

HARTFORD REDEVELOPMENT AGENCY

REGULAR MEETING

**OCTOBER 16, 2008
PLAZA LEVEL CONFERENCE ROOM
260 CONSTITUTION PLAZA
5:00 P.M.**

AGENDA

CHAIRMAN CASARES: Good evening, everyone. Want to welcome you all to the Hartford Redevelopment Agency regular meeting today, October 16, 2008 at the plaza level conference room, 260 Constitution Plaza.

I. Roll Call

CHAIRMAN CASARES: Roll call: Commissioner Arena?

COMMISSIONER ARENA: Here.

CHAIRMAN CASARES: Commissioner Bonafonte? Casares is here. Commissioner Harris? Commissioner Leonard-Woods?

COMMISSIONER LEONARD-WOODS: Here.

CHAIRMAN CASARES: Commissioner Lopez-Hernandez?

COMMISSIONER LOPEZ-HERNANDEZ: Here.

CHAIRMAN CASARES: Commissioner Sierra?

COMMISSIONER SIERRA: Here.

II. Appointment of David B. Panagore as Executive Director-Secretary

CHAIRMAN CASARES: Item 2 on the agenda, appointment of David B. Panagore as executive director-secretary of the redevelopment agency. First, I want to thank Mark McGovern for all you did holding everything together when Mr. Palmieri left. I want to thank you for everything you've done for the City of Hartford. It's been a great learning experience.

MR. MCGOVERN: Thank you very much. I really appreciate the opportunity to serve as executive director and acting director of the department. It's been an interesting and rewarding year. And I look forward to continuing the work with the redevelopment agency. I'm not going anywhere.

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MR. PANAGORE: That's something I'm thankful for.

CHAIRMAN CASARES: David B. Panagore; professional experience comes from finance control board, state department of revenue in Massachusetts; also experience in the San Jose Redevelopment Agency; Boston Redevelopment Agency; also the City of Chelsea, Massachusetts. I always wanted to meet someone who had a 4.0 GPA. That caught my eye. I'm going to read the resolution regarding appointment. "Be it resolved by the Hartford Redevelopment Agency that the following appointment is hereby made: David B. Panagore is hereby appointed as the executive director-secretary of the Hartford Redevelopment Agency. Motion is in order.

COMMISSIONER LEONARD-WOODS: Make a motion to accept the resolution to appoint David B. Panagore as executive director-secretary of the Hartford Redevelopment Agency.

COMMISSIONER ARENA: Second.

CHAIRMAN CASARES: All in favor? Opposed? Abstentions?

The resolution to appoint David B. Panagore as executive director-secretary of the Hartford Redevelopment Agency was approved 5-0.

CHAIRMAN CASARES: Resolution passes.

MR. PANAGORE: Just like to thank Mr. Chairman, board members, thank the mayor and everyone here. One of the most pleasurable parts of the work in this field is working with redevelopment agencies and helping to bring redevelopment projects along. As the board can see from my resume, I've worked with a various number of redevelopment agencies and boards. Having just met the staff today I hope to be as good as the staff that's already here.

CHAIRMAN CASARES: Welcome. Just a quick note, there is a sign-in sheet. And if you are planning on speaking tonight there is an additional sign-in sheet for the public hearing portion.

III. Approval of the Minutes of the September 11, 2008 Meeting

CHAIRMAN CASARES: Next on the agenda approval of the minutes of September 11, 2008. Are there any corrections?

COMMISSIONER LEONARD-WOODS: Correction page 6, fourth paragraph, fifth word in should be 'property' instead of 'proper'; page 6,B fourth paragraph, sixth word in should be 'property'; page 7, last paragraph, third line to the right, 'proper' should be 'proposal'.

CHAIRMAN CASARES: Any other comments, corrections? If there are none then I make a motion that we accept the minutes with the noted corrections.

COMMISSIONER SIERRA: Second.

CHAIRMAN CASARES: All in favor? Opposed? Abstentions? Motion passes.

