

HARTFORD REDEVELOPMENT AGENCY

REGULAR MEETING

NOVEMBER 13, 2008

**PLAZA LEVEL CONFERENCE ROOM
260 CONSTITUTION PLAZA
5:00 P.M.**

AGENDA

CHAIRMAN CASARES: Good evening, everyone. Welcome to the Hartford Redevelopment Agency regular meeting today, November 13, 2008 at the plaza level conference room, 260 Constitution Plaza. There is a sign-in sheet on the table there. Please sign-in.

I. Roll Call

CHAIRMAN CASARES: Start with the roll call. Commissioner Arena?

COMMISSIONER ARENA: Present.

CHAIRMAN CASARES: Commissioner Bonafonte is not here. CHAIRMAN CASARES is here. Commissioner Harris is not here. Commissioner Leonard-Woods?

COMMISSIONER LEONARD-WOODS: Present.

CHAIRMAN CASARES: Commissioner Lopez-Hernandez?

COMMISSIONER LOPEZ-HERNANDEZ: Present.

CHAIRMAN CASARES: Commissioner Sierra is not here.

II. Approval of the Minutes of the October 16, 2008 Regular Meeting

CHAIRMAN CASARES: Next on the agenda is approval of the minutes of the October 16, 2008 meeting. In your package are the minutes. If there's any corrections, additions, comments --

COMMISSIONER LEONARD-WOODS: Correction page 4, October 16 meeting, paragraph 5. It should be, "There was a substantial amount close to that bid. Has the city used this company before", or "that company before." One word or the other. 'This' or 'that', one word.

MR. PANAGORE: The board's preference, 'this' or 'that'?

COMMISSIONER LEONARD-WOODS: 'This'.

CHAIRMAN CASARES: Any other comments or corrections? Motion to accept the October 16, 2008 minutes is on the table.

COMMISSIONER ARENA: So moved.
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COMMISSIONER LOPEZ-HERNANDEZ: Second.

CHAIRMAN CASARES: All in favor? Opposed? Abstentions?

The motion to accept the minutes of the October 16, 2008 regular meeting was approved 4-0.

III. Approval of the Minutes of the October 16, 2008 Special Meeting

CHAIRMAN CASARES: Next on the agenda approval of the minutes of the October 16, 2008 special meeting regarding the Downtown North Project. Any comments, corrections?

COMMISSIONER ARENA: Move to accept.

COMMISSIONER LOPEZ-HERNANDEZ: Second.

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

The motion to accept the minutes of the October 16, 2008 special meeting regarding the Downtown North Project was approved 4-0.

IV. Approval of the Minutes of the October 21, 2008 Special Meeting

CHAIRMAN CASARES: Next is approval of the October 21, 2008 special meeting, Union Station. Any comments, corrections?

COMMISSIONER ARENA: Move to accept.

COMMISSIONER LOPEZ-HERNANDEZ: Second.

CHAIRMAN CASARES: All in favor?

COMMISSIONER LEONARD-WOODS: I abstain.

CHAIRMAN CASARES: One abstention. That motion does not pass.

The motion to accept the minutes of the October 21, 2008 special meeting regarding the Downtown West Section II Union Station / Walnut Street Project failed 3-0 with Commissioner Leonard-Woods abstaining.)

V. Approval of the Minutes of the October 23, 2008 Special Meeting

CHAIRMAN CASARES: Next on the agenda is approval of the minutes of the October 23, 2008 special meeting, Constitution Plaza East.

COMMISSIONER ARENA: Move to accept.

COMMISSIONER LOPEZ-HERNANDEZ: Second.

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

The motion to accept the minutes of the October 23, 2008 special meeting regarding the Constitution Plaza East Project was approved 4-0.

VI. Approval of the Schedule of Regular Meetings for 2009

CHAIRMAN CASARES: Next on the agenda is approval of the schedule of the regular meetings for 2009. Mr. Panagore?

