

**CITY OF MIDDLETOWN
REDEVELOPMENT AGENCY**

MINUTES

February-20-2007

Present

G. DALEY (CHAIR)
M. LONG (VICE-CHAIR)
J. INGLIS
J. FORTUNA
R. WHITNEY
R. SANTANGELO
J. MAKROGIANIS
S. SHAPIRO
J. ALEXANDER
P. BUSARI
F. GANGULI
L. RUSSO

Absent

S. BROWN
H. NOVICKI
J. TINE

Also Present

M. WACKERS
L. BREWSTER
M. TAYLOR
D. BERTO
C. JOHNSON
T. COUGHLIN

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

Gerald Daley called for the Agency review the minutes from the December meeting. Steven Shapiro motioned to approve the minutes. Robert Santangelo seconded and the motion was approved. Fran Ganguli abstained.

Motion to approve the minutes						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Michael Long			X			
Jennifer Alexander			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			
Robert Santangelo		X	X			
Steven Shapiro	X		X			
Joseph Tine						X
Robert Whitney			X			
Vacancy						X
<u>TALLY</u>			<u>11</u>	<u>0</u>	<u>1</u>	<u>4</u>
Approved						

Gerald Daley called for public comments for items on the agenda.

See none, Gerald Daley moved to the first item under old business, the Richman North End Project Update.

Michiel Wackers presented a brief update, since a representative from the Richman Group was unable to attend. The project continues on track with a temporary certificate of occupancy expected in April with the entire project expected to be completed in September.

Gerald Daley called from the second item under old business, an update on the Broad Park North End Project.

David Berto reported that Site Control had been achieved with all the properties that are targeted for homeownership have been secured with purchase of sale contracts. The contracts are contingent on an environmental assessment that includes an examination of lead, asbestos and contaminated soil issues. The Connecticut Department of Economic and Community Development is compiling an Environmental Review Record, which would clear the way for state funding from this agency. The evaluation of rehabilitation versus new construction is still underway. Broad Park is evaluating the feasibility of moving a building from 9-11 Liberty Street and relocating it to 47 Rapallo avenue. Broad Park with Nehemiah Housing are pursuing all avenues of funding in order to make this project work. The City has drafted a Preferred Developers Agreement and it is being reviewed and revised. The assessment of relocation of the residents is ongoing.

Fran Ganguli asked if the evaluation of the new construction versus rehabilitation was holding up the development? David Berto replied that it is part of the process but along with a number of other issues the project is moving forward.

Gerald Daley asked when will this project start actual work? David Berto replied that there is no schedule, but he expected that "August-ish" would be doable if funding is secured.

Jennifer Alexander asked if moving the building from Liberty to Rapallo was an added expense to the project? David Berto replied that it is an additional factor to be considered, but it each building is looked at individually for feasibility.

Gerald Daley reiterated that this should be a feasible project and the evaluations should make that the priority.

Gerald Daley moved to the third item under old business, the recording and transcription of meetings. Gerald Daley presented his thoughts on the matter. The meetings will now be recorded and the minutes have been reformatted to provide clearing summary of committee business. However, the City does not have the capability, at the present, to transcribe meetings, but the tapes are available for the public to review. Gerald Daley believes that the minutes that are available are informative.

Jennifer Alexander asked if any Boards transcribe minutes and Gerald Daley and Steven Shapiro replied that the City no longer does.

Jennifer Alexander asked to send a letter to the Mayor to look at new technology to improve record keeping and availability to the public. Gerald Daley replied that that is a good idea and instructed staff to contact the Mayor and Bill Oliver the City's Director of Information Technology, to see if there are any feasible options.

Robert Santangelo replied that computers have the ability to transcribe conversation.

Catherine Johnson stated that a CD recorder could produce a computer file that can be posted on the website with little cost and requiring little space on a website. Gerald Daley asked staff to review this option with Bill Oliver.

Gerald Daley called for New Business, a discussion on the Miller Bridge Redevelopment Project.