The motion to accept the minutes of the September 11, 2008 meeting with the noted corrections was approved 5-0.

IV. Projects in Planning.

A. Parkville Municipal Development Plan.

1. Status Report on the Draft Parkville MDP

CHAIRMAN CASARES: Projects in Planning, Parkville Municipal Development Plan. Mr. McGovern?

MR. MCGOVERN: Thank you, Mr. Chairman. In everybody's package there is a brief update on the Parkville Municipal Redevelopment Plan. A couple of months ago we had Gerry Maine and Roger O'Brien from the planning division present on this draft plan. This has been a multiyear planning effort in conjunction with the department for economic development and sent off to the various state agencies for comment. That's been completed. We are now at a point of time where we can proceed with an adoption process identical to that which we are undertaking with the downtown redevelopment plans. What I've provided is information, executive summary, timelines, and so forth as a precursor to what we propose next month in November as an adoption time frame. At our November meeting we'll then begin to set meeting dates for adoption of the municipal development plan. Roger and Gerry are here if you have specific questions, but otherwise I just wanted to provide it as an informational item.

CHAIRMAN CASARES: Questions, comments?

V. Projects in Execution

A. Sigourney/Homestead Project

1. Consideration of a Resolution Authorizing the Execution of a Contract for Demolition of 111 Homestead Avenue with Industrial Wrecking, Inc.

CHAIRMAN CASARES: Moving on to the next item on the agenda, Sigourney/Homestead Project.

MS. REYNOLDS: Mr. Chairman, progress is being made on the corner. We have demolished two buildings and now need to take down the former Jesse's Package Store at 111 Homestead Avenue. We need to do hazardous abatement prior to the demolition. Then we will be taking the building and removing approximately 250 tons of urban fill left from the prior demolition across the street. The dirt was tested and not rated as usable, although it's not toxic. We have to remove it offsite. Procurement did an open competitive bid. Industrial Wrecking, Incorporated submitted a bid as the lowest bidder for \$42,366. I spoke with procurement today. They have made the award. I haven't received the letter yet, but this was subject to approval of human relations of the vendor for EEO requirement and so forth. I was advised this afternoon they are in fact approved. The recommendation before you is to make Industrial Wrecking, Incorporated, the lowest bidder for site work at 111 Homestead Avenue.

COMMISSIONER SIERRA: Question: What was the next bid amount monetarily?

MS. REYNOLDS: There was a range. We received eight bids. The next one after that was 53,000. We had one at 56,000, another at 65, 66, 83, 101 and 108.

COMMISSIONER SIERRA: There was a substantial amount close to that bid. Has the city used this company before?

MS. REYNOLDS: Yes.

COMMISSIONER SIERRA: No problems with them?

MS. REYNOLDS: No.

COMMISSIONER SIERRA: I just know when it's hazardous materials onsite it can get sticky at times.

MS. REYNOLDS: We have our own environmental engineers onsite, Fuss and O'Neil. They're monitoring them.

COMMISSIONER SIERRA: I've been on that site many times. That's a real reasonable price for that work.

COMMISSIONER ARENA: Is this a local company, a Hartford company?

MS. REYNOLDS: Bridgeport.

COMMISSIONER ARENA: In past bids are they always the lowest bidder?

MS. REYNOLDS: I haven't worked with them before. They have done work with the city before because Corita (phonetic) told me she had done work with them and they are a good company.

CHAIRMAN CASARES: Any other questions? Motion for a resolution authorizing the execution of a contract for demolition and abatement services by Industrial Wrecking, Incorporated.

COMMISSIONER SIERRA: Second.

CHAIRMAN CASARES: All in favor? Opposed? Abstentions? Resolution passes.

The motion for a resolution authorizing the execution of a contract for demolition and abatement services by Industrial Wrecking, Incorporated was approved 5-0.

2. Consideration of a Resolution Authorizing the Execution of a Contract for Soil Remediation 319 & 325 Sigourney Street with Clean Harbor Environmental Services, Inc.