MR. PANAGORE: Mr. Chairman, board members; the schedule of regular meetings for the next calendar year as required. I do note the April 2 meeting is on the first Thursday of the month due to a holiday. We request approval of the schedule of dates.

CHAIRMAN CASARES: Motion to approve the schedule of regular meetings for the Hartford Redevelopment Agency for 2009 is in order.

COMMISSIONER ARENA: Move to accept.

COMMISSIONER LOPEZ-HERNANDEZ: Second.

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

The motion to accept the schedule of regular meetings for the Hartford Redevelopment Agency for 2009 was approved 4-0.

VII. Projects in Planning

A. Downtown Initiative

- 1. Consideration of a Resolution Approving the Redevelopment Plan for the Constitution Plaza East Project**
- 2. Consideration of a Resolution Approving the Redevelopment Plan for the Downtown North Project**

3. Consideration of a Resolution Approving the Redevelopment Plan for the Downtown West Section II Union Station-Walnut Street Project

CHAIRMAN CASARES: Next on the agenda are Projects in Planning. Agenda item 7-A, Downtown Initiative. One is consideration of the resolution approving the redevelopment plan for the Constitution Plaza East Project, Downtown North Project, and Downtown West Section II Union Station /Walnut Street Project.

MR. PANAGORE: Mr. Chairman, board members, thank you very much. We have before you this evening for your recommendation requested approvals of the three redevelopment plans. As noted in the cover memo, public hearings were held on the 16th, 21st, and 23rd respectively for receiving comment on the plans.

In general as per the plans, and you have the draft before you, there have been minor modifications. I'll turn it over in a moment to Mark to go through them. But there were minor modifications to the plans after the hearings and comments were received. Particularly for the Downtown West Project the attorney representing the owners of Myrtle Street appeared expressing his client's concern about the redevelopment of this project and questioning facets of the plan. After the hearings staff reviewed each plan, made modifications and corrections. In particular, please note that in Section 7-B of each plan we provided further specification regarding design controls. There are particular changes to each plan. And I would request the indulgence of the board to go through each of the plans before taking up the particular motions.

And recognizing that the minutes for October 21 were not approved on a quorum basis so far this evening we would request holding the resolution of that motion until a quorum is present to vote on those. That would be on the Downtown West, as we would want to make sure the record reflected the meeting minutes were first considered and adopted by the board prior to any plan adoption itself.

On the plans I turn it over to Mark McGovern to go over each of the plans. Mark, Constitution Plaza?

1. Consideration of a Resolution Approving the Redevelopment Plan for the Constitution Plaza East Project

MR. MCGOVERN: Thank you David. Constitution Plaza East changes have been made. Any new text is underlined. Any text taken out or deleted has a strike through it. So you can see all the changes made. In all three of the plans including Constitution Plaza East there are minor word corrections. The major text change to Constitution Plaza East was in Section 7-B where we added language to this plan and

all the others on design controls. We added a paragraph as it relates to how the design review board would have certain authority and design the buildings built in the plan area.

One specific correction, Glenn has just passed out two new maps. We realized on these two maps, maps No. 2 and 5, we did not update the owner of Broadcast House. In the midst of our planning efforts Broadcast House was sold to Abul Islam. And Tarob, LLC is the entity that now owns the building. We hadn't updated that in each of those two boxes. So what Glenn has passed out would be substituted for maps 2, 3, and 5.

MR. PANAGORE: If I might, the comment on page 6 regarding the design review board's process is only a clarifying comment. It doesn't add additional process. It makes sure in the plan what the role of the design review board would be. Land disposition; as part of the tentative designation process we require financial information, pro formas, evidence of financial capacity. In the plan itself that was specifically noted and called out. So anyone who read the plan would be on notice of that requirement and not have to go looking in another document to understand what our process was.

MR. MCGOVERN: With that, moving onto the Downtown North plan, I don't believe there was anything substantial changed or edited beyond that which we already discussed which applies to all three plans.

