

LRA Meeting  
May 5, 2009  
Minutes

LRA Members Present: Robert Smuts, CAO  
Christine Bonnano representing Kelly Murphy, EDA  
Karyn Gilvarg, City Plan  
Nan Bartow, Neighborhood Representative  
Carl Goldfield, Aldermanic President  
Gary Spinner, Homeless Advocate

LRA Members Absent: Michael Piscitelli, Transportation Traffic and Parking  
Kica Matos, CSA (replacement needs to be named)

Others Present: Margaret Targove, CAO  
Jennifer Pugh, CAO  
Paul Oskvarek, U. S. Dept. of Defense  
Gary Puryear, U.S. Army

Maggie provided background information on the LRA process, the Wintergreen Army Reserve property and the role of the LRA in determining the best re-use for this property.

Last November an invitation of notices of interest (NOI's) was advertised. In January an informational session was held at the Wintergreen Avenue facility with several follow up site visits for interested parties. In March three NOI's were received. One is from the New Haven Police Department, one is from a coalition of homeless and veteran advocates including Columbus House, Southern CT State University, the VA Hospital and NH Home Recovery, and the third was from a Greenwich, CT developer using the name Wintergreen Ave. Redevelopment, LLC. This third proposal is being rejected because it was non-responsive to the information required in the NOI submission. Maggie will follow up with a letter formalizing the rejection.

Paul Oskvarek described the role of the U.S. Department of Defense in providing grant funds to the LRA for preparation of the re-use plan. Submission of the re-use plan is intended to take place 270 days after receipt of the NOI's (in this case December 22, 2009). Extensions can be requested if needed.

Application for grant funds must include a scope of services for the consultant to be hired. Matching funds in the amount of 10% of the grant are also required. These can be in the form of in-kind services including support staff salaries. The

U.S. Department of Defense, OEA, must review the grant and will go through their in house review and approval. If OEA has questions on the grant submittal, we can respond and make any suggested changes. Once signatures are obtained and officially submitted we can begin the RFP process. (We want to make sure that OEA agrees with our scope of service before our process begins). We can begin Aldermanic approval process at same time. No contract can be executed until the final approval is received from the Department of Defense (usually 2 months after submission). The goal would be to have a consultant hired by September or October and probably request an extension of time to develop the re-use plan.

Gary Puryear described the role of the U.S. Army in reviewing the LRA process, reviewing the LRA final plan and in determining if it can be implemented. The Army can provide information on the environmental condition of the property and will work with the LRA on any environmental issues that may arise during redevelopment planning.

The Homeless submission is part of the LRA plan – the homeless interest must be met somewhere else-if not on this site. We should have the by in from the community. The public should be kept informed and comments solicited. One public hearing is required for presentation of LRA plan, more are encouraged.

The City is responsible for implementation of the re-use plan if the property is conveyed for public purposes. The use cannot be changed from what was approved in the LRA plan. If use is changed the Military takes the property back and sells it. Gary P. and Paul will follow the process as we go. Is it implementable? Is this a positive reuse of the property? HUD must make first approval then OEA and Military get involved. Both the NHPD and Homeless Consortium submittal meet criteria for a no cost transfer or public benefit conveyance (PBC).

Gary S. made a motion, seconded by Karyn G. that a draft scope of services for consultant assistance be developed for review at the next LRA meeting. The motion passed. Maggie will work on drafting the scope of services.

Topics for discussion at the next meeting include:

- Review of scope of services for consultant.
- Discussion about the two NOI's submitted.
- Determination as to the need for an extension of the December 22 deadline for submission of the re-use plan
- Development of a meeting schedule going forward.

Meeting adjourned 5:25 PM