CHAIRMAN CASARES: Next is the 319 and 325 Sigourney Street.

MS. REYNOLDS: Thank you, Mr. Chairman. We are still on the same intersection, but across the street. The former auto body and gas station there that were demolished; we started doing remediation last spring and ran into a very large problem with much more contamination than we expected. We stopped the work, did extensive testing, secured additional funds, and are now ready to go back and resume the remediation of the existing soil. We have contracted with Clean Harbor Environmental Services through a State of Connecticut procurement contractor. Clean Harbor was the contractor working with us when we started this, and we've had a good experience with them. We'd like to complete the remediation work on that corner. We're requesting you recommend approval of this project for \$330,000.

CHAIRMAN CASARES: Any questions?

COMMISSIONER SIERRA: \$330,000. How many truckloads of dirt are we taking out of there?

MS. REYNOLDS: This is approximate. But the project itself is going to be -- First phase is to scrape off the top 3 feet of the dirt that does not contain anything that needs to be remediated. That's going to be scraped off and stockpiled on site. From 3 feet down that's going to be packed up and trucked offsite. One of my concerns is the odor, it's very strong. What I've done with our consulting engineers is making sure when the roll offs go in the dirt goes immediately into the roll offs and offsite. There's only one landfill that takes this soil, and that's the problem rather than the pollution. We have to estimate the trucks, fill them, and get them to the site. And they can take two trucks a day. When that's done there's a substance called Oxygen Release Compound put over the high water table. It's very expensive, like a \$50,000 item that makes a barrier. The clean dirt will be brought in, fill the hole, then take our stockpile and put it back. That's the job.

COMMISSIONER SIERRA: When we originally started this did we know this problem existed?

MS. REYNOLDS: We knew there was contamination. It was tested. But because it was so old it seeped through the dirt. But it didn't read as poorly as when we started digging it up.

COMMISSIONER SIERRA: Wasn't there a contractor that had already bid that?

MS. REYNOLDS: He bid the work as we presented it. And when we got to 1400 tons that was the maximum we had envisioned. And that's what we budgeted for. And that's when we stopped the work.

COMMISSIONER SIERRA: \$330,000 over is not 30,000. It's a substantial amount. Are you saying there were no errors or omissions on anybody's part when they bid that job?

MS. REYNOLDS: It's not that the job wasn't bid properly. It's that the extent of the contamination was not identified. Although tested and sent to a lab and certified as being polluted, once they started digging it they realized it had spread farther than anticipated and it was worse than they thought.

COMMISSIONER SIERRA: What was the bidding process? How many people came in with bids on this one?

MS. REYNOLDS: For this particular cost what you have in front of you is an order of

magnitude from the engineer; what he thinks is reasonable. And they always include a contingency as well. They put together specs and walk the site with Clean Harbor and tell them exactly what they want done and give them a price. And it has to be in the confines of the State of Connecticut contract which is DAS approved and open to political subdivisions.

COMMISSIONER SIERRA: There was no bidding process. There was just one price given from Clean Harbor Environmental Services.

MS. REYNOLDS: They have yet to provide their price. We are estimating the contract value to be \$330,000. We'll see what Clean Harbor says when they walk the site and start filling in their prices.

COMMISSIONER SIERRA: My question is why isn't it going out to bid?

MS. REYNOLDS: The city is allowed to use State of Connecticut contracts. This goes back for many years. If the state vets a vendor and determines them to be acceptable that saves the city from going out and doing a procurement and having to do a bid. It's a cost saving measure.

COMMISSIONER SIERRA: I'm not following, because the last one there was a bidding process for the take down, for the demolition. How does it save us money if there's no competition involved on obtaining a number to do the work? I don't understand that.

MS. REYNOLDS: When the state office goes out to bid on projects they go through a full procurement process and request a vendor submit line items for abatement, removal of dirt, mobilization, supervision. And then the state goes through the procurement process and awards to bidders, obviously the lowest responsible bidder.

