

REDEVELOPMENT AGENCY

MINUTES

FEBRUARY 1, 1988

PRESENT

H. Novicki, Chairman
S. Leinwand
T. Raczka
S. Gionfriddo
S. Shapiro
D. Shapiro
H. Langille
E. Rak
G. Russo

ALSO PRESENT

L. Ozga
W. Kuehn
S. Beinhorn-Press
G. Escobar-Courant
WCNX Reporter

ABSENT

J. Tine
N. Campbell
J. Makrogianis
W. Kelsey
D. Campanelli
V. Loffredo

The meeting was called to order by H. Novicki, Chairman, at 6:04 p.m. in Room 208 of the Municipal Building.

Upon a motion by S. Gionfriddo, seconded by D. Shapiro, the minutes of the December 28, 1987 meeting were unanimously approved.

Election of Officers

S. Gionfriddo moved, seconded by D. Shapiro, the current slate of officers consisting of H. Novicki, Chairman; W. Kelsey, Vice Chairman; and T. Raczka, Secretary. S. Shapiro moved, duly seconded, to close the nominations.

The Agency unanimously voted to re-elect H. Novicki as Chairman; W. Kelsey, Vice Chairman; and, T. Raczka, Secretary.

1988 Meeting Schedule

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency unanimously voted to notify the Town Clerk that the Agency would be meeting on the fourth Monday of the month.

Plaza Middlesex

Upon a motion by S. Leinwand, seconded by S. Gionfriddo, the Agency unanimously voted to issue a certificate of completion for Phases I and III of the Plaza Middlesex Project.

Chairman Novicki mentioned that if any deposit money has been withheld, it should be released to the developer.

River's Edge

D. Shapiro moved, S. Shapiro seconded, to approve the payment of an invoice from Fortuna & Cartelli in the amount of \$300.00 for legal services regarding clearing title to Parcel D-1B. Discussion followed. S. Gionfriddo said he had a problem with the invoice because Fortuna & Cartelli represented Carabetta. S. Leinwand said he feels they are double dipping. The vote on the motion to pay Fortuna & Cartelli \$300.00 was as follows: Ayes - H. Novicki, S. Gionfriddo, S. Shapiro, D. Shapiro, H. Langille, E. Rak, G. Russo; Nays - T. Raczka, S. Leinwand.

College/Court Project

W. Kuehn informed the Agency that he had met with CBT regarding the design of County Lane. CBT was not in a position to respond immediately, but will do so at the end of February. Farmers & Mechanics mentioned they wanted the steps removed and a heated ramp constructed.

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency unanimously voted to increase the purchase order for Q. Collado from \$2,500 to \$3,500. Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency unanimously voted to approve payment of an invoice from Quintin Collado in the amount of \$491.00.

G. Russo requested that staff make a recommendation for payment on every invoice to come before the Agency in the future.

Upon a motion by S. Shapiro, seconded by S. Gionfriddo, the Agency unanimously voted to ratify a payment in the amount of \$2,100 to Raber Associates.

W. Kuehn explained to the Agency the need for two, before & after, severance appraisals on the Farmers & Mechanics parcel. Staff has received two quotes on the cost for such appraisal services: \$6,000 from J. Rowlson; and \$10,000 from A. Estrada. The appraiser must have an MAI. W. Kuehn said the State Department of Economic Development requires that we have two appraisals done. S. Gionfriddo made a motion to hire Rowlson at \$6,000 and Estrada if they lower their fees to \$8,000.

D. Shapiro asked how many qualified appraisers are in the area. G. Russo said there are 50-60 on the State DOT list. D. Shapiro requested staff contact ten additional appraisers for quotes.

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency voted unanimously to table this item until staff obtains ten additional quotes from appraisers.

S. Gionfriddo mentioned that the invoices from Dzialo, Pickett & Allen did not indicate the number of hours for each day the Agency was charged for services. Staff was instructed to ask Dzialo, Pickett & Allen provide a breakdown of hours worked on all future invoices.

Upon a motion by S. Gionfriddo, seconded by T. Raczka, the Agency approved payment of the invoice for \$3,080.00 to Dzialo, Pickett & Allen.

The invoice for \$30.00 from Dzialo, Pickett & Allen was not approved until staff clarified what the "Leary" file was in relation to.

Other Invoices

S. Leinwand questioned whether or not the invoice from J. Haze for \$1,200 could be paid out of CDBG administration. Staff responded that this was an allowable expense because it related to an old urban renewal project, as well as the \$300 invoice from Fortuna & Cartelli. Upon a motion by S. Gionfriddo, seconded by D. Shapiro, the Agency voted unanimously to pay the invoice in the amount of \$1,200 to J. Haze out of CDBG administration, and the payment of Fortuna & Cartelli's invoice out of CDBG administration.

There being no further business to come before the Agency, the meeting was adjourned at 6:45 p.m.


Linda A. Ozga
Assistant Director

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