read the minutes from the December 17, 2015 meeting; all had, Chairman Carbo then asked if there were any questions, corrections, omissions, there were none. Chairman Carbo asked for a motion to accept the minutes from the December 17, 2015 200 Tyler Street Subcommittee meeting.

Vice-Chairman Limoncelli made a motion to accept the minutes from the December 17, 2015 200 Tyler Street Subcommittee meeting, Commissioner Lang seconded the motion.

Voice Vote: All in favor, none opposed, no abstentions, motion carried.

Item #3:

Discussion of using 200 Tyler Street for educational purposes.

Chairman Carbo read a letter from John Finkle, Chairman of the East Haven Board of Education concerning 200 Tyler Street. Chairman Finkle indicated in his letter it would be cost prohibitive for the Board of Education to invest the building. (Chairman Finkle's letter had been included in a packet of information on file with the Town Clerk's Office.) Chairman Carbo stated he had received correspondence from Mr. Lou Anastasio concerning using 200 Tyler Street for educational purposes. Chairman Carbo declined to read the letter given the fact the East Haven Board of Education declined the

invitation to use the building. (Mr. Anastasio's letter had been included in a packet of information on file with the Town Clerk's Office.)

Item #4:

Discussion of using 200 Tyler Street for municipal/mixed community use including a cultural arts center.

Mr. Sal Brancati, East Haven Economic Development Coordinator, prepared informational packets for the members of the commission. Chairman Carbo asked Mr. Brancati to explain for the Subcommittee and the public in attendance the cost of the maintaining the building, the pool, heating, cooling systems, etc. (Informational packet detailing all expenses had been put on file with the Town Clerk's Office.) Mr. Brancati stated the price tag for the Town conservatively would be \$65 million dollars, which would translate to a \$4.3 million dollar payment annually, thus translating to a 4 mil tax increase. The Town's bond rating would decrease significantly if the Town were to bond for \$65 million dollars. Also, by combining multiple buildings into one large building, the Town would be left with multiple separate empty buildings which would still need to be maintained and eventually sold. Town Attorney Joseph Zullo stated if the Public Service Department, there is potential noise and chemical run off issues, the Public Service Department maintains a M34 permit for chemical run off.

Mr. Brancati contacted the State of Connecticut Department of Policy and Management concerning reimbursement of monies if the Board of Education wanted the building. Mr. Brancati left a message and had not received a phone call back at time of meeting. Chairman Carbo and Vice-Chairman Limoncelli contacted State Senator Leonard Fasano and State Representative James Albis respectively concerning available State and/or Federal monies. Senator Fasano indicated there would not be any State money available, but would look into any available Federal money. Representative Albis indicated he would be willing to appear in front of the Subcommittee, but would not have any financial numbers available. Representative Albis directed Vice-Chairman Limoncelli to contact the same person at State of Connecticut Department of Policy and Management which Mr. Brancati had already contacted.

Item #5:

General discussion of overall disposition options.

Chairman Carbo announced there was a change in location for the January 7, 2015 meeting of the 200 Tyler Street Subcommittee. The East Haven Senior Center was otherwise occupied for the same night as the scheduled meeting. The January 7, 2015 meeting would need to be moved to the DeMaio Room, Lower Level, at 7:00 P.M., at the East Haven Hagaman Library, 227 Main Street, East Haven, CT 06512. Chairman Carbo stated a sign would be posted on the door of the Senior Center that night indicating the change of location, 200 Tyler Street Subcommittee Clerk Gravino stated

she would make sure the change of location would be clearly indicated on the homepage of the Town's website.

200 Tyler Street Subcommittee Clerk Gravino stated to the Subcommittee, Town Attorney Zullo, and Mr. Brancati, that she was approached by a member of the public in attendance asking about meeting notifications which were to be sent out by the Town Clerk's Office. Mr. Brancati and Town Attorney Zullo stated it was suggested at the December 17, 2015 meeting, but not acted upon. Chairman Carbo asked Subcommittee members if they wanted notices to go out to the households in a 1,000 ft. radius. All members indicated this was acceptable. Mr. Brancati will send out one notice listing all meeting dates, including the two public hearing dates after the Christmas Holiday.

Chairman Carbo asked Subcommittee members if there were any other questions or concerns, there were none.

Item #6:

Adjournment.

Chairman Carbo asked for a motion to adjourn the meeting.

Commissioner Lang made a motion to adjourn the meeting, Commissioner Asid seconded the motion.

Voice Vote: All in favor, none opposed, no abstentions, motion carried.

Meeting adjourned at 7:35 P.M.

Respectfully Submitted,

Stacy Gravino
200 Tyler Street Subcommittee, Clerk