

---

**CITY OF MIDDLETOWN  
REDEVELOPMENT AGENCY**

---

**MINUTES**

*January –20-2009*

**Present**

G. DALEY (CHAIR)  
S. BROWN (VICE CHAIR)  
L. RUSSO  
J. MAKROGIANIS  
D. BAUER  
J. FORTUNA  
H. NOVICKI  
R. SANTANGELO  
J. TINE  
J. SAINES-PINCH  
J. ALEXANDER

**Absent**

J. INGLIS  
R. WHITNEY  
F. GANGULI  
S. SHAPIRO  
P. BUSARI

**Also Present**

WILLIAM WARNER, STAFF  
M. TAYLOR  
D. BERTO

Gerald Daley called the meeting to order at 5:00PM.

Gerald Daley called for the Agency to review the minutes from the previous meeting.

Minutes approved.

Gerald Daley called for comments from the public for items on the agenda. Seeing no public comments Gerald Daley called for an update on the North End Housing Ownership Project.

Robert Santangelo explained community conversations.

Michael Taylor and David Berto of Nehemiah Housing explained carrying cost to keep project going. Michael Taylor reported \$4,000 per month not including interest which is accumulating and brings a total of \$4,800 per month. Interest doesn't have to be paid now. Two funding sources pending; CDFI Alliance for \$425,000 and Federal Home Loan Bank will reapply in March if not funded in current round.

Shannon Brown questioned if and when there would be an end. Michael Taylor indicated Federal Home Loan application will answer a lot of the questions because it will fill in the gap.

Shannon Brown questioned funding sources. William Warner responded on stimulus funding. Hank Novicki feels that we need for a commitment or we will lose the money. He also questioned appraisals. Jennifer Alexander questioned timing of appraisals. Michael Taylor indicated six (6) weeks.

If no Redevelopment Agency, does it defer to Common Council? A lengthy discussion ensued. The Redevelopment Agency thanked Michiel Wackers for the report.

Gerald Daley feels that the Redevelopment Agency has meaningful purposes until the Ferry, Green, Miller & Bridge Street projects are completed.

David Bauer feels administration is trying to resolve MMA issues.

Robert Santangelo commented on Council resolution asking for \$3 million in state funds.

David Bauer talks about smart growth and possible changes to statute to allow transit districts.

John Makrongianis asked why not just ask P&Z, Common Council and the Mayor if there was a reason to exist. Jennifer Alexander feels that it is too premature.

Shannon Brown talks about ORL report on development agencies and charges order of business.

Gerald Daley feels consensus in keeping Agency alive until the Miller/Bridge and Ferry/Green Stat projects are complete.

Hank Novicki comments on Hospital plans.

J. Alexander questioned how is the NEHI funding carrying costs.

Shannon Brown moved to election of officers. Shannon Brown nominates Gerald Daley. Gerald Daley declined. John Makrongianis motions to nominate Shannon Brown and David Bauer seconds the motion. Shannon Brown was voted acclimation unanimously for Chair.

Motion to nominate Shannon Brown for Chair.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Jennifer Alexander			X			
David Bauer		X	X			
Shannon Brown			X			
Peggy Busari						X
Jim Fortuna			X			
Frances Ganguli						X
Joan Inglis						X
John Makrogainis	X		X			
Hank Novicki			X			
Louise Russo			X			
Jennifer Saines-Pinch			X			
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine			X			
Robert Whitney						X
<u>TALLY</u>			<u>11</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion Approved						

Shannon Brown calls for nomination of Vice-Chair nomination. Joe Tine nominates Jennifer Saines Pinch, who also declined. Shannon Brown nominates Jennifer Alexander and David Bauer seconds nomination. Jennifer Alexander approved as Vice-Chair by acclimation unanimously.

Motion to nominate Jennifer Saines Pinch for Vice Chair.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Jennifer Alexander			X			
David Bauer		X	X			
Shannon Brown			X			
Peggy Busari						X
Jim Fortuna			X			
Frances Ganguli						X
Joan Inglis						X

John Makrogainis			X			
Hank Novicki			X			
Louise Russo			X			
Jennifer Saines-Pinch			X			
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine	X		X			
Robert Whitney						X
<u>TALLY</u>			<u>11</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion Approved						

\*\*Note: See how Nehemiah Housing is paying monthly carrying costs.

Seeing no more business the meeting adjourned at \_\_\_\_\_ p.m.