

LRA Board Minutes
MEETING DATE: May 4, 2010

TIME: 5:30 PM
LOCATION: City Hall, 165 Church St. 2nd Floor

ATTENDEES:

<u>Name</u>	<u>Affiliation</u>	<u>E-mail</u>
Karyn Galvarg	City of New Haven	kalvarg@newhavenct.net
Michael Pinto	City of New Haven	mpinto@newhavenct.net
Nan Barton	Community	nanbarton@sbcglobal.net
Jennifer Pugh	City of New Haven	jpugh@newhavenct.net
Leroy Jenkins	Community	leroylive@vmdirect.com
Gary Spinner	LRA	gary.spinner@aya.yale.edu
Michael Piscitelli	City of New Haven	mpiscitelli@newhavenct.net
Maggie Targove	City of New Haven	mtargove@newhavenct.net
Rob Smuts	City of New Haven	rsmuts@newhavenct.net
Ed Mattison	SCBHNA	emattison@scbhna
Tim George	BBPA, LLC	TGeorge@bbpallc.com
Stuart Popper	SPA, LLC	stuartpopper@sbcglobal.net

1. Welcome – Rob Smuts called the meeting to order at 5:44 pm.

2. General Review of NOI presentations and Discuss of phone call with Linda Charest, HUD

Tim George summarized the presentations presented by Columbus House and the Police Department at the April 6, 2010 meetings. He also updated the LRA on the phone call with Linda Charest of HUD and the overall status of the project to date.

The LRA members discussed the NOI presentations and had a number of comments and questions for each of the presentations.

Karyn Galvarg said the total number of units proposed by Columbus House may not comply with the number of units allowed under the zoning regulations. She explained that the total number of units allowed is based on area of buildable land and the presence of areas of wetlands. at the site impacts this equation.

Gary Spinner asked about the other types of training activities that may take place outside at the site if it is used by the Police Department. He asked if there would be any type of k-9, riot control, marching, etc.

Other questions relating to the Columbus House proposal were:

1. What is the best/worst case scenario on the time it will take to raise the funds and secure the grants needed for the project?
2. How long is the LRA willing to wait for Columbus House to get the project off the ground?
3. Is it possible to have a “clawback” clause on Columbus House if they aren’t able to secure the funding?

Tim George noted that at this point we have not verified as to whether or not the existing, single story, concrete structure can support additional weight, i.e. the proposed second and third stories.

Leroy Jenkins raised the question as to how inter-municipal training works at facilities such as the Police Stations and what is the trade-off and benefit for all the municipalities. Rob Smuts explained that the City of New Haven Police Department helps out many communities with training and that they help the City out, so in the end it is all fair.

The LRA members had a number of additional questions regarding the New Haven Police Department proposal:

1. What happens if the NHPD decides to move the training facility elsewhere in the future, but within the required 30-year period?
2. What if the City decides it no longer wants it there?

Maggie Targove asked what the next steps are. Tim said we would follow up with the NOIs to get the answers to these and any other questions that come up this evening. The LRA decided to hold the next meeting in early June and at that meeting the two NOI’s would respond to the questions raised here this evening. It was suggested that the next meeting be held near the site and the Beecher School was chosen as the location.

A general question was raised as when will the Army do an appraisal on the Property? Tim said it depended as to whether or not the NOI was going to use it for market rentals. Tim said he would look into it.

Tim explained the HUD requirements as outlined in the phone call with Linda Charest

3. Approval of minutes of February 2010 LRA Board Meetings

A motion was made to approve the February 2, 2010 Meeting minutes. The motion was seconded all voted in favor.

As there was no quorum at the April meeting, Rob suggested it be labeled a workshop.

4. Public Comments

There were no public comments.

5. Other Business

There was no other business.

6. Timeline

We understand that Columbus House will require time for consideration and response. A complete response to the issues will likely require some redrafting of the NOI submission. The LRA is providing three (3) weeks to revise the application and resubmit. We will schedule a conference call with Columbus House, if they so desire, early next week to talk through these issues. Based on these issues the following realistic timeline has been laid out:

May 4 – Public Meeting #3, LRA Authorizes follow-up contact with Columbus House

May 10 – Memo sent to Columbus House outlining the unresolved issues with their submission

May 10 – Memo sent to New Haven Police Department with any unresolved issues

May 12 – Conference call with Columbus House to discuss the issues

May 31 – Deadline for Applicants to respond

June 11 – LRA/Consultant complete their review

June 15 – Public Meeting #4, Presenting the revised NOIs. At this meeting, the LRA should be prepared to recommend which NOI to go forward and be included in the Redevelopment Plan.

June 29 or TBD - Reserve meeting, if needed, for selecting NOI

The meeting was adjourned at 7:10 pm.

Please note: The meeting scheduled for June 1 is canceled and will now be held on **June 15th at 5:30PM.** Rob had suggested having the meeting in the Wintergreen neighborhood- I will notify all of the exact location.