

MIDDLETOWN REDEVELOPMENT AGENCY

MINUTES

January 29, 1990

PRESENT

H. Novicki, Chairman
D. Russell
S. Gionfriddo
J. Tine
L. Russo
V. Loffredo
L. Roberts
T. Hutton
D. Shapiro
G. Russo (7:20)

ALSO PRESENT

G. Nichols, WCNX
S. Beinhorn, Press
J. Fortuna
S. Mazzotta
N. Saraceno
Atty. G. Harris
A. Julian, Courant
D. Krampf
G. Vallo, MMA
M. Berlin
P. Burns
P. Kosinski
J. Smith
W. Kuehn

ABSENT

S. Shapiro
W. Howard
T. Raczka
J. Makrogianis
S. Leinwand
D. Campanelli

The meeting was called to order at 7:02 p.m. by H. Novicki, Chairman, in Room B-20 of the Municipal Building.

Election of Officers

S. Gionfriddo moved, seconded by D. Shapiro, the nomination of H. Novicki as Chairman. Upon a motion, duly seconded, the nominations were closed and H. Novicki unanimously elected.

Upon a motion by S. Gionfriddo, seconded by Shapiro, W. Howard was nominated as Vice-Chairman of the Agency. Upon a motion by T. Hutton, seconded by D. Russell, the nominations were closed and W. Howard unanimously elected.

Upon a motion by D. Shapiro, seconded by V. Loffredo, T. Raczka was unanimously appointed as Secretary to the Agency.

1990 Meeting Schedule

Upon a motion by D. Shapiro, seconded by S. Gionfriddo, the Agency unanimously voted to continue meeting on the fourth Monday of the month.

Middlesex Mutual Project

W. Kuehn advised the Agency that the bid opening on the County Lane water line was February 7th with an anticipated completion date of March 15, 1990. As of that morning, two contractors had picked up specifications and eight others had been notified. Upon a motion by D. Shapiro, seconded by S. Gionfriddo, the Agency unanimously voted to ratify the telephone poll authorizing the water main construction to be put to bid.

The Agency decided to defer any discussion on the Mazzotta's property to an Executive Session towards the end of the meeting.

The Agency briefly discussed the status of the County Lane development. W. Kuehn advised that CBT has been asked to respond with their intent by the February 26th Agency meeting. S. Gionfriddo asked what if CBT does not want to construct the planned improvements. W. Kuehn suggested planting grass.

The Agency was referred to letters from archaeologist M. Raber and Finance Director J. Reynolds, the latter concerning the conversion of project deposits to treasury bills with a short-term due date.

MMA Project Coordinator D. Krampf introduced G. Vallo, a Vice-President of MMA. D. Krampf then reported that MMA has completely moved into its corporate building. There are no signed tenants, yet, for the available lease space; however, there is much interest. The garage will not be done by February 1st because of the 40 additional rain days experienced in 1989, plus the December freeze which inhibited the caulking of the joints in the garage. Therefore, the garage will be completed at the end of March. There are two factors which require City coordination. The first is the inspection and approval process. The second is the placement of the water main and the charging of the main for fire protection purposes. She reported that MMA is in the process selecting a garage operator and expects an announcement in another week or so.

D. Shapiro asked about a tour of the building. D. Krampf responded with her belief it would be offered when the entire project is done, but prior to the request for a Certificate of Completion.

Invoices - Dzialo, Pickett & Allen

Upon a motion by D. Shapiro, seconded by T. Hutton, the Agency unanimously voted to approve the four invoices of Dzialo, Pickett & Allen, totalling \$3,102.65.

North End Renewal Study

W. Kuehn briefly explained the nature of the Housing Development Zone application and its applicability to the North End Renewal Area. Agency members noted that, if awarded to the City, additional Councilmanic action is required. It was also noted that the North End Association is more active in the recent months and, in fact, will be inviting the Mayor and City staff to their meetings in February and March. Association members have offered to be the vehicle through which information concerning rehabilitation programs is made known to the area resident and businesses.

P. Burns, of DeCarlo & Doll, presented the proposed industrial park map showing 75± acres within the study area. He noted there are about 100 structures in the area, of which 50 are residential and the rest non-residential. A letter, dated January 29th, to Chairman H. Novicki was distributed briefly explaining the process for designating a State funded business and industrial area. He explained that the proposed area had been

expanded westerly to include Spring Street and Rome Avenue for purposes of improving access to the industrial area. He also noted the asset of the rail system through the heart of the tract.