MR. MCGOVERN: If I could add one thing. If anything it's probably less of an issue with a contractor performing a specific scope of work, and one which our engineers did its best to try to identify the problem. End result was in their analysis and study of the land as a result of several factors, the amount of polluted material was larger than anticipated.

COMMISSIONER SIERRA: That's where I have a problem with it. We're not talking small numbers. We're talking huge numbers. Obviously, the pollution, I don't know how someone could have missed that.

MR. MCGOVERN: Because it's moving. It's migrating through soils and through the course of time. Grade of the property is an issue as well. It's several factors.

COMMISSIONER SIERRA: So if we vote on this as a yes we still don't have a price on it? This is a guestimate now?

MS. REYNOLDS: Our engineering firm is putting together specifications. And they will meet with Clean Harbor and walk the site. And they will price it.

COMMISSIONER SIERRA: And it will come back to us?

MS. REYNOLDS: Yes.

COMMISSIONER SIERRA: Thank you. No further questions.

COMMISSIONER ARENA: We approve this now and the price comes back, we've already approved this tonight. So we're going to have to approve it again.

MS. REYNOLDS: I would hope we would approve this particular estimate. And when the contract comes back you will have an opportunity to look at the contract so we can sign it.

MR. PANAGORE: Given the fresh eyes I can bring to all of this, I would be happy to come back to the board with a report and go through all the cost factors. I can understand all the cost factors involved. Frequently, the clay issue alone is not even a quantity issue. It's the type of soil you're in, not just the pollutant. But I'll be happy to go through this personally and come back to the board with a report for the pricing and with the negotiation to keep the price as low as possible given the tonnage.

COMMISSIONER SIERRA: I'm a personal believer in bidding things out. That's why I asked here earlier to go through the range of bids. I like bids on projects. It gives you a better idea.

MR. PANAGORE: I agree. If I'm not mistaken Clean Harbor had already done this work.

MS. REYNOLDS: They did phase one.

MR. PANAGORE: The difficulty or challenge is Clean Harbor has already done the work. You have a contractor who is familiar with the site, who is comfortable with the

type of contaminant you have and the outputs. Bringing in someone new you run the risk -- The difficulty with any environmental remediation it's a rehab on an old house. You think you know what's behind the walls, and you think you know what's on the plans. But you open the walls and find something different. As Mark has indicated, if the issue is at all it's with the environmental engineers and the testing protocol they took. It would probably be more prudent to come before the board and be overly conservative in the testing protocols, so you can ensure that if you're spending money it's on testing rather than taking the soils out. It's really working that front end. With all good work that can happen. I've run into it myself many times where suddenly you discover something 50 feet below the ground that no one knew was there. You don't like it, but it's something you can run into.

COMMISSIONER SIERRA: I'd like to be updated on that and see what it ends up being.

COMMISSIONER ARENA: The only problem is we have a number out in front before they have a number in. It's like saying I'm going to come in at \$329,729. A year ago Hartford wasn't looming with budget deficits, we're going through possible layoffs. These are big numbers.

COMMISSIONER SIERRA: What I don't like is we're giving 330, and then you have a fill out sheet. And unfortunately, I'm one of the types that believe it should be done the opposite way, putting the horse before the cart.

MR. PANAGORE: This is the first time I'm seeing this today. One thing I would mention -- The environmental engineers, the contractors in the crowd may not be happy to hear this. I don't sit with any price. It's the beginning of a negotiation. We just did a subsurface negotiation in Springfield where they were coming in at \$77.00 a ton. I found an acceptable facility that went down to \$27.00. And yesterday it went down to \$7.00 a ton. The price they put out is a nice starting point. It's a beginning of the conversation. I would work with staff to ensure we are cost-effective in our approach.

COMMISSIONER SIERRA: When I read that last night I didn't understand why the number was already up there.

MR. PANAGORE: Also to ensure that the board wasn't surprised later on.

MR. MCGOVERN: To allay concerns about city funds we're not using city funds for this activity. We're using state funds. That goes back to a grant many years ago.