CHAIRMAN CASARES: Questions, comments? Being none I'd like to propose a motion to accept a resolution for the Hartford Redevelopment Agency for the Constitution Plaza East Project. That's the motion. Is there a second?

COMMISSIONER LOPEZ-HERNANDEZ: Second.

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

The motion to accept a resolution approving the redevelopment plan for the Constitution Plaza East Project was approved 4-0.

2. Consideration of a Resolution Approving the Redevelopment Plan for the Downtown North Project

CHAIRMAN CASARES: Next, motion to approve the resolution of the Hartford Redevelopment Agency for the Downtown North Project. Is there a second?

COMMISSIONER LEONARD-WOODS: Second.

CHAIRMAN CASARES: Any discussion? All in favor? Opposed? Any abstentions? Resolution passes.

The motion to accept a resolution approving the redevelopment plan for the Downtown North Project was approved 4-0.

VIII. Projects in Execution

CHAIRMAN CASARES: Next on agenda, Projects in Execution.

MR. PANAGORE: Mr. Chairman, we would ask of course that the Downtown West Project be held on the table for later consideration at this board meeting.

CHAIRMAN CASARES: The Union Station Plan?

MR. PANAGORE: Correct.

CHAIRMAN CASARES: Okay, Projects in Execution, the Sigourney/Homestead Project. Mr. Panagore?

A. Sigourney/Homestead Project

1. Consideration of a Resolution Authorizing the Execution of a Contract for Soil Remediation of 319 and 325 Sigourney Street with Clean Harbor Environmental Services

MR. PANAGORE: Thank you very much, Mr. Chairman, board members. Bear with me one moment while I get my stack of papers in order. As the board members recall, at the last board meeting this came up for consideration, questions came up regarding the proposed contracts with Clean Harbor to complete the environmental remediation at the site.

And as per the commitment made at the last board meeting I went back with staff and worked on this proposal. Since that time I now have a much better command of the facts. And again, from my recounting, and for the board's, this is a project that began on September 20, 2007 when the board approved the contract with Clean Harbor pursuant to engineering work with Fuss & O'Neill for removal of 1400 tons of contaminated soil

on site. However, as often happens with environmental remediation projects once the 1400 tons were removed there was additional soil that needed to be removed. Fuss &

O'Neill prepared additional sampling, which we then shared with DEP. And on that basis we went back after the last board meeting, looked at the original estimate for the work which was \$330,000, and were able to refine the scope and remediation, and have before the board tonight a recommended cost to contract with Clean Harbor of now \$210,935.

Again, Clean Harbor in a standard construction process one would view this as a change order. However, given the way the process has occurred we would need to enter into a second contract, a new contract with Clean Harbor. Clean Harbor has been onsite, has done essentially half the work. This finalizes the additional work and is the recommendation to the board on the basis of the reduced contract prices from the last board meeting to enter into contract with Clean Harbor. A new contractor would result in further delay, increased cost, getting someone else familiar with the project.

In addition, in order to recognize that other change orders might occur of a minor nature we request authorization to approve change orders of a total amount not to exceed 10 percent of the requested amount, or \$21,093.50. With the approval we would have the right to enter into change orders of an additional 10 percent.

COMMISSIONER ARENA: So what we have here that is the original at 330,000, I believe it was. And we cut it down. We've cut 100,000 off of this. Is this something that the Hartford Courant could be getting in touch with, so that they know the Hartford government does try to work within our budgets and save money. But I'm tired of hearing from the paper constantly that Hartford is overspending. Here we are having a department doing everything possible to save money for the city. This is incredible, a great job.

MR. PANAGORE: Thank you very much. Thank the staff, Judy particularly.

CHAIRMAN CASARES: If there are no other questions I put before you a motion for a resolution authorizing execution of a contract for remediation services for Clean Harbor Environmental Services, Incorporated. Is there a second?

