

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
November 27, 2012
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MEMBERS PRESENT:

Chairman Moscato
Commissioner Dynderski
Commissioner Viola

STAFF PRESENT:

Arthur L. DeSorbo, Dir.
Francine Gaglione
Peter Testa

Chairman Moscato called the meeting to order at 7:05 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 October 23rd meeting as corrected. The date needs to be amended to read October 23, not November 8 and that Chairman Moscato wanted to make sure that it was noted that he made a point of record that the complaint regarding Lindberg Street was not ignored, but was put into action for investigation to the Town Attorney to further investigate, which was reflected in the minutes of the August meeting. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT

Director DeSorbo stated that he met with Larry Wagner to discuss the letter that was submitted to the DECD regarding the Lindberg Street complaint and that an extension was requested until November 30th to investigate and report about the complaint.

SMALL CITIES PROGRAM

Peter Testa from L. Wagner & Associates, gave the commission and update on several projects.

Lindberg Street was discussed at length. Peter went out to the property along with Building Official Jim Bassett and Francine. The caps on the ridge vent are missing and it seems that there are issues with the way that the shingles and caps were done. Peter got prices with regard to the caps. The estimates were around \$200-250 and could be paid out of program income. Director DeSorbo spoke with Larry Wagner at great length about this project and they both agreed that this was the best route to take. There are issues with mortgages being

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forgiven by the Town and one that wasn't even on the land records. Chairman Moscato suggested that the commission go ahead with the repairs to the caps.

Peter has a report of his inspection and will send that to the homeowner reiterating what was found. After more discussion, a **MOTION** was made to pay for the replacement caps through program income by Commissioner Viola and seconded by Commissioner Dynderski. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

#168 (259 Russo Avenue) was discussed again at length regarding more issues with the home. There are issues with the flashing and there was a line item in the original contract for re-flashing but that was over 3 years ago. The homeowner does have pending litigation against the contractor. No monies have been recouped yet which were supposed to come to the agency. After much discussion a **MOTION** was made by Commissioner Viola to close the file on this project and have the homeowner go after the contractor for any corrections that need to be made and brought forth with the suit she has against him. Commissioner Dynderski seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

#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. Nothing has been done with this project yet.

#155 is complete and the final inspection is taking place tomorrow. There were no problems with this project.

#159 owner requested roof. The commission asked for information on where the Town would stand on the mortgage. Peter said it would be second once a letter was received by the original owner who held a small mortgage for the current owner stating it was paid in full.

#160 (39 Laurel St) Small electrical issues that the UI is working on and will come off the list.

#217(Farm River Road) - Originally an emergency furnace. The specs were sent to the owner along with revision. Unfortunately they were hit again by the storm and the insurance company is involved again. The owner was getting price directly because the project doesn't have to go out to public bid. However Peter hasn't heard from the owner since he sent the information and specs to them.

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BILLS

Linda S. LaLuna \$100.00 Clerk Fee for November

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

Director DeSorbo stated that he will be speaking to the Town Attorney to discuss regulations and stipulations for contractors for the Small Cities program. He wants to see if there is a way to require a bond for a year from the contractors so in the case there are issues the contractor is bonded and the Town is held harmless. Director DeSorbo would like the Attorney Zullo invited to the January meeting.

Discussion was held with regard to the owners signing off on the work completed and if there is recourse once signed off or possibly placing a clause on the certificate of completion for the owner to sign that work has been done to their satisfaction and that the Town is not responsible once that is signed. Discussion held regarding the possibility of a special meeting in December seeing the regular meeting can't be held because it falls on Christmas. No action was taken on that issue.

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 8:17p.m. All were in favor, none were opposed and none abstained.

MOTION CARRIED

Respectfully Submitted,

Linda S. LaLuna
Clerk