COMMISSIONER SIERRA: I appreciate that.

MR. PANAGORE: Just as precious.

MR. MCGOVERN: We all live in Connecticut.

MR. PANAGORE: Or soon will.

COMMISSIONER ARENA: I respect that. But at this point the till is running out all the way through at this point. You could come back in a month and say, we said 330, but now it's 385 because X, Y, and Z happened.

MS. REYNOLDS: We have not provided our information to the contractor. The engineer gives me what he feels is a reasonable budget with a large variance, because you don't know when you're dealing with pollution. And he will go out with the contractor with all his line items. And the contractor will give him his price. We're not saying we have \$330,000 for you.

COMMISSIONER SIERRA: I feel better if when it comes back we get another set of eyes.

MR. PANAGORE: Rest assured it is a public meeting. These are public records. Whether the contractor is aware of the price or not that's nice. But that's just the start of our conversation.

CHAIRMAN CASARES: Any other questions? Motion to propose a resolution to accept a contract for remediation services by Clean Harbor Environmental Services, Inc. Is there a second?

COMMISSIONER LEONARD-WOODS: Second.

CHAIRMAN CASARES: All in favor? Opposed? Abstentions? Motion passes 3-2.

The motion to accept a contract for remediation services by Clean Harbor Environmental Services, Inc. resulted in a vote of 3-2 with commissioners Casares, Lopez-Hernandez, and Leonard-Woods voting in favor; and commissioners Arena and Sierra voting against. Motion failed.

B. Albany/Woodland Project

1. Status Report on Albany-Woodland Project

CHAIRMAN CASARES: Next is Albany/Woodland Project.

MR. GEATHERS: Thank you, Mr. Chairman. Status update on of the Albany/Woodland Project. The Court of Common Council approved this plan in November of 2005. The project area is Albany Avenue and Woodland Street in the Upper Albany neighborhood. The project area is a 1.9-acre site. And it's four sites that make up the actual plan area. There were three active businesses, and then one property that has not been acquired yet, but is in process of acquisition; M & W Automotive, McGregors Restaurant, as well as Woodland Moving and Storage. At this point all of the properties are vacant. All of the property owners have been relocated to various locations. Woodland Moving and Storage is now on Woodland Street in the enterprise zone. McGregor's is on the corner of Albany Avenue and Green Street. And M & W Automotive has been moved to Woodland Street. Some of the activity related to closing out everything, getting signage for M & W and Woodland Moving, all the closing expenses. At this point the site is vacant.

We fenced off the site from M & W Automotive up to the Mobil site which we have not acquired yet. I was at the site yesterday with our fencing contractor, and we're going to be fencing off the Woodland Moving and Storage site.

As it relates to environmental predemolition surveys, final walk-through was Monday. And we'll be expecting a report from Fuss & O'Neill, our on call engineers who have been working with us to put together plans for demolition specs and things of that nature. Environmental testing has been conducted on all three of the sites. More testing will be conducted. And that will be completed at the end of the month. We will have an order of magnitude of cost for the remediation activity as well as for the demolition activity for the three sites in question.

The last site we're negotiating on for acquisition is the Exxon-Mobil site. It's 1161 Albany Avenue. It's directly on the corner of Albany Avenue and Woodland Street. We executed a sale and purchase agreement in June of this year. That comes with a 90-day due diligence period where we received all their environmental information. They've taken down the building that was there, taken the tanks out, done remediation work at the site. And our on call engineers have evaluated all the information, did some probe testing, as well as checking the monitoring wells. We found out certain areas on the site have still not been remediated to the required commercial standards.

As a result of that we've asked for a reduction in the price and asked to take over the monitoring. But they pushed back on that. But they indicated they wanted to continue doing the monitoring. It's very rare that companies such as Exxon-Mobil would

relinquish the monitoring to a third party. We're expecting a response on the reduction of the price. We're going to be putting in a postremediation action plan. We're asking for that reduction. We're waiting to hear back. Once we hear back we're expected to exercise the option to purchase in the next 30 days. That's where we are right now. And I can answer any questions you might have.

