

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
August 28, 2012
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MEMBERS PRESENT:

Chairman Moscato
Commissioner Dynderski
Commissioner Viola

STAFF PRESENT:

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

PUBLIC PRESENT:

Janet Messina
Michael Persico

Chairman Moscato called the meeting to order at 7:10 p.m. Roll was called and a quorum was present.

APPROVAL OF MINUTES

Commissioner Dynderski made a **MOTION** to accept the minutes of the July 24th meeting. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT

None

SMALL CITIES PROGRAM

Peter Testa, from L. Wagner & Associates, discussed with the agency how to decipher an emergency or non-emergency project. He went out on an inspection of a property that was deemed an emergency for a leaking roof, but the flashing was faulty on the chimney, so it wasn't the roof. He doesn't want to waste time and money, he would like a process put in place. Peter then discussed several projects that were coming up on the list. Project 039 had an issue with probate which is now settled and has been inspected. His estimate for the work is \$23,400.00. Project 155 is in the pre-bid stage. The bids are due back September 5th. He estimates that project at \$8200. Project 157 has been inspected. The owner has approved the scope/budget of \$17,905 but there is no bid date as of now. Project 217, the emergency heat situation, and conflict of interest has substantial liens on the property. The Town would be in 4th position if taking on this project.

Director DeSorbo had questions about the project which Peter explained to him and that he had spoken with the homeowner and explained the situation to him as well. There is no equity in the property; there are 23 encumbrances on the property. After discussion the agency asked that Peter write to the owner and ask for proof of any

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paid encumbrances or filed lien releases. Commissioner Dynderski made a **MOTION** to table this decision until a full board is in attendance and all information from the applicant is received. Commissioner Viola seconded. All were in favor none were opposed and none abstained. **MOTION CARRIED**

Project 159 was discussed. The roof is approximately 22 years old. There is a 99% loan to value ration. Cost to repair is \$5-6000 and with the weather turning soon, it is imminent that this be repaired. The owner has a modification agreement with the lender. After discussion, Commissioner Dynderski made a **MOTION** to request Peter run a Title Search on the property and bring back the information at the next meeting. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Project 218 is presented as an emergency and yes there is an issue. However after discussion, Commissioner Viola made a **MOTION** to deny the emergency status based on the information from Peter Testa. Commissioner Dynderski seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

BILLS

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

MOTION made by Commissioner Viola to table the DFG, Electric bill for 259 Russo Avenue in the amount of \$807.31. Commissioner Dynderski seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

**DISCUSS & TAKE ANY NECESSARY ACTION ON JULIUS DRIVE
SUBORDINATION REQUEST**

Peter read the letter from the Homeowner's Mortgage Advisor describing what the owner wished to do regarding the subordination. After much discussion Commissioner Dynderski made a **MOTION** to approve the request provided the Town doesn't lose position or equity and to have done exactly what's stated in the letter. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

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ANY OTHER BUSINESS TO COME BEFORE THE AGENCY

Mrs. Messina was in attendance again tonight to discuss her situation. She will be going to court with the first contractor in October. Once that is complete, she is hopeful that the \$15,000 will come from the guarantee fund. She also stated that the bank has the last ½ of the insurance company check. She is waiting for that to clear as it was sent to her without the name of the first contractor. She is asking the commission if she could take another \$1500 from the insurance money she was going to pay the Town, for her mortgage payment as she hasn't been able to rent the apartment according to HUD guidelines which she must follow now that she is a recipient of the rehab loan.

After a lengthy discussion, Commissioner Viola made a **MOTION** to table the request and discuss it at the next meeting when there were all of the members present. Commissioner Dynderski seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

A letter from a previous recipient of a loan was handed out to all present. Commissioner Dynderski made a **MOTION** to have the Executive Director and Town Attorney look into the allegations and place it on the agenda for the next meeting. Commissioner Viola 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 Viola and seconded by Commissioner Dynderski to adjourn the meeting at 9:05 p.m. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna
Clerk