COMMISSIONER ARENA: Second.

CHAIRMAN CASARES: All in favor? Opposed? Abstentions? Motion passes. The motion for a resolution authorizing execution of a contract for soil remediation services of 319 and 325 Sigourney Street or Clean Harbor Environmental Services, Incorporated was approved 4-0.

2. Consideration of a Resolution Granting Approval of a License Agreement for

Equipment and Material Storage for Coastline Construction Corporation at 111 Homestead Avenue.

CHAIRMAN CASARES: Next is consideration of a resolution granting approval of a license agreement for equipment and material storage for Coastline Construction at 111 Homestead Avenue. Mr. Panagore?

MR. PANAGORE: Mr. Chairman, board members, consideration of a resolution. I defer to Judy Reynolds to go over the memo.

MS. REYNOLDS: The contractor for the pilot sewer separation project for Edgewood Street, Coastline Construction, approached me and requested to use a vacant parcel on the corner of Homestead and Edgewood, 140 Homestead. Upon consideration I was not comfortable with that. It's an unpaved site, does not contain curb cuts to access the grounds, and it also abuts a new single-family home we constructed there, and also abuts a residence on the other side.

However, the 111 site which is going to be demolished sometime in November or early December is paved, has driveways for access and egress. And I suggested this to the contractor as an alternate. If he was interested we require a license agreement, insurance, indemnity, and ten-day cancellation clause in that contract. He agreed and was willing to sign that. And I told him there was a fee of \$450 per month for that property. We are recommending a license agreement between Coastline Construction Company for 111 Homestead Avenue.

MR. BARE: That is more than we typically get for a license fee on an empty lot.

CHAIRMAN CASARES: Any questions or comments? If not I put before you a motion to approve of a license agreement with Coastline Construction Corporation for 111 Homestead Avenue in the Sigourney/Homestead Project. Is there a second?

COMMISSIONER LEONARD-WOODS: Second.

CHAIRMAN CASARES: All in favor? Opposed? Any abstentions? Motion passes.

The motion to approve a resolution granting approval of a license agreement for equipment and material storage for Coastline Construction Corporation at 111 Homestead Avenue in the Sigourney/Homestead Project was approved 4-0.

B. Park-Squire-Wolcott Street Project

1. Consideration of a Resolution Approving the Selection of a Tentative Developer

17-19 Squire Street and 20 Wolcott Street (Broad-Park Development Corporation)

CHAIRMAN CASARES: Next on the agenda is the Park-Squire-Wolcott Street Project.

MR. PANAGORE: Mr. Chairman, board members, I have before you a proposal from the Broad-Park Development Corporation regarding the property at 17-19 Squire. In terms of describing the project I defer to Glen.

MR. GEATHERS: Thank you. As David stated, yes, we have a proposal from Broad-Park Development Corporation for development of 12 units of housing; independent, supportive housing units at 17-19 Squire Street; and also acquisition of a lot controlled by our housing community development division for 20 Wolcott Street. The intention is to develop 12 units of supportive housing that would coincide with another similar development they have at 525 Hudson Street called Hudson Commons. Funding for the project will come from various sources. Some of it is U.S. Department of Housing and Urban Development which has a commitment for almost \$3 million in funding, and with the balance of the funding coming from a loan from the U.S. Federal Home Loan Bank out of Boston. Tonight with us to present the proposal is David Berto from Broad-Park Development and executive director Raquel Rivera. We are recommending approval of the resolution. And I'll turn it over to David.

MR. BERTO: Good evening. My name is David Berto, and I work with Broad-Park Development Corporation as a housing consultant to get projects developed. Raquel will talk in a minute about the interactions with the neighborhood. But I do have some information about the plans to provide a little more information beyond what Glenn has already indicated.

We have a site plan that was in our application. We've been having discussions already with different organizations in the neighborhood and with the planning department. We've already received some comments and incorporated some comments. The plan I have here is slightly different than the plan summarized in there. And as we go forward with the rest of our design approvals we anticipate getting additional good input from folks there will be additional design changes so we end up with an end product that is satisfactory to everyone.