CHAIRMAN CASARES: Any questions? Hearing none --

MR. GEATHERS: Thank you.

Commissioner Bonafonte joined the meeting.

VI. Executive Director's Report

CHAIRMAN CASARES: Executive director's report.

MR. PANAGORE: Good evening, thank you very much. I have no comments this evening I just started, but I thank you all.

VII. Other Business

CHAIRMAN CASARES: Anything on the North Meadows?

MR. MCGOVERN: Mr. Chairman, as you know, we're working with the proposer, New Country Motors. They were before us in September. We are making progress. We expect to be back before the agency with a recommendation for tentative developer in November. A number of meetings have been taking place as it relates to how to deal with the piece of property not under our control, the property leased to The Meadows Music Theater, determining how much land we're dealing with to see if we could consider a potential land swap. We may or may not be back with a recommendation in November, but we are making progress.

COMMISSIONER SIERRA: We're looking for a land swap with who?

MR. MCGOVERN: There's a portion of land adjacent to New Country Motors owned by the city, but part of the lease to The Meadows Music Theater. What we're doing is proposing the city council convey that portion of the leased land to New Country Motors in exchange for a portion of the land on New Road which then would go into the lease and be available for the parking for The Meadows.

COMMISSIONER SIERRA: Same acreage, same size?

MR. MCGOVERN: That's what we're dealing with right now. City land is being surveyed and getting appraisals done.

MR. BARE: They want to give us the whole L?

MR. GEATHERS: No, just the piece on New Road.

MR. BARE: We're not really sure if we want that.

MR. MCGOVERN: I described this one a month ago as one with a lot of moving parts. We're figuring out what the parts are and trying to figure out how to move them further.

COMMISSIONER SIERRA: I would like when we get closer and more sure of things to maybe take some time and walk-through it.

CHAIRMAN CASARES: Is there any other business?

COMMISSIONER ARENA: Question on Plaza Mayor.

MR. MCGOVERN: We have not had any progress on Plaza Mayor as it relates to the two milestone issues. It's now caught in the malaise of the financial markets. The partnership of A & Company and Solaris Group are talking things through to see what the best action would be. We're hoping to come to a resolution on that proposal soon.

COMMISSIONER ARENA: Is there a time frame on the project?

MR. MCGOVERN: There hasn't been a time frame that's been implemented. It stalled at a unique period of the process. This one stalled between council approval and the agency's final approval. They're not under any time frame at the moment.

COMMISSIONER ARENA: Another question: About a year ago Judith put together a tour of the property that comes under redevelopment. I'm wondering if that might be possible with taking on the three new projects. It was an incredible tour. All the commissioners were available and some of the people from the department. We spent about four hours together. And it was quite a learning experience. I think it was Judith that put it together.

MR. GEATHERS: Judy and I did it.

MR. MCGOVERN: One of the things David asked today if we need an updated map of all the different redevelopment areas. What I would suggest is to include the proposed ones we're talking about. And perhaps we would have that at the November meeting. We could

determine what are the areas we want to go tour. We have four new ones with Parkville.

CHAIRMAN CASARES: Would we be able to get copies of that map?

MR. MCGOVERN: We'll include it in next month's meeting package.

CHAIRMAN CASARES: Also, for the record Mr. Bonafonte is present. Any other business? Public comment? Motion to adjourn is in order.

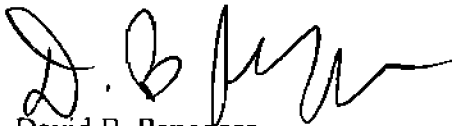
COMMISSIONER LOPEZ-HERNANDEZ: Second.

CHAIRMAN CASARES: All in favor? All opposed?

The motion to adjourn the meeting was approved 6-0.

The meeting was adjourned at 5:53 p.m.

Respectively submitted



David B. Panagore
Executive Director/Secretary