

March 10, 2016
West Haven Redevelopment Agency

The West Haven Redevelopment Agency Special meeting was held on Thursday March 10, 2016 at 4:03PM in the City Council Chambers, third floor, City Hall. Present were Committee Members Chairman B. Sweeney, G. Milano, Peccerillo, and C. Walsh. Absent were committee members J. Burns. Mayor E. O'Brien was also present. Executive Director J. Riccio was also present. Gary O'Connor, Special Counsel to the City of West Haven and the West Haven Redevelopment Agency was also present to talk about the properties in question.

The purpose of this meeting was to consider whether to acquire certain properties in the Haven South Development area.

Chairman Sweeney mentioned that the exclusive developer, The Haven Group attempted to acquire the necessary parcels in the development area, but has not been able to reach an agreement with a number of property owners. Sweeney reminded that committee that the committee must consider acquiring these properties on behalf of the city either through negotiated purchase or as a last resort by eminent domain

Attorney O'Connor and Executive Director Riccio were called upon to talk about the properties and where the current standing is on such properties.

The following properties were under discussion:

- Center Street (Assessor's Map 44 Lot 198) -
- 11 Richards Place – We have been told that an oral agreement is in place and the Developer is waiting for the written agreement
- 423 First Avenue Efforts being made by the Developer
- 349 First Avenue – Efforts being made by the Developer
- 341 Avenue – Efforts being made by the developers
- 60 Elm Street (aka 60-62 Elm Street) – Efforts being made by the Developer
- 21 Richards Place - Subject to short sale. Mayor O'Brien asked if we could help with mortgage holder
- 395 First Avenue - Subject to short sale. Mayor O'Brien asked if we could help with mortgage holder
- 38 Elm Street – Under contract with Developer but property has not been able to close

Resolution of the West Haven Redevelopment Agency
Setting a Public Hearing pursuant to Chapter 132 of the Connecticut General Statutes

WHEREAS, The West Haven Redevelopment Agency, acting as the City's designated development agency pursuant to Connecticut General Statutes Section 8-188, at its meeting of May 4, 2015, did consider The Haven South Municipal Development Plan dated May 2015 (the "MDP"); and

WHEREAS, on May 4, 2015 the West Haven Redevelopment Agency did forward said MDP to the South Central Regional Planning Commission and the West Haven Planning and Zoning Commission

requesting a written finding that the MDP is in accord with the regional and local Plans of Development; and

WHEREAS, the West Haven Redevelopment Agency received written correspondence from the South Central Regional Planning Commission finding that the MDP is in accord with the South Central Region Plan of Conservation and Development; and

WHEREAS, the West Haven Redevelopment Agency received written correspondence from the West Haven Planning and Zoning Commission finding that the MDP is in accord with the existing Plan of Conservation and Development; and

WHEREAS, the West Haven Redevelopment Agency did cause the MDP to be published on the City of West Haven internet website; and

WHEREAS, the West Haven Redevelopment Agency did advertise in a newspaper of general circulation a Notice of the time, place and subject of the Public Hearing on the MDP, and did hold a Public Hearing on the MDP on June 9, 2015; and

WHEREAS, the West Haven Redevelopment Agency approved and adopted the MDP on June 9, 2015; and

WHEREAS, the West Haven Redevelopment Agency passed a motion requesting the West Haven City Council accept and approve the MDP on June 9, 2015; and

WHEREAS, the West Haven City Council approved and adopted the MDP on June 10, 2015; and

WHEREAS, the West Haven Redevelopment Agency is considering the acquisition of the following properties located within the area of the MDP by purchase or by eminent domain in accordance with the provisions of the MDP. Properties under consideration for acquisition are:

- Center Street (Assessor's Map 44 Lot 198)
- 11 Richards Place
- 423 First Avenue
- 349 First Avenue
- 341 First Avenue
- 60 Elm Street (aka 60-62 Elm Street)
- 21 Richards Place
- 395 First Avenue
- 38 Elm Street

NOW, THEREFORE BE IT RESOLVED that in accordance with Chapter 132 of the Connecticut General Statutes, the West Haven Redevelopment Agency shall conduct a public hearing on March 23, 2016 to consider the proposed acquisition of the real properties listed below by purchase or by eminent domain. The Executive Director of the West Haven Redevelopment Agency is directed to make all required publication and notices of the public hearing.

- Center Street (Assessor's Map 44 Lot 198)

- 11 Richards Place
- 423 First Avenue
- 349 First Avenue
- 341 First Avenue
- 60 Elm Street (aka 60-62 Elm Street)
- 21 Richards Place
- 395 First Avenue
- 38 Elm Street

NOW, THEREFORE BE IT FURTHER RESOLVED that in accordance with Connecticut General Statute 8-24, the West Haven Redevelopment Agency does hereby refer the proposed acquisition of the above listed real properties to the West Haven Planning and Zoning Commission for a report on the proposed acquisition of the properties.

On a roll call vote the Resolution was approved.

Certified a true copy of a resolution adopted by the West Haven Redevelopment Agency on March 10, 2016 which has not been rescinded or modified in any way whatsoever

Next meeting will be a public meeting and will be held on Wednesday, March 23, 2016 at 5:30PM

ADJOURNMENT 4:21PM

Minutes are not official until approved.