But what we have, as an overview on Squire Street a property, 17-19 Squire Street. It is an abandoned property for many years, a six-family brick structure, significantly

deteriorated. And we have been able to come up with a plan that in the application we have a four-story addition to a three-story front structure. The front structure is early 1900s. We will be retaining that and preserving the front structure and adding a new addition off the back. But with the 12 units we have now found a way to create the addition as only three stories to match the front three stories. Our original design had a four-story addition. And there were comments about the inconsistency with the design and the neighborhood. We have found a way to put a three-story addition onto the main building, retain our 12 units, and retain the building footprint on the one property at 17-19 Squire; obtain a connecting parcel which is 20 Wolcott Street; and then use 20 Wolcott Street by joining these into one parcel, use 20 Wolcott Street for parking and sitting area and open space, and tie this together into a functioning two properties. Again, we would preserve the front facades of the original building and tie that back into the neighborhood streetscape, and only have a three-story addition off the back so it fits in the architectural details of the rest of the streetscape.

What we have here is an elevation for the property. And looking at it from the front you can see there are some interesting architectural details we would preserve as far as the balconies on the second and third floors and wood archways that are relatively deteriorated. But we would reproduce those. And windows along the front would be preserved and rehabilitated.

Again, as you can see, looking at the property from the front, the old building. And in addition to this we can put on an addition that fits in with the design of the front, bring the rough lines along and the window lines along. And the plan is to do some continuity of tying the brick from front to the back without having the entire addition brick. You actually want the addition to look different from the historic structure, so you can tell the difference when you're done, but tie it in as well. We have been able to pull the windows together so they provide continuity.

As you saw in the site plan the parking and sitting area is towards the rear now which will take some of the traffic off the front going through the old front entrance. But we'll have a much more inviting entrance off the back of the building instead of off the front. So it will open out to the courtyard off the rear of the building instead. It will have an elevator that will allow access to the old three floors of the old building as well. Everything will be handicapped accessible and up to code for the old building as well as the new building.

The old building is a complete gut; can't even save the roof. We're going to save the three walls and the windows. But the layouts have changed slightly due to bringing it

to three stories instead of four. The bottom of these are the old building. And the back is the addition. The old building will be retained as one unit. All 12 units are one-bedroom units; kitchens, bathrooms; one-bedroom apartment. The front will have two units on each side. And if you go up to the second and third floor it keeps the six-unit layout, but handicapped accessible. And on the first floor are the common spaces. So you have a large community room here where the residents can gather, some storage, a little kitchenette if in case they need to heat up things for a birthday party, things like that, laundry facility onsite, meeting and training facility onsite to help the people as far as services and communal gatherings are concerned, and two offices along the back for staff, elevators, stairwells, and entrances off the back. In the addition, there's three apartments; three on the sides and two off the back. It's a little funky addition. But that's how we were able to get it from four stories down to three stories. Elevators are full handicapped accessible. All of the doorways and stairways meet full handicapped accessibility. The entire building is sprinklered and meets fire codes as necessary.

That's an overview of the project. We anticipate making additional changes as we receive inputs. We've received good input from Roger O'Brien's folks to help bring us to this point. And we will continue with the approval process. And Raquel can talk a little bit about all the discussions we've had with the different folks to make sure everybody knows what we're doing and make sure we get the best input we can.

MS. RIVERA: Good evening, commissioners. We have been intentional and up front in discussing this type of project, not only with all the organizations within the community, but also at different levels with the merchants. We've gone to SAMA, SINA and El Casa. All of them have different representation at the committees within the NRZ; met with three committees at the NRZ level. These are the recommendations they have brought to the table. And I know they already have complete support for the project. But we have also gone to the different merchants.

