

REDEVELOPMENT AGENCY

MINUTES

January 27, 1986

PRESENT

H. Novicki, Chairman
S. Gionfriddo
G. Roccapriore
B. Adams
V. Loffredo
S. Leinwand
A. Steele
D. Shapiro
J. Macrogianis
E. Dzialo
T. Raczka
N. Campbell

ALSO PRESENT

W. Corvo
S. Rifkin
W. Kuehn
D. Cienava

ABSENT

R. Townes
J. Tine
W. Kelsey
P. Nelson

The meeting was called to order by H. Novicki at 7:00 p.m. in Room 208 of the Municipal Building. A quorum was present.

Upon a motion by V. Loffredo, seconded by S. Gionfriddo, it was voted by those members present to appoint H. Novicki as Chairman, W. Kelsey as Vice Chairman and T. Razka as Secretary.

Upon a motion by S. Leinwand, seconded by B. Adams, it was voted by those members present to establish the fourth Monday of the month as the regular meeting date for the Middletown Redevelopment Agency.

Upon a motion by V. Loffredo, seconded by S. Leinwand, it was voted by those members present to request the Mayor to designate Municipal Development personnel as staff for the Redevelopment Agency.

Upon a motion by D. Shapiro, seconded by J. Macrogianis, the minutes of the September 20, 1984 meeting were approved by those members present with V. Loffredo, E. Dzialo, S. Leinwand, G. Roccapriore, S. Gionfriddo and B. Adams abstaining. Upon a motion by D. Shapiro, seconded by A. Steele, ratification of the action taken by the Agency during a telephone pole conducted on September 26, 1984 was approved by those members present with V. Loffredo, E. Dzialo, S. Leinwand, G. Roccapriore, S. Gionfriddo and B. Adams abstaining.

W. Corvo, representing River's Bend Limited Partnership presented a rendering, site plan and building plans for the River's Bend project. S. Rifkin, architect, described the technical aspect of the project and answered questions regarding security, landscaping, parking, kind of material and color to be utilized on the exterior of the structure. S. Rifkin further recommended that either a sample of the concrete aggregate material to be used on the exterior be provided to the Agency, or if individual members of the Agency so preferred, an inspection of the product during fabrication could be arranged. A discussion was also held regarding the height of the structure with corresponding fire and safety appurtenances.

Following a staff recommendation, D. Shapiro moved to recommend an appropriation of \$400 for the purpose of updating a disposition appraisal for Disposition Parcel D-1-B by D. Nitz, appraiser. The motion was seconded by E. Dzialo and approved by those members present, subject to Common Council approval.

Upon a motion by D. Shapiro, seconded by B. Adams, a motion to authorize the Mayor to convey Disposition Parcel D-1-B to River's Bend Limited Partnership at a sales price of \$150,204 was approved by those members present, subject to approval by the Common Council of the City of Middletown.

Status Reports

- a. Theatre Block - W. Kuehn presented preliminary site plans and renderings for the new office building to be constructed by the Connecticut Valley Development Corporation. The Agency recommended a six month review meeting to be held in February for the purpose of reviewing final plans.
- b. Armory - The agency was advised that necessary steps have been taken to assure that land is available in the Bow Lane area for the construction of a regional center for the new Armory at such time when the Military Department vacates the existing Armory.
- c. Coleman Pond - EPA has requested copies of all records involving the City and R. Coleman regarding the demolition site. The verbal agreement between the City and V. Nedza to install a pipe in order that flood waters could be regulated has been delayed until such time that the matter is resolved by EPA.
- d. Middletown Plate Glass - this item is in the hands of the attorneys.
- e. White Eagle Cafe - this item is in the hands of the attorneys.
- f. Brown/Silk/Wollack Parcel - W. Kuehn presented a copy of the feasibility study prepared by J. Leary concerning the vacant parcel at the southwest corner of Court Street and deKoven Drive. This item will be the number one priority for the February meeting of the Redevelopment Agency.

- g. J.M. Rosa Claim - this item is in the hands of the attorneys.
- h. East Main Street/Maple Place Project - this item will be discussed at future meetings.

Regarding the vacant parcel at the southwest corner of Court Street and deKoven Drive, staff was requested to provide copies of the legal opinion prepared by R. Tomc to the members of the Agency.

H. Novicki advised those present that in the past subcommittees were organized for the purpose of conducting certain aspects of Agency business. It was recommended that formation of any committees be deferred until such time that the Agency can determine its active work load.

There being no further business to come before the Redevelopment Agency and upon a motion by S. Leinwand, seconded by E. Dzialo, it was voted to adjourn the meeting at 8:17 p.m. by those members present.


Daniel D. Cienava

DDC/bds