P. Burns suggested the Agency invite K. Roberts of DED to inspect the area and its infrastructure and to prepare a preapplication which will then be circulated to 17 State agencies for review and comment. In that way, DOT, for example, would review its current planning for any conflicts with the proposed industrial area. If approved, 65% of the funding for the study and development would come from the State, while 35% would be the City's share. He said the entire process takes nine to sixteen months to complete. If the preapplication is found favorable, then a full application has to be submitted, appropriate public hearings, to DED for a second stage of review. He felt that DOH would be interested in coordinating housing efforts for the area also and reducing traffic through residential neighborhoods. P. Burns noted it is necessary to coordinate the proposed land uses with the City Zoning. The legislative body must make findings of consistency of the proposed project area with existing approved of plans.

V. Loffredo asked if the Municipal Development staff can prepare the preapplication and was advised affirmatively.

W. Kuehn asked what types of industrial activities might be drawn to the area which would utilize the rail service. P. Burns suggested bulk distribution facilities. He underscored the interest of the railroad in providing additional services to the City and to industrial users. P. Burns said the City must prepare a marketing plan as a part of the application.

D. Russell asked about Miller/Bridge Street access. P. Burns recommended the establishment of a connector over toward the North Main Street area. S. Gionfriddo suggested the project line be drawn around the entire North End landfill site. G. Russo commented on the potential extension of rail facilities north to Newfield Street.

L. Roberts asked about the potential involvement of MIDC and INFORM. It was explained the City does have a role in appointing members to the INFORM Board and both organizations should be participants in the endeavor.

V. Loffredo asked what the next steps are. P. Burns suggested staff be directed to submit a preapplication and invite K. Roberts to the area. Therefore, upon a motion by V. Loffredo, seconded by S. Gionfriddo, staff was asked to prepare a draft preapplication for the February meeting and to involve MIDC/INFORM in the process.

Government Center

P. Burns reported on the Courthouse project beginning with the December 27, 1989 meeting at the offices of the Connecticut Department of Public Works. He noted: DeCarlo & Doll is presently in the process of testing concepts of Courthouse placement; architects for the State are developing criteria for the RFP which is due shortly; some developers are showing interest; and, a series

of meetings will be held with developers to explore Courthouse locations. According to the Judicial Department, the Courthouse cannot be placed in any temporary facility, but rather, they must move directly from their existing facilities into the new building. P. Burns said there will be a clearer picture in ninety days of the locational criteria. Parking requirements will not necessitate any huge parking structures to be built.

P. Burns noted the groundwork for the entire Renewal Plan has been completed and much of the text has been written. However, concerning housing, he cited the lack of off-street parking as a real concern. The consultant is considering common areas or the removal of secondary buildings to achieve that goal. The Courthouse will require a parking facility of 365 vehicles. W. Kuehn reported on the schedule for the Courthouse which is as follows: RFP put out in March; proposals received in June; developer selected in September; and, construction beginning Spring, 1991.

S. Gionfriddo asked about the validity of V. Amato's comment that if the Columbus Plaza parking area is used for the Government Center the City is liable for legal action. Staff was asked to check with the Legal Department. The Agency, then, discussed at some length the Courthouse selection process and was advised the City, unlike most communities, will have a say in where the facility is located through the use of its consultants and staff.

Upon a motion by S. Gionfriddo, seconded by D. Russell, the Agency unanimously voted to pay four invoices submitted by DeCarlo & Doll totalling \$31,350.

P. Burns, then, displayed a housing condition's map explaining the criteria leading to the various designations of housing quality. D. Russell expressed concern for the residential portion of the North End. He noted, from past experience, other non-residential uses, if encouraged, tend to drive out housing. P. Burns noted the need to stabilize housing in the North End.

Middletown Preservation Board

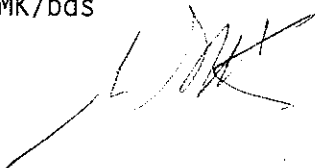
Upon a motion by D. Shapiro, seconded by G. Russo, the Agency unanimously voted to recommend to the Mayor and Common Council W. Howard as a member to the Middletown Preservation Board.

The Agency noted correspondence to Middlesex Memorial Hospital and YMCA with the hopeful response at the next Agency meeting.

Upon a motion by S. Gionfriddo, seconded by J. Tine, the Agency unanimously voted to go into Executive Session at 8:34 p.m. pursuant to Section 1-21(a) of the Connecticut General Statutes for the purpose of discussing strategy and negotiations concerning real estate acquisition.

Following the Executive Session and upon a motion by S. Gionfriddo, seconded by T. Hutton, the Agency unanimously voted to adjourn at 9:05 p.m.

WMK/bds

A handwritten signature in black ink, appearing to be 'WMK', is written over the typed name 'WMK/bds'.