

BOARD OF DIRECTOR'S MEETING

HELD AT

The CT Marketing Authority

101 Reserve Road

Hartford, CT 06114

February 18, 2009

At 10:30 am

1.) MEETING CALL TO ORDER

Meeting was called to order at 10:40 am by Mr. Chairman F. Philip Prelli.

Present

Mr. Chairman F. Philip Prelli, Mr. Executive Director, Robert Pellegrino, Mr. Bruce Benedict, Mr. Joseph Ruffini, Ms. Alexis Gazy, Mr. Stuart M. Fitzgerald, Mr. Maurice E. Yandow and Mr. Frank J. Musto.

Absent

Ms. Rosemarie Hice and Mr. David Morse.

By Invitation

Ms. Ivette Delgado
Secretary 1/CMA

Guest

Mr. Steven Slipshinsky-Foodshare
Mr. William M. Yandow-Fowler & Huntting

2.) Mr. Chairman F. Philip Prelli REPORTS;

A.) Introduction of New Board Member-

We Welcome Ms. Alexis Gazy Our new Board Member for The CT Marketing Authority who was appointed by Senate Minority Leader.

Ms. Gazy will be standing in place of Ms. Debbie Logue who served for a period of 4 ½ years as a Board Member and was also appointed by A Senate Minority Leader. We would like to express our gratitude to Ms. Logue for such satisfying service and wish her the best in her endeavors.

B.) Board of Director's Member Openings-2 (two) vacants available

- First Position to be appointed by the speaker of the house
- Second Position which Ms. Moraima Gutierrez occupied will be appointed by Governor M. Jodi Rell.

C.) Time Frame on Projects-

Properties Review recommends placing a (4) four month period, after final plan date on business projects for commencement. There was no objection from the Board. The following companies will be notified by mail of this resolution and will be required to provide a final plan date within a timely manner.

- a. Michael's Restaurant for the New Truck Stop and Restaurant.
- b. Fowler & Hunting-Plan for Expansion.
- c. M&M Project.

D.) Water Breaks-

Mr. Executive Director, Robert Pellegrino will further more in his report.

E.) Governor M. Jodi Rell Budget plan has been Proposed-

One (1) of the two (2) vacant positions that were available for The Ct Marketing Authority has been eliminated. We are down to eight (8) Fulltime Employees in place of nine (9).

3.) Mr. Executive Director, Robert Pellegrino REPORTS;

A.) Stiff Account-Amount Reviewed

B.) Water Breaks-

- Pipes on property of The CT Market Authority are approximately Fifty (50) years old and unfortunately this may have been one of the factors for two (2) water breaks in the past couple of months.
- The Approximate cost for repairs are estimated at sixty thousand (\$60,000.00) for both. The cost in repairs for the last water break was approximately fourtythousand (\$40,000.00).
- We are in the process of installing Isolation Valves which will allow repairs and maintenance functions, without the need of shutting the entire water system down.
- The Stiff Account will provide cost coverage for repairs.

C.) Snow Storms-

Maintainers of The CT Market Authority have work vigorously during our winter snow storms. In addition two (2) employees' of the Marketing Division were brought to reinforce and assist with the snow plowing.

D.) Accidents-

During our first snow storm, one of our maintainer's accidently backed up into building "C". Damage was temporarily repaired by (DPW) Department of Public Works and will be repaired during the spring season.

E.) Railcar Activity-

- The railcar track sighting activity has increased because tenants are now received products by railcar.
- All other railcar Activities are verified and confirmed with each company to ensure accuracy. The amount charged per railcar is twenty-five dollars (\$25.00).

F.) New Business-Lease transfers voted over the phone confirmed.

- Former Colombo's stalls were voted over the phone and approved to be leased by Mozzicatto Family Investments.
- Former Dibacco's Family Distribution owner has filed for bankruptcy; however this process will not interfere with the transfer of stalls to The Manchester Packing Company.
- The transfer of Stalls One (1) thru three (3) in Building "A" from Fresh Impression's to M&M Wine and Grape.

First Motion

Motion: Mr. Chairman F. Philip Prelli, ask for a **Motion** to authenticate phone vote for the transfer of Stalls (42) forty-two thru (44) forty-four in building "A" from former Colombo's to Mozzicatto Family Investments dba Sam Maulucci and Sons, **Moved** by Mr. Bruce Benedict, **Seconded** by Mr. Frank J. Musto, **Motion** carried.

Second Motion

Motion: Mr. Chairman F. Philip Prelli asked for a **Motion** to authenticate phone vote for the transfer of stalls (1) one thru three (3) in Building "A", from Fresh Impressions to M&M Wine & Grape Company. **Moved** by Mr. Bruce Benedict, **Seconded** by Mr. Joseph Ruffini, **Abstained** of vote by Mr. Frank J. Musto, **Motion** carried.

As an **FYI** (For Your Information) during former business, Colombo's was borrowing from Capital Sausage as well as covering the lease portion of Stall (41) forty-one in building "A". This stall has been returned to Capitol Sausage effective February 1st, 2009.

- Office Space-
Our last available Office no#7 was leased to Mr. Alan Hemingway who will occupy space Effective March 1st, 2009.
- M&M Produce Project Update-
Mr. Frank J. Musto presented to the Board of Director's a revised plan for the previously discussed M&M Produce building Project. The Plan includes the modification into a twenty thousand (\$20,000.00) square foot building. M&M has been covering the monthly portion of this proposed sight for the new building. In addition M&M has expressed that this does not change their future plans to expand this building into a fourtythousand (\$40,000.00)

square foot building, plan which was previously discussed and approved by the Board of Directors. In Addition Mr. Musto has informed his project will begin June of 2009.

- Farmer's Market-
Plans to relocate The Farmers Market in order to grant visibility and capability are still in effect. A second entrance will also enhance accessibility and accommodations to tenants and The Market. We have been informed by DPW (Department of Public Works) that we are not required to conduct an environmental study as the plan has always been to modify the existing Farmers Market and does not change the scope on the Market.

4.) Old Business-

- Update on leases-
All leases remain with properties review and are within their last phase of revision.
- Roof troubles in Building "A"-
We are in the process of working with contractors in order to repair.

5.) Public Comments-

The South Meadows Merchant's Affairs (SMMA) is working with Officer Mr. Hector Robles in order to pass a Bill that will impound for thirty (30) days any motor vehicle that is caught **illegally street racing**. The registered owner will recover its vehicle after covering all fees's applied for storage and occupancy. This information has been passed to you by Mr. Steve Slipshinsky with Foodshare and *it is only intended* to alleviate the stress and inconvenience that this matter has caused Tenants, vendors and pedestrians down Murphy Road and had questions regarding Safety Matters.

6.) Adjournment-

Motion: Mr. Chairman F. Philip Prelli asked for a **Motion** to adjourn this meeting, **Moved** by Mr. Frank J. Musto, **Seconded** by Mr. Bruce Benedict. Meeting adjourned at 11:55 am.

***Please note that our next Board of Director's Meeting is scheduled for May 13th, 2009 at 10:30am**.*

