



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



Steven K. Reviczky  
Chairman

Linda Piotrowicz  
Executive Director

**MINUTES OF MEETING HELD OCTOBER 28, 2015  
CMA Office (Building A), 101 Reserve Road, Hartford, CT 06114**

**MEMBERS PRESENT:** Chairman Steven Reviczky, Bruce Benedict, Randall Fiveash, Alexis Gazy, David Morse, Frank Musto, Joseph Ruffini

**MEMBERS ABSENT:** Rosemarie Hice

**ALSO PRESENT:** DoAg/CMA Staff and several guests

**CALL TO ORDER:** Chairman Steven Reviczky called the meeting to order at 10:05 a.m.

**CHAIRMAN'S REPORT:** Commissioner Reviczky pointed out it was the first quorum all year at a regular meeting. He provided an update on master plan implementation, reporting strong interest expressed from several private investors in a public-private partnership that could cover the majority of design and constructions costs. He also reported on the status of short-term space use-agreements and asked the authority to consider issuing a request for proposals offering vacant space under lease terms and conditions that provide for termination/relocation within the market upon master plan implementation.

**APPROVAL OF MINUTES:** Members reviewed draft minutes from March 3 and May 27, 2015, noting that the April 22 and July 22, 2015, meetings were canceled due to no quorum. Randall Fiveash moved to approve the minutes from March 3. David Morse seconded and the motion carried without discussion. Randall Fiveash moved to approve the minutes from May 27. David Morse seconded and the motion carried without discussion.

**EXECUTIVE DIRECTOR'S REPORT:** Director Piotrowicz distributed the Income and Expenses and Short Term Investment Fund reports. There were no questions or discussion. She provided an update on networking and security enhancements and recent repairs, then distributed a draft of a new monthly newsletter designed to enhance communication with tenants and farmers' market vendors.

**NEXT MEETING(S):** A draft 2016 meeting schedule was distributed. David Morse moved to approve the schedule as presented (January 13, April 13, July 13, and October 12, 2016). Frank Musto second and the motion carried without discussion.

**OTHER BUSINESS:** Chairman Reviczky left the meeting at 10:46 a.m. Members engaged in a discussion regarding use of vacant space until master plan implementation begins, estimated to be approximately 18-24 months away, at a fair market-value rate based upon appraisals or a market analysis completed by a general licensed appraiser, and/or a percentage increase in current rates. It was proposed that tenants collectively submit suggested rates for the authority's consideration. Frank Musto volunteered to coordinate with tenants to submit suggested rates by November 18 for review/approval at a special meeting to be held before the end of the year. Frank Musto moved to proceed as discussed. David Morse seconded and the motion passed unanimously.

**ADJOURNMENT:** Bruce Benedict moved to adjourn, seconded by David Morse, and the meeting concluded at 11:08 a.m.

Respectfully submitted: Linda Piotrowicz  
October 28, 2015