And the point that I try to bring to a reference point is to mention to them the 525 Hudson Street. It's a supportive housing project now in its 12th year, very successful. There were a lot of people concerned about the supportive housing in that community including some of the merchants. And they have seen that. As soon as I mentioned to them it's the same thing as what we have at 525 Hudson they were very happy, very supportive of that.

On the other hand, it's right in the middle of one of the prongs, Park-Squire. That building is an eyesore in the middle of two other developed housing projects, in the middle of Park Street and Squire Street. I do not anticipate any issues as we continue to deal and get input from the community. Thank you.

MR. GEATHERS: Other than adding in, reiterating what Raquel stated, we deliberately went to the neighborhood about developing this site. We wanted to work with the neighborhood and let them understand the complexities of the project. But also, people had different perceptions about this project.

I don't know if people remember this, but this was a project originally introduced in the Asylum Hill neighborhood. And at the eleventh hour the project was basically shot down, and we wound up having to go out and find a different site at the request of the mayor.

Traditionally, once we nominate a tentative developer then we go out to the neighborhood and engage them, because we have a proposal endorsed by the agency. But we did this deliberately to go out to the neighborhood first. We tried to hit every base from that standpoint.

MR. PANAGORE: As was mentioned, working as a department and a division, the housing division has looked at this in terms of the potential support from the city for funding. Planning -- and Roger's musical pocket -- from the planning division's review, economic development, heading back out into the community. So I do think our ability to do a wraparound service is important to be able to move these projects forward through the city process. It's something we're going to build on and do more of, so there's input by each of the divisions on these projects. And with that I'd request your approval of tentative developer.

CHAIRMAN CASARES: Just for the record I want to make a note Commissioner Sierra has arrived.

COMMISSIONER ARENA: What is the average age of residents that live in this facility?

MR. BERTO: We will be able to determine that as we get our residents in there that have not been selected yet. But maybe Raquel can talk about that.

MS. RIVERA: What I can tell you from the existing tenants we have and those on the waiting list, we're talking young adults all the way up to 50's.

COMMISSIONER ARENA: All across the board. This is nice how they're all end units. There are so many buildings that get put in with few windows. Your plans show cheery apartments. It's nice how you've kept that.

MR. BERTO: Thank you for noticing that. That is important. We're not just building something to put people in. But we want something they'll be happy with and the neighborhood will be happy with.

CHAIRMAN CASARES: I myself am familiar with the 525 Hudson Street project. I know there's successful occupancy there. And this project will do a lot for that area. It's been an eyesore for the City of Hartford for many years. And I want to commend you for taking this on. Any other comments, questions? Being none I'd like to put out a motion we adopt a resolution approving the selection of Broad-Park Development Corporation as tentative developer for 17-20 Squire Street in the Park-Squire-Wolcott Street Project.

COMMISSIONER ARENA: Second.

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

The motion to adopt a resolution approving the selection of Broad-Park Development Corporation as tentative developer for 17-20 Squire Street in the Park-Squire-Wolcott Street Project was approved 5-0.

CHAIRMAN CASARES: Next on the agenda is the executive director's report.

IV. Approval of the Minutes of the October 21, 2008 Special Meeting

MR. PANAGORE: At this time, Mr. Chairman, we would ask the board's indulgence and look for a motion to take from the table the Downtown West Section II Union Station / Walnut Street Project. The proposed resolution and the meeting minutes first, the special meeting minutes, the special public hearing of October 21; and look to the board for a consideration of a motion to accept the meeting minutes of October 21.

CHAIRMAN CASARES: That being said, in your packages you have the minutes for the October 21 special meeting for the Union Station Project. Looking for approval of the minutes for the October 21 special meeting. There is a motion to approve the minutes. Is there a second?

COMMISSIONER ARENA: Second.

CHAIRMAN CASARES: All in favor?

COMMISSIONER LEONARD-WOODS: Abstention.

CHAIRMAN CASARES: One abstention because she was absent. Motion passes.

