

CONNECTICUT MARKETING AUTHORITY

DRAFT Minutes of Meeting

June 13, 2012, 1:10 pm

101 Reserve Road, Hartford, CT 06114

MEMBERS PRESENT: Chairman Stephen K. Reviczky; Randall Fiveash, designee of Commissioner Catherine Smith (DECD), Joseph Ruffini, Bruce Benedict, David Morse, Alexis Gazy, Frank Musto.

ALSO PRESENT: For the Department of Agriculture – Joseph J. Dippel, George E. Krivda, Jr., Richard J. Macsuga, AAG David H. Wrinn, Lance P. Shannon, Mark Brodeur; and Others – W.M. Yandow, and Steve Slipchinsky.

- I. Call to Order:** Chairman Reviczky called the meeting to order at 1:10 pm.
- II. Minutes:** The minutes of the August 4, 2011 meeting of the Connecticut Marketing Authority (“CMA”) were distributed. Chairman Reviczky asked for two corrections. He noted that on page 1 Robert Pellegrino, the Executive Director of the CMA, was incorrectly listed as a member of the CMA. Instead, he should have been shown as staff. In addition, Chairman Reviczky stated that Item 3(A) “Stiff Account” should have been spelled “STIF Account”. There being no further discussion, a motion was made to accept the minutes as amended (Moved – Morse; Seconded – Gazy; Unanimous).
- III. Chairman’s Remarks:** The governor plans to visit the CT Regional Market (“Market”) in the very near future.
- IV. New Business.**
 - A. Retirement of Robert Pellegrino, CMA Executive Director: Chairman Reviczky stated that Executive Director of the CMA, Robert Pellegrino, has retired from the Department of Agriculture (“DoAG”) after 35 years of service. DoAG is working on filing his position as quickly as possible.
 - B. Capital Funding Projects.
 1. Roof Repairs: The Department of Construction Services (“DCS”) has indicated that both Building A’s and Building B’s roofs needs to be fixed. The State Bond Commission is considering an estimate of \$2.2 million for building A & B roof repairs.
 2. Infrastructure Assessment: DCS suggests assessing current conditions at the Market, including structures, mechanicals & systems.
 3. A-2 Boundary Survey: Chairman Reviczky stated that an A-1 or A-2 survey of the entire Market needs to be done to replace the map from 1948 and revised through 1950. The new map must show all boundaries, easements and structures existing on the property.
 4. Master Planning/Appraisal: Chairman Reviczky stated that an appraisal or market analysis should be ordered to help with the valuation of any new leases.
 - C. Draft Audit Findings.
 1. Mr. Krivda talked about the Audit findings.
 2. Mr. Dippel indicated there are five appointment letters on file for the CMA (Musto, Gazy, Yandow, Morse & Ruffini) but that all members must have current letters of appointment on file with the CMA.

- D. Executive Session: Began at 1:42 pm.
 - 1. Members: Chairman Stephen K. Reviczky; Randall Fiveash, Joseph Ruffini, Bruce Benedict, David Morse, Alexis Gazy. Guests: Joseph J. Dippel, George E. Krivda, Jr., Richard J. Macsuga, AAG David H. Wrinn, Lance P. Shannon.
 - 2. Discussion of Attorney-Client privileged communications.
 - 3. The Executive Session ended at 2:20 pm.
- E. Leases.
 - 1. Discussion of the prior ground lease for F.J. Musto commenced.
 - 2. Motion: "To have the CMA return payments in the amount of \$60,973.00 made by F.J. Musto for the proposed 99-year ground lease." (Moved – Morse; Seconded – Fiveash; Abstention – Musto; Carried.)

V. Old Business.

- A. Leases.
 - 1. Discussion of the individual stall leases ensued.
 - 2. Motion: "To reverse the March 29, 2011 action to increase rent for the stalls and to revert to the old rent payments noting the month to month tenancies until the forthcoming survey, studies and appraisals are complete." (Moved – Morse; Seconded – Gazy; Abstentions – Musto & Ruffini; Carried.)

- VI. Adjournment:** There being no further business. A motion was made to adjourn. (Moved – Morse; Seconded – Gazy; Unanimous).

Respectfully submitted: Lance P. Shannon
Date: June 11, 2012.