Gerald Daley stated that perhaps the City should consider revoking the Redevelopment Plan for Miller and Bridge Streets. It has also been stated that the Connecticut Department of Transportation might be amendable to allowing access to Bridge Street via the railroad crossing at Portland Street. However the issue of allowing access at the railroad crossing is an issues for the Public Safety Committee.

Lydia Brewster commented that the North End Action Team will be attending the Public Safety Committee meeting in March.

Jennifer Alexander suggested that the Redevelopment Agency hold off on further discussion until after the Public Safety Commission.

Gerald Daley called for the second item under new business, Middlesex Hospital Request for additional parking and lease extension for the Middlesex Mutual Garage.

Tom Coughlin of the Middlesex Hospital thanked the City for their cooperation in resolving the parking issues surrounding the Senior Center and the Synagogue. As a result the Hospital needs 20 additional parking spaces and would like to lease them from the public parking spaces allotment at the Middlesex Mutual parking garage. Currently the hospital leases 125 parking spaces of the 374 public parking spaces and would like to extend the lease for an additional five years.

Michiel Wackers reported that increasing the Hospitals lease to 145 parking spaces would still leave 129 parking spaces for the public (the Inn at Middletown lease 100 parking spaces).

Gerald Daley added that the City is about to start a parking study in March to comprehensively address parking in the downtown using the \$18 million in federal transportation earmark that Middletown received.

Jennifer Alexander remarked that five years seems to be a long time.

Robert Santangelo asked if the Hospital has a long term parking plan. Tom Coughlin replied that there is no plan, rather the hospital is busy looking for parking where ever it can find it.

Gerald Daley commented that he has not heard any objections to this proposal. The Agency should honor the agreement over Senior Center parking and provide the addition 20 spaces in the Middlesex Mutual Parking. Gerald Daley added that he did feel that the time frame is an issue, whereas five years is perhaps too long. The should be sensitivity to employee/employer relations, but with the City beginning a parking study, the City should not tie its hands, if a better solution for the Hospital could be found.

Gerald Daley motioned to increase the lease by 20 parking spaces to 145, and renew the lease for five years. Robert Santangelo seconded.

Jennifer Alexander requested to amend the motion by changing five years to three years. Michael Long seconded.

Gerald Daley called for a vote on the amendment, and the amendment was approved with 10 voting in favor and two abstentions.

Amendment to change motion of lease term from five years to three years.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley					X	
Michael Long		X	X			
Jennifer Alexander	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			
Robert Santangelo					X	
Steven Shapiro			X			
Joseph Tine						X
Robert Whitney			X			
Vacancy						X
<u>TALLY</u>			<u>10</u>	<u>0</u>	<u>2</u>	<u>4</u>
Approved						

Seeing that the amendment passed, Gerald Daley called for a vote on the amended motion to increase the lease from 125 parking spaces to 145 parking spaces with a lease term of three years.

Motion to approve the motion on increasing the Hospitals Middlesex Mutual Parking lease by 20 parking spaces to 145 parking spaces for a period of three years.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley	X		X			
Michael Long		amend	X			
Jennifer Alexander	amend		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			
Robert Santangelo		X	X			
Steven Shapiro			X			
Joseph Tine						X
Robert Whitney			X			
Vacancy						X
<u>TALLY</u>			<u>12</u>	<u>0</u>	<u>0</u>	<u>4</u>
Approved						

Gerald Daley called Other Business. Michiel Wackers briefly commented on the summaries to bring old and new members up to date on various business items before the Agency.

Gerald Daley moved to Public Comments for items not on the agenda.

Seeing none Gerald Daley entertained motions to adjourn.

John Makrogainis moved to adjourn the meeting. Robert Santangelo seconded the motion was approve unanimously by those present.

Motion to adjourn.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Michael Long			X			
Jennifer Alexander			X			

Shannon Brown						X
Peggy Busari			X			
Jim Fortuna			X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis	X		X			
Hank Novicki			X			X
Louise Russo			X			
Robert Santangelo		X	X			
Steven Shapiro			X			
Joseph Tine						X
Robert Whitney			X			
Vacancy						X
<u>TALLY</u>			<u>12</u>	<u>0</u>	<u>0</u>	<u>4</u>
Approved						

The meeting adjourned at 5:50 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation and Development