The motion to accept the minutes of the October 21, 2008 special meeting regarding the Downtown West Section II Union Station / Walnut Street Project was approved 4-0 with Commissioner Leonard-Woods abstaining.

VII. Projects in Planning

A. Downtown Initiative

1. **Consideration of a Resolution Approving the Redevelopment Plan for the Downtown West Section II Union Station / Walnut Street Project**

CHAIRMAN CASARES: Next on the agenda, Hartford Redevelopment Agency approving the redevelopment plan for Union Station / Walnut Street Project. Is there a second?

MR. PANAGORE: Mr. Chairman, if I may, there has been one change, if you look at Map No. 9. There was a small corner parcel at the corner of I-84 and Spring Street that had been overlooked in terms of proposed disposition. It was not a change to the plan, just a change to the map. But the corner parcel we noted at the board meeting had been left out. It was in the prior draft as to be acquired, but was not identified for disposition.

COMMISSIONER ARENA: This piece right here?

MR. PANAGORE: Yes. And again, not a change of the redevelopment plan's intent, just a technical error, a scribe's error.

CHAIRMAN CASARES: Motion is on the table. Is there a second?

COMMISSIONER ARENA: Second.

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

The motion to accept a resolution approving the redevelopment plan for the Downtown West Section II Union Station / Walnut Street Project was approved 5-0.

IX. Executive Director's Report

A. Discussion Regarding Tour of New Redevelopment Plan Areas

CHAIRMAN CASARES: Okay, executive director's report.

MR. PANAGORE: Mr. Chairman, board members, at the last meeting there was discussion regarding a tour of the new redevelopment plan areas. We would continue that discussion. If you were to do a tour and we were able to schedule a date and a time, and if there was more than a quorum interested in attending, we would be required to post that meeting, and individuals from the public who wished to attend would be able to accompany the board and staff on the tour. We would be required to rent some sort of van, bus, or small vehicle to be able to have everybody attend. But we would look for discussion from the board as to how many members from the board would be interested.

COMMISSIONER SIERRA: Last time we did that -- We used a trolley. I don't know if we could do that again.

MR. MCGOVERN: We rented that from Dattco. I think we ended up with the trolley by default based on what was available.

MS. REYNOLDS: It was summertime. It was nice.

CHAIRMAN CASARES: Based on the city's financial condition I don't know if now is the time to have that kind of expenditure. I'm not sure what the cost would be. But I think that would take a lot of personnel hours, dollars that might not be appropriated in your budget. I'm not comfortable with spending that type of money. If there's any other discussion about that --

COMMISSIONER SIERRA: I think we can get the price of what it is.

MR. MCGOVERN: Going back -- I'll ask for Judy to correct me if I stray too far. Judy did spend a considerable amount of time. And the rental was somewhere around \$800 to \$1,000. Last time, we had sandwiches; we did a little presentation about what we were going to see in our conference room, and then went on to the bus. It's some staff time. Lunch was provided too. It's somewhere between \$750 and \$1,000 would be the consideration.

CHAIRMAN CASARES: I would say I have concerns about spending city dollars.

COMMISSIONER SIERRA: Would you have other ideas of getting around? That's our biggest expense.

MR. PANAGORE: With a quorum of the board it would have to be posted. You can't tell how many members of the public would want to go along. You would have to by default be in that type of expenditure, even if no one showed up. That would be the trigger point.

CHAIRMAN CASARES: I would recommend we look at it at a later date and what the city's economic condition is.

MR. PANAGORE: If individual board members remain interested we'd be happy to set up time to do an individual tour. But I would not want to do six individual tours with the idea of avoiding the meeting. But if there's a couple meetings --

CHAIRMAN CASARES: If the board desires to do so we will take action. But we can discuss it further at our next meeting and see where everybody stands with it. Is that okay? We'll discuss it again at the next meeting.

