



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



Steven K. Reviczky
Chairman

Linda Piotrowicz
Executive Director

**MINUTES OF SPECIAL MEETING HELD NOVEMBER 21, 2017
Department of Agriculture, 450 Columbus Boulevard, Suite 702, Hartford, CT 06103**

MEMBERS PRESENT: Chairman Steven Reviczky, Bruce Benedict (arrived 10:21 a.m.), Randall Fiveash, Alexis Gazy, David Morse, Frank Musto, Jennifer Parmelee (by phone), Joseph Ruffini (by phone).

MEMBERS ABSENT: None.

ALSO PRESENT: Staff from the Connecticut Department of Agriculture (DoAg)/Connecticut Marketing Authority (CMA).

CALL TO ORDER: Chairman Steven Reviczky called the meeting to order at 10:15 a.m. and recessed it until 10:21 a.m.

EXECUTIVE SESSION: Randall Fivesash moved to go into executive session under C.G.S. Sec. 1-200 (6)(D) with the following members: Steven Reviczky, Randall Fiveash, Bruce Benedict, David Morse, and Alexis Gazy, as well as with CMA Executive Director Linda Piotrowicz, DoAg Chief of Staff Jason Bowsza, David Morse seconded. There was no discussion and the motion carried unanimously. Members Frank Musto, Jennifer Parmelee, and Joseph Ruffini recused themselves. The aforementioned persons entered executive session at 10:25 a.m. and returned to regular session at 1:00 p.m.

ACTION AS APPROPRIATE ON PROPOSALS: Upon return to public session, members Frank Musto, Jennifer Parmelee, and Joseph Ruffini continued to recuse themselves from taking action on proposals based on the guidance provided by the Office of State Ethics.

Chairman Reviczky reported that five proposals had been received for available stalls. Applicants included Musto Wine Grape, Capitol Sausage & Provisions, Sardilli Produce & Dairy, Freshpoint Connecticut, and Gigafarm. Proposals were received for all available stalls, with multiple proposals for all available stall groups except Group 4. Members had discussed in executive session the information presented in all proposals received, including regulatory scoring criteria, in considering the merits of each proposal.

Bruce Benedict moved to offer Gigafarm a temporary use agreement for Stalls A27 and A28 (Group 4) at the proposed rate of \$5.50/SF. David Morse seconded. A discussion followed regarding the company's start-up status and lack of financial history, as well as the fact that no other proposals had been received for the same stalls. The motion carried.

David Morse moved to offer Musto Wine Grape a lease for Stalls A22, A23, A24, A25, and A26 (Group 3) at the proposed rate of \$5.50/SF. Randall Fiveash seconded. A discussion followed regarding competition for the same stalls from Freshpoint Connecticut, and the expansion and diversity of products/services offered, renovations of \$375,000-450,000 proposed by, and estimated four full-time and 10 part-time jobs to be created by Musto Wine Grape. The motion carried.



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Randal Fiveash moved to offer Capitol Sausage & Provisions a lease for Stalls A1, A2, A3, A4, A5, A6, A7, and A8 (Groups 1 and 2) at the rate of \$5.50/SF, which was higher than the rate proposed by the applicant, so that the company can move from its existing space in Stalls A14, A15, A16, A17, and A18, which it would transfer to its sister company Heart of the Harvest, also in need of additional space for expansion. David Morse seconded. A discussion followed regarding competition for the same stalls from Musto Wine Grape, along with the expansion by, renovations of \$375,000-\$400,000 proposed by, and estimated 10 to 15 full-time jobs to be created by Capitol Sausage & Provisions. The motion carried.

David Morse moved to offer Stalls B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, and B13 (Groups 5, 6, and 7) to Sardilli Produce & Dairy at the proposed rate of \$5.75/SF. Randall Fiveash seconded. A discussion followed regarding competition for the same stalls from Musto Wine Grape, along with the expansion by, extensive renovations of \$750,000-\$1,350,000 proposed by, and estimated 20 to 30 full-time and 10 to 20 part-time jobs to be created by Sardilli Produce & Dairy. The motion carried.

Chairman Reviczky stated that DoAg/CMA will contact applicants with the decisions by CMA regarding award of available stalls and then request the assignment of one or more outside attorneys through the Office of the Attorney General to prepare and execute leases. New leases would also be prepared and executed for existing tenants using the same lease template recently approved by the Office of the Attorney General. He pointed out that all leases will need to be reviewed and approved by the State Properties Review Board and the Office of the Attorney General.

NEXT MEETING(S): Regular meetings for 2018 are scheduled for January 10, April 11, July 11, and October 10. Special meetings may be scheduled if needed.

ADJOURNMENT: There being no further business, Chairman Reviczky adjourned the meeting at 1:26 p.m.

Respectfully submitted: Linda Piotrowicz
November 21, 2017