

BOARD OF DIRECTOR'S MEETING
HELD AT
THE CT MARKETING AUTHORITY
101 RESERVE ROAD
HARTFORD, CT 06114
August 4th, 2011@10:30am

- 1.) MEETING CALLED TO ORDER
Meeting was called to order at 10:45 am by Chairman,
Mr. Steven K. Reviczky.

Present

Mr. Chairman, Steven K. Reviczky, Mr. Bruce Benedict
Ms. Rosemarie Hice, Ms. Alexis Gazy, Mr. David Morse, Mr. Frank J.
Musto and Mr. Joseph Ruffini.

Guest

Mr. Robert Pellegrino
Executive Director for
The CT Regional Market

Mr. Steven Slipchinsky-Foodshare
Mr. William M. Yandow-Freshpoint
Mr. Brad Downfry-M&M Produce
Mr. Ernie Babingan-M&M Produce
Mr. Jim Grigas-M&M Produce
Mr. David Makas-M&M Produce
Mr. Steven Porter-M&M Produce
Mr. Sean Bronson-M&M Produce

Absent

Mr. Maurice E. Yandow

By Invitation

Ms. Ivette Delgado
Secretary

2.) Mr. Chairman's, Steven K. Reviczky *REPORT's*;

A.) Budget-

The Budget proposed by the Governor of the State Mr. Dannel P. Malloy required significant cuts from all agencies and that included The Department of Agriculture. The new Fiscal Year lay-off number Targeted included Twelve (12) Employees from our department with a Budget reduction of (\$793,000.00) Seven Hundred and Ninety Three thousand dollars, out of a budget of (\$19,000,000.00) Nineteen Million. We have a total of (58) Fifty Eight employees Including The Regional Market. As we may see this is a fairly Significant hit to our Agency.

With this request (7) Seven employees were given lay-off notices and (3) Three vacancies were eliminated. One of the things this reduction included was the elimination of our Large Animal Rescue Rehabilitation Program, where the departments seizes over abused and neglected animals such as pigs, sheep's, horses, goats and chickens. Unfortunately, we are left with doing so much with the small amounts of resources that will remain.

Another outcome with "The Budget proposal" that was set with Management, was to shift a significant amount of The Executive Director for The CT Regional Market, Mr. Robert Pellegrino's, Salary from the General funds to The Regional Market funds. The amount Of (75,000.00) Seventy Five Thousand US Dollars was the transferred amount.

Hopefully State Employees will have a second bite of the Apple and by voting on the clarified concessions for "The Proposed Budget" and Some of these layoffs may be reversed.

B.) Audits preliminary -

We had an audit review for the Fiscal Year 2008-2009. Although this report has not yet been finalized, Management is working with staff to ensure all necessary actions are appropriately in effect, in accordance with the "Rules and Regulations" for this Agency.

C.) Landlease-

"The Department of State Properties Review" has issued a "Memo" (A copy was handed to all Board Members). where in its contents is

requests additional information in order to finalized the approval for the proposed land lease Project by one of our Tenant's Mr. Frank J. Musto. Mr. Musto is working with his Attorney and with Mr. Robert Pellegrino in order to compile the requested and obtain final approval.

D.) Minutes-

Mr. Chairman Steven K. Reviczky called a **Motion** for the Approval of the minutes from previous meeting held **March 29th, 2011.** **Motion** moved by Ms. Rosemarie Hice. **Second** by Ms. Alexis Gazy. No discussion. **Motion** carries.

Prior to finalizing his report Mr. Chairman, Steven K. Reviczky, provided each Board Member with a copy of description of the "Use and Operations of The CT Regional Market in Harford" and a copy of the "Statutes Section 22-62. through Section 22-78a".

3.) Executive Director's, Mr. Robert Pellegrino *REPORT's*;

A.) Stif Account- Reviewed

B.) Roof Repair's-

We had to fix the Roof in Building "A" where over time damage has created room for leaks. The approximate cost of this repair was (\$8,000.00) Eight Thousand US Dollars. Approximately (10) Ten to (12) Twelve years ago the "Roof was completely redone; the cost back then was approximately (\$1.6) One Point Six Million of US Dollars. If today we were to redo the Roof the cost might exceed half a Million of dollars. Amount that is not within our budget at this time.

C.) Damaged Pole#1-

A Truck from an outside company reversed into the Pole located close to the front gate. Our Grounds and Patrol Officer on shift was able to complete a report that allowed us to place a claim. We have received from the Insurance Company a check for the cost of repairs (estimated by our contracted company Butlers LLC). The total amount of (\$6,296.00) Six thousand Two Hundred and Ninety Six US Dollars, made out to The CT Marketing Authority.

D.) Damaged Pole #2-

During the last storm, lightning struck one of the Poles located between Buildings "B" and "C", damaging the fixtures and wiring to this pole. We placed Temporary generators, which has solved the lighting within the area. The cost in repairs to fix the damage will run at approximated a couple of thousands of dollars, therefore and

due that the “CT Farmer’s Market Nurseries” are mostly done for the Season; there is no need for immediate repair at this time.

