

---

**CITY OF MIDDLETOWN  
REDEVELOPMENT AGENCY**

---

**NOTES (NO QUORUM)**

*February-19-2008*

**Present**

H. NOVICKI  
R. SANTANGELO  
D. BAUER  
P. BUSARI  
F. GANGULI  
S. SHAPIRO  
S. BROWN  
L. RUSSO

**Absent**

G. DALEY (CHAIR)  
M. LONG (VICE-CHAIR)  
J. INGLIS  
R. WHITNEY  
J. TINE  
J. FORTUNA  
J. MAKROGIANIS  
J. ALEXANDER

**Also Present**

M. WACKERS  
E. ESTUODO  
L. BREWSTER  
E. MCKOEN  
M. TAYLOR  
J. SERRA  
P. DOYLE  
C. JOHNSON

Hank Novicki called the meeting to order at 5:05PM.

The Redevelopment Agency briefed Senator Paul Doyle and Representative Joseph Serra on the history and issues surrounding the Miller Bridge Redevelopment Plan. The main problems are the lack of adequate safe access to the neighborhood and a lack of funding to complete the acquisition, relocation and demolition of the neighborhood.

Representative Joseph Serra responded that there are two solutions that he could work toward. First would be to try and authorize through the Connecticut General Assembly that the Portland Street at-grade railroad crossing be approved as a temporary public at-grade crossing, instead of an emergency cross, and close the Route 9 access. The second would be for his office and fellow legislators from Middletown to find the funding from State and Federal sources that the redevelopment plan needs. Both options would require a lot of work and he would be happy to take them on if he could get a clear policy statement from the City, preferable the Mayor and/or Common Council.

David Bauer asked where such money could be found. Representative Joseph Serra replied that it would be his job to find it.

Lydia Brewster stated that the Miller Bridge Plan came about 10 years ago at the request of the neighborhood, but since it was not implement in the timeframe originally envisioned quicker solutions need to be found.

Catherine Johnson added that there is a third option, which would be to build a tunnel from Miller Street to North Main Street.

Senator Paul Doyle and Representative Joe Serra both stated that they will take whatever action the Council/Mayor want and they will need clear guidance.

David Bauer suggested that the council adopt a new resolution that prioritizes solutions.

Senator Paul Doyle asked to what extent will eminent domain be an issue for this Redevelopment Plan? The Agency responded that this project is to for economic development and it should not be a problem. Residents in the neighborhood know that eminent domain is a possibility, but their only concern is that they be compensated fairly for their properties.

Shannon Brown asked what would a temporary at-grade crossing look like?

- 2 -

Representative Joe Serra replied that it could be three or five year period that would need to be re-approved if the City chooses to extend the use of the crossing.

David Bauer suggested that staff invite the neighborhood residents and property owners to the next meeting to hear their positions and initiate a process that will create an articulated policy for the City for the Redevelopment Agency to consider and the Common Council.

The Agency agreed that the public hearing should be held at the next Redevelopment Agency meeting.

Lydia Brewster offered to add this item to the NEAT newsletter.

The agency thanked Senator Paul Doyle and Representative Joseph Serra for their time and would be in contact to continue this progress on this issue.

Michael Taylor presented the report on the North End Homeownership project. DECD approved the bid documents and expect to have construction estimates back by mid March. 9-11. Liberty House has been moved and expect it to be on the new foundation soon.

Shannon Brown asked when Nehemiah/Broadpark expects to hear about the funding? Michael Taylor replied that DECD has a new 90 day process to streamline all applications, so if DECD can stick to that timeframe it should be soon.

The agency ended discussions at 6:04 PM.

Respectfully submitted,

---

Michiel Wackers, Deputy Director of Planning, Conservation and Development