



**STATE OF CONNECTICUT  
DEPARTMENT OF AGRICULTURE  
CONNECTICUT MARKETING AUTHORITY**



Steven K. Reviczky  
Chairman

Linda Piotrowicz  
Executive Director

**MINUTES OF MEETING HELD JULY 11, 2018  
CMA Offices, Building A, 101 Reserve Road, Hartford, CT 06114**

**MEMBERS PRESENT:** Commissioner Steven K. Reviczky, chairman, Bruce Benedict, Alexis Gazy, Jennifer Parmelee, Joseph Ruffini (by phone).

**MEMBERS ABSENT:** Randall Fiveash, David Morse, Frank Musto.

**ALSO PRESENT:** Staff from the Connecticut Department of Agriculture (DoAg)/Connecticut Marketing Authority (CMA), staff from the Capital Region Development Authority (CRDA), and guests.

**CALL TO ORDER:** Chairman Reviczky called the meeting to order at 10:14 a.m.

**APPROVAL OF MINUTES:** Jennifer Parmelee moved to accept the May 31, 2018, minutes as drafted. Alexis Gazy seconded and the motion carried unanimously.

**CHAIRMAN'S REPORT:** Chairman Reviczky reported that DoAg and CRDA were working with the Office of the Governor and Office of Policy and Management (OPM) on the transfer and operational agreement directed by Senate Bill 502/Public Act 18-154. He provided a review of major projects and expenditures undertaken at the Regional Market since 2011, including the roof inspection/new membranes on Buildings A and B (2011-12); development of a comprehensive master plan (2013-14); a USDA Specialty Crop Block Grant shared kitchen study (2014); appraisals of all real property at the market (2015-16); new lease template; request for proposals (2017); contract with outside legal staff to prepare new leases (2018); major and minor paving projects (2011-2017); replacement of site lighting and air/fire suppression systems at the restaurant 2014/2017-18); purchase of critical snow removal equipment (2013-15); repair of water, fire, storm water, and sewer mains (2011-18); and railroad work (2011-18), reporting that well over than \$2 million had been expended on these items.

**DIRECTOR'S REPORT:** Linda Piotrowicz reported that an offer had been extended to fill the vacant maintainer position but a response had not yet been received. She explained the position had been vacant for more than six months despite submission of the refill request immediately upon the departure of the staff person who held it last. She pointed out that Building Superintendent Mark Brodeur had kept the facility open and systems running during storms, equipment failures, and other emergency situations, but much of the maintenance work on the property requires at least two people to perform safely. She also reported that one of the four buildings and grounds patrol officers had submitted his resignation and that she was working with human resources to arrange for coverage of the 16 patrol shifts each week while adhering to the terms of the bargaining unit contract governing that work.

**TEMPORARY USE OF WAREHOUSE STALLS:** Bruce Benedict moved to add an agenda item to discuss temporary use of vacant stalls. Alexis Gazy seconded and the motion carried unanimously. Commissioner Reviczky explained that subsequent to OPM's directive to refrain executing any new lease or license agreements, CRDA and OPM had provided clarification related to the directive, explaining that temporary agreements of up to 12 months would be permissible as an analysis of the property and current market forces was undertaken. A discussion ensued. Bruce Benedict made a motion to have Director Piotrowicz offer a temporary-use agreement of no less than three months and no more than 12 months at a rate of \$10 per SF to the four applicants selected to be offered leases during the recent request for



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proposals. In the event not all space was occupied temporarily by those four entities, Director Piotrowicz should then offer any remaining space under the same terms to other Regional Market tenants and farmers' market vendors on a first-come, first-served basis. Jennifer Parmelee seconded and the motion carried unanimously.

**CONVEYANCE:** Chairman Reviczky reported that CRDA had indicated it wished to have DoAg/CMA continue to operate the Regional Market during its analysis of the facility and market forces. He explained that CRDA has resources unavailable to DoAg/CMA and would be seeking additional sources of funding/financing for whatever work it deemed appropriate. A discussion ensued.

**RAILROAD:** Director Piotrowicz reported that she had received an estimate from the vendor on contract for railroad work for maintenance deemed necessary this year that came to \$383,165. She also reported that an agreement with Murphy Road Recycling, the company using the Regional Market tracks, had been worked out by the Office of the Governor that enabled the approximately \$46,000 switch replacement to be performed through an advance on railroad fees Murphy Road Recycling pays for use of the tracks. Murphy Road Recycling would then deduct \$5 from each \$25 fee it pays CMA until the advance was fully reimbursed by CMA. She also reported that the Connecticut Department of Transportation (DOT)'s Charter Oak Bridge project was again underway and DOT had agreed to incorporate replacement of CMA's Reserve Road railroad crossing into the project, thereby saving CMA the approximately \$68,000 it would cost to do it themselves, providing the crossing held up until such work could be done. A discussion ensued during which representatives from Murphy Road Recycling offered to take possession of the tracks through the Regional Market and assume full responsibility for them if such an arrangement were agreed upon and executed by the Legislature and administration.

**FARMERS' MARKET:** Director Piotrowicz reported that attendance at the farmers' market on weekends had been as much as 25 percent higher than last year during the peak of the spring season but had dropped off at about the time the conveyance was reported by the press.

**NEXT MEETING(S):** The final regular meeting of 2018 is scheduled for October 10. Special meetings will be scheduled as needed.

**ADJOURNMENT:** There being no further business, the meeting adjourned at 11:47 a.m.

Respectfully submitted: Linda Piotrowicz  
July 12, 2018