

***BOARD OF DIRECTOR'S MEETING***  
**HELD AT**  
**THE CT MARKETING AUTHORITY**  
**101 RESERVE ROAD**  
**HARTFORD, CT 06114**  
***August 4<sup>th</sup>, 2011 at 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. Executive Director, Robert Pellegrino; Ms. Rosemarie Hice; Mr. Bruce Benedict; Ms. Alexis Gazy; Mr. David Morse; Mr. Frank J. Musto and Mr. Joseph Ruffini.

Guest

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 1/CMA

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

A.) Budget-

The budget proposed by the Governor of the State Mr. Dannel P. Malloy required significant cuts from all agencies including the Department of Agriculture. The new fiscal year layoff number targeted included Twelve (12) Employees from our department with a budget reduction of \$793,000.00 out of a budget of \$19,000,000.00 We have a total of 58 employees including the Regional Market. This is a fairly significant hit to our agency.

With this request Seven employees were given layoff notices and three vacancies were eliminated. One of the things this reduction included was the elimination of our Large Animal Rescue Rehabilitation Program, where the department seizes abused and neglected animals such as pigs, sheep, horses, goats and chickens. Unfortunately, we are left with doing so much with the small amounts of resources that will remain.

Another outcome of the budget proposal was to shift a significant amount of the executive director's for the CT Regional Market salary from the General fund to the Regional Market funds. The amount Of \$75,000.00 was the transferred amount.

Hopefully state employees will have a second bite of the apple 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 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 and in accordance with the rules and regulations for this Agency.

C.) Land lease-

The State Properties Review Board has issued a memo. A copy was given to all board members where it requests additional information in order to finalize the approval for the proposed land-lease Project by one of our tenants 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-

Chairman Steven K. Reviczky called a **Motion** for the approval of the minutes from the previous meeting held March 29<sup>th</sup>, 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 CT General Statutes Section 22-62. through Section 22-78a.

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

A.) Stiff Account- Reviewed

B.) Roof Repairs-

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. Approximately 10 to 12 years ago the roof was completely redone; the cost back then was approximately \$1.6 Million. If today we were to redo the roof the cost might exceed half a Million 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 a check from the Insurance Company for the cost of repairs (estimated by our contracted company Butlers LLC). The total amount of \$6,296.00 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 of repairs to fix the damage will run at approximately \$2,000.00. Since CT Farmer's Market Nurseries are mostly done for the Season; there is no need for immediate repair.

E.) Leases-

The new leases will contain a 5 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 confidence in the business.

2.) A request was made to 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 15 MPH, 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-

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 (Metropolitan District's) MDC billing department. We have been instructed by (Department of Administrative Services) DAS not to process them for payment. We are working with (The Metropolitan District) MDC 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 to resolve the unpaid balance.

I.) The right of way-

We have received a letter from Northeast Utilities NU 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 to 8 weeks. Northeast Utilities will also be working on the wetlands 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 1<sup>st</sup>, 2011.

After a brief discussion Mr. Chairman, Steven K. Reviczky expressed very clearly "that All deals have a process and both himself as Chairman and all board members of the CT Regional Marketing Authority were under the responsibility for 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 CT State statues for all activities and business deals."

A **Motion** was called by Mr. Chairman, Steven K. Reviczky, to receive a simple estimate for a 200x50 square foot building at no cost to the CT Regional Marketing Authority. This estimate of cost is to be provided by 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 and that would allow room for expansion.

Mr. Chairman Steven K. Reviczky, replied making himself very Clear” that all final negotiations concerning The States Properties will only be made by The State of Connecticut not by tenants or businesses. As for the future of Syscos 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 Regulations 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 12:09pm*