E.) Leases-

The new Leases will contain a (5) Five year term along with a (5) Five percent increase onto the Lease Portion. Mr. Robert Pellegrino, Executive Director, along with Mr. Lance P. Shannon (Property Agent 2) for the Department of Agriculture and the Department of State Properties Review are working in order to have the leases updated and expedited with the new terms in the next upcoming weeks. Two leases will still remain within the process. One is the Land lease for Mr. Frank J. Musto’s proposed project due to additional requests from “The State Properties Review” and the Lease for The Market Restaurant, which requires of an update in its language.

F.) New Business-

1.) The Market Restaurant has been doing very well under its new management. Feedback from a diversity of guests has renewed our confident in its business.

2.) A request for “The CT Transit Bus Company” to change it’s route through out ”The CT Regional Market” was intended and granted on the grounds of safety issues. Previous route consisted of entering through the gates of The Fresh Point LLC., company and expediting through our main gates. They are now to enter through our main gates at 15MPH, pass around “The Market Restaurant” and exit through the main gate. One too many incidents were happening. The change has been well received.

G.) Ramp Request-

The company by the name of Foodshare Inc. has requested to place a loading ramp from their dock to the pavement.

This ramp will facilitate the loading and unloading of donations being served by their company. Expenses for the Ramp will be covered by the requested company.

H.) Water -

1.) We have a water line within “The CT Regional Market” that was used by former gas station. Despite the fact that it has been out of business for an extensive amount of years we continue to receive water invoices from “MDC” (Metropolitan District’s) billing department. We have been instructed by “DAS” (Department of

Administrative Services) not to process them for payment. We are working with “MDC” (The Metropolitan District) to solve the matter.

- 2.) “The Open Hearth Company” is requesting authorization for use of this particular water line. However, we will not present any offers until we explore other options of use. A meeting with “MDC” has been established to seek the possibility of a second water meter at no cost, until then no final determination will be established.
- 3.) The New Lessee for “The Market Restaurant” is currently receiving past due water invoices for unpaid water usage that pertained to the restaurants former lessee. We are working with “MDC” (The Metropolitan District) in order to resolve the unpaid balance.

I.) Right of Way -

We have received a letter from “NU” (Northeast Utilities), stating that the right of way application has been completed and it’s being reviewed by the Engineering Department. We shall be receiving response to this review within the next (6) Six to (8) Eight weeks. Northeast Utilities will also be working on the “Wet Lands” issues.

J.) M&M Proposed Project Update-

In Representation of M&M Produce, Inc., Mr. Jim Grigas, Mr. Brad Downey and Mr. Ernie Babingau, presented to the Board an Aerial map In which the Board was able to see the before and after actions of lease project. Mr. Musto has covered payments for the past three years for this lease portion. Based on final Approval, this project is scheduled to commence October 1st, 2011.

After a brief discussion Mr. Chairman, Steven K. Reviczky expressed very clear that “All deals have a process to bypass and both himself as Chairman and All Board Members of “The CT Regional Marketing Authority” were under the responsibility of providing the Citizens of the “State of Connecticut” and all tax payers with an equal and fair business process that includes following the guidelines of “The Statues of the State” for all activities and business deals.

A **Motion** was called by Mr. Chairman, Steven K. Reviczky, to receive a simple estimate for a (200x50) Two Hundred by fifty

square foot Building at no cost to the “The CT Regional Marketing Authority”. This estimate of cost is to be provided by the company named “Orlando Anulli and Sons, Inc.”.

Motion moved by Mr. Bruce Benedict. **Second** by Ms. Rosemarie Hice. None Opposed. **Motion** carries.

K.) Public Comments-

Mr. William M. Yandow expressed to the Board the desire of expansion to Company, Fresh Point LLC., and wanted to identify the vacant space that would be available if Mr. Frank J. Musto was to move on with his project. Mr. Yandow presented his form of expansion by requesting to bring down Building “A” due that this building was built in the (1950) Nineteen Fifty’s and that would leave room for expansion. This by bringing down Building “A”.

- . Mr. Chairman Steven K. Reviczky, replied by “making himself very Clear” that all final negotiations concerning “The States Property” will only be made by “The State of Connecticut” not by tenant’s or business. As for the future of Sysco’s Systems, that would be a decision that policy Officials and policy makers elected will decide upon. The Powers of duties of this Authority are spelled out very clearly in the “Statutes of Regulation’s” and it will be assure that we all follow the rules of Law and make decisions that are best for the citizens of the State not for the companies.

Mr. Chairman Steven K. Reviczky, made a **Motion** to adjourn meeting. **Motion** moved by Ms. Alexis Gazy. **Second** by Ms. Rosemarie Hice. **Motion** moved.

Meeting Adjourned at 12:09am