



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

REDEVELOPMENT AGENCY
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MINUTES
December 12, 2006

1. Call to Order.

Vice-Chairman Robert Peat called the December 12, 2006 regular meeting of the City of Danbury Redevelopment Agency to order at 4:09 pm in the 3rd Floor Conference Room, City Hall, 155 Deer Hill Avenue, Danbury, Connecticut. Other RDA members in attendance were Ernest Boynton, William Coffey, Michael Kallas, Usha Kumar, Art Roberts and Barbara Susnitsky. Also in attendance were Mayor Mark Boughton, Dennis Elpern, RDA Executive Director, Corporation Counsels Laszlo Pinter, Ray Yamin and Daniel Casagrande, Farid Khouri, Antonio Iadarola, Vincenzo Amendola, and Sharon Calitro.

2. Approval of Minutes of April 23, 2003.

A motion was made by Mr. Coffey, seconded by Mr. Boynton, to approve the minutes of the April 23, 2003 meeting. Motion passed unanimously.

3. Election of Officers.

A motion was made by Mr. Boynton, seconded by Mr. Kallas, to add "Election of Officers" to the agenda. Motion passed unanimously.

Mr. Peat opened the floor for nominations for the office of Chairman. Mr. Coffey nominated Mr. Kallas for the position of Chairman, seconded by Mr. Boynton. There being no other nominations, Mr. Peat closed nominations and called for the vote. The nomination of Mr. Kallas passed unanimously.

Mr. Peat opened the floor for nominations for the office of Vice-Chair. Mr. Roberts nominated Mrs. Susnitsky for the position of Vice-Chair, seconded by Mr. Coffey. There being no other nominations, Mr. Peat closed nominations and called for the vote. The nomination of Mrs. Susnitsky passed unanimously.

4. Repeal of "City of Danbury Main Street North Redevelopment Plan" Resolution.

Mr. Peat asked Mr. Elpern to present the proposed repeal of the "Main Street North Redevelopment Plan" resolution.

Mr. Elpern reminded members that the RDA approved the "Main Street North Redevelopment Plan" resolution on January 23, 2003. The Plan determined that eight properties on Main Street from E. Franklin Avenue to Laurel Gardens were in a deteriorated or blighted state, and established the area of the eight properties as a Redevelopment Area for clearance and ultimate conveyance to a redeveloper for housing. The City then proceeded to acquire all eight properties.

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BY: 

Subsequent to adoption of the Plan, two adjacent parcels became available for purchase: the former sites of Precision Laminates and Amphenol.

Mr. Elpern then went on to explain that the City has, for a number of years, been searching for a suitable site for a new police station, for the existing facility at Boughton and Main Streets has long been inadequate to house the growing needs of the Police Department and to provide sufficient on-site parking. Common Council determined that the Precision Laminates and Amphenol sites, when combined with the eight RDA properties constituting the Redevelopment Area, would be of sufficient size and adequate location for a new police station. The voters passed a \$ 33,750,000 bond for its design and construction. Additional funds of about \$ 4,000,000 were also appropriated for environmental remediation and other related costs.

The new site consists of ten lots totaling 6.68 acres (1.9 RDA, 4.4+ Amphenol, .33 Precision Laminates). The new plan is to make the old police station site available for elderly housing once the new building is constructed. The existing site consists of a total of 1.8 acres and is in close proximity to the Senior Center, Library and clinic.

Mr. Elpern explained that we are asking the RDA to rescind the old Plan so the City can proceed with construction of the new police station and future plans for housing on the old police station site. The future housing plan would be a RDA project. Mr. Elpern noted that a resolution rescinding the old Plan is included in the agenda package.

Mayor Boughton then gave a presentation on plans for the new police station. The building would consist of about 75,000 square feet of floor area on three floors. The station would include state of the art communications equipment, the community services division, centralized E911 Dispatch Center, and other facilities to accommodate a full range of police functions. Discussion followed about the new station.

A motion was made by Mr. Kallas, seconded by Mr. Coffey, to adopt the "Resolution of Repeal of Main Street North Redevelopment Plan" as presented. Motion passed unanimously.

5. Adjournment.

A motion was made by Mr. Roberts, seconded by Mr. Boynton, to adjourn the meeting at 4:52 pm. Motion passed unanimously.

Respectfully submitted,

Dennis I. Elpern