B. Expression of Interest in 106 Leibert Road

MR. PANAGORE: The second matter, Mr. Chairman and board members, we received a letter in your packet dated November 4 from the VW of West Hartford, Fred Valenti, regarding the property; and their desire, they intend to seek tentative developer status in the December board meeting of the Hartford Redevelopment Agency. They would intend to develop a parcel at 106 Leibert Road for additional parking for an auto dealership. If there's no objection with the board we would continue to have these conversations with VW of West Hartford, and hopefully be in position if we have a recommendation to come back to the board in December or later with the proposed tentative developer designation.

COMMISSIONER SIERRA: What parcel of land is that? What was that, the one Mr. March was going to buy?

MR. MCGOVERN: Exactly. The contemplation is the purchase of the former Mazda dealership from Tony March; Volkswagen of West Hartford is looking at that parcel. In order to meet the standards he needs additional storage for the vehicles. And he wants to proceed with the very same thing Mr. March had presented to the redevelopment agency ten years ago. It's a 1 1/2 acre piece. But it's not on the corner. And it's a very deep wooded piece. And he would look to purchase that from us and build a parking area.

COMMISSIONER SIERRA: That one abuts Manny Leibert's property.

MR. MCGOVERN: Yes, it does.

COMMISSIONER SIERRA: Do you think with everything that's down there, do you think that would be a good idea? They're already using that as a used car dealership, bail bonds.

MR. MCGOVERN: It creates a better use for the former Mazda dealership, because it creates a new car dealership. On the other side of it is the Connecticut Transit bus depot. We haven't had any interest in that property for years. We look at that as an opportunity to dispose of a property, add to the grand list, and have a new dealership that would add more jobs.

MR. GEATHERS: Through you, Mr. Chairman, also the current facility, they're located at the corner of Flatbush Avenue and New Park Avenue. And that facility has been bought by the state as one of the pieces for the Hartford to New Britain bus way. So they have to find a new location. They need the other piece we have in order to satisfy VW that they have a sufficient facility for actual showroom and storage space.

COMMISSIONER SIERRA: Not to get too far off target; going down that street was there any work done with that used parts business? Do we own that property on the opposite side of Suzuki?

MR. MCGOVERN: As you head south down Leibert Road right at the bend we own property. Pasquale De Milo (phonetic) owns Charter Oak auto parts on the east side. His father's operation is in the process of being cleaned out across the street. We own the property that is in front of Charter Oak. We purchased that property five or six years ago.

COMMISSIONER SIERRA: So they have a right of way to get back there?

MR. MCGOVERN: Yes.

COMMISSIONER SIERRA: Across the street are we doing anything with that?

MR. MCGOVERN: Across the street at the bend we own the small piece of land. DeMilo Auto Parts is in the process of cleaning that out for potential redevelopment that could in time be packaged with our property.

MR. GEATHERS: There's been considerable clean up on that.

COMMISSIONER SIERRA: It's just such an eyesore, especially for Suzuki.

COMMISSIONER ARENA: Has there been appraisal on the property?

MR. MCGOVERN: It's been ordered.

MR. GEATHERS: It's in process.

MR. PANAGORE: Thank you.

X. Other Business

CHAIRMAN CASARES: Any other business? Is there any public comment?

XI. Adjournment

CHAIRMAN CASARES: Adjournment. Motion to adjourn?

COMMISSIONER ARENA: Motion to adjourn.

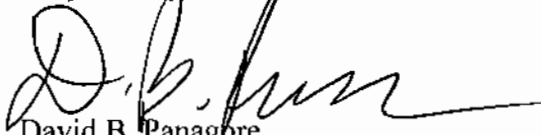
COMMISSIONER LOPEZ-HERNANDEZ: Second.

CHAIRMAN CASARES: All in favor? Opposed?

The motion to adjourn the meeting was approved 5-0.

The meeting was adjourned at 6:10 p.m.

Respectively submitted,


David B. Panagore
Director/Secretary