

**Town of East Haven, CT**  
**Urban Renewal Agency Meeting Minutes**  
**September 25, 2012**  
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**MEMBERS PRESENT:**

Chairman Moscato (7:16)  
Vice-Chair Fucci  
Commissioner Dynderski  
Commissioner Viola

**STAFF PRESENT:**

Francine Gaglione  
Peter Testa, L. Wagner

**PUBLIC PRESENT:**

Linda Faye Parente  
John Serio

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

**APPROVAL OF MINUTES**

**MOTION** made by Commissioner Dynderski and seconded by Commissioner Viola to approve the minutes of the August 28<sup>th</sup> meeting. 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, gave the commission and update on several projects.

#155 (626 Laurel Street) was signed last Wednesday for windows, and replacement garage doors. There is good equity in the home and no issues.

#157 (14 Eldredge Drive) is up for a roof plus electric, heating and floors. Good equity and no issues. Scope is around \$17-\$18,000.

#159 needs a roof. Peter needs guidance from the commission regarding this project.

#160 is in the initial stages. It is a small job. The owner initially declined but now interested again after Peter explained program to them.

#217(Farm River Road)-The owner spoke to the commission and explained all the issues on the Title Search. A lengthy discussion was held regarding this project. Vice-Chair Fucci suggested that the commission take it up at the next meeting and recommended that the owner see an Attorney to straighten the

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matter out regarding the release and get back to the commission with the results. The owner thanked the commission for their time.

#218 (Bradley Avenue) was denied emergency status. The owner spoke to the commission and asked how emergencies were handled. After discussion the owner thanked the commission for the information and allowing him to speak.

Peter discussed with the commission what was necessary for Project #217 to be completed. After a lengthy discussion, a **MOTION** was made by Commissioner Viola to approve the project and Commissioner Dynderski seconded. Two were in favor and Vice-Chair Fucci opposed, none abstained. **MOTION CARRIED**

The commission then discussed the way that emergency requests would be handled. It was suggested that once Francine takes the calls, she then contacts Chairman Moscato who will then in turn contact the Town Building Inspector to see if they could inspect the property and determine what the issue is. After that is done, the information will be relayed to Peter Testa from L. Wagner. Electrical issues (fire related), collapsed roofs/holes in roofs, any fire hazard or furnaces should be part of the list of determinations.

Project # 159 is on the natural place on the list. There are equity issues. Peter explained to the commission the situation in the home and that the estimated project would cost between \$6,000.00 and \$7,000.00. Vice-Chair Fucci asked if a Title Search had been completed as requested by the commission last month. Peter will look into it, and if not, order a search on the property. If the Town would be in a second position behind the original mortgage, the commission would go ahead with the request. Vice-Chair Fucci made a **MOTION** that contingent upon the Title Search the project be approved. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

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Project #168(Russo Avenue) was discussed again after being tabled last month. **MOTION** made by Commissioner Viola and seconded by Commissioner Dynderski to deny the owners request for an additional \$1200.00 from insurance proceeds. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Project #98 was discussed. Peter Testa had met with DECD today and will be doing some more research and will report back to the commission with his findings.

**BILLS**

Linda S. LaLuna            \$100.00 Clerk Fee for September

Commissioner Dynderski made a **MOTION** to pay the clerk fee. Commissioner Viola seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

**OTHER BUSINESS**

The commission needed to set a schedule of dates for 2013 meetings. Commissioner Dynderski made a **MOTION** to continue to meet on the fourth Tuesday of each month at 7:00 in the Mario Giamio Conference Room, Lower Level, in Town Hall. Vice-Chair Fucci 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 Vice-Chair Fucci and seconded by Commissioner Viola to adjourn the meeting at 9:14 p.m. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna  
Clerk