
**CITY OF MIDDLETOWN
REDEVELOPMENT AGENCY**

MINUTES

February-21-2006

Present

H. NOVICKI
G. DALEY
J. ALEXANDER
J. MAKROGIANIS
P. BUSARI
J. FORTUNA
M. LONG
L. RUSSO
S. SHAPIRO
J. ROBINSON
F. GANGULI

Absent

R. SANTANGELO
S. GIONFRIDDO
J. TINE

Also Present

M. WACKERS
L. BREWSTER
W. WARNER
M. TAYLOR
D. BERTO
P. MIKUS
J. KOVNER
S. BROWN

John Robinson called the meeting to order at 5:03 PM.

John Robinson moved to review the minutes from the previous meeting. Steven Shapiro motioned to approve the minutes. Gerald Daley seconded and the motion passed unanimously.

John Robinson opened the floor to public comments. Seeing none John Robinson closed the floor to public comments.

First item on the Agenda, Michiel Wackers introduced the lease agreement between the YMCA and the Middlesex Hospital for the parking lot on DeKoven Drive. John Robinson asked if the Agency's concerns have been addressed. Bill Warner state that they are in large part, but the one drawback is that there is no guarantee who will lease the parking lot at the renewal portion of the agreement in five years. John Robinson and Hank Novicki asked about the expansion of hospital and parking. Bill Warner replied that the hospital is looking at the baseball fields on DeKoven and a parking deck there would address parking but that is not in the near future. Gerald Daley commented that there is no reason to delay this issues any further. Jennifer Alexander added that the Agency achieved some of its goals through out this negotiation. Gerald Daley moved to approve the lease agreement. Steven Shapiro and Jennifer Alexander seconded and the motion passed unanimously

Second item on the Agenda, is Broad Park Development Corporation's Memorandum of Understanding (MOU) extension. Michiel Wackers explained that the current MOU had a time frame of 450 days starting in September of 2004 and ended in August of 2005. It was always envisioned that the Richman Development would need to proceed first with Broad Park following shortly thereafter. Broad Park has been making progress in developing a site, design and financial plan and needs additional time to continue the progress. Gerald Daley commented that what is needed is a modification to the "due diligence" period laid out in the MOU, with the approval time frame with the Common Council to remain. Bill Warner commented that the big question is the financing with the State. John Robinson asked what % of the funding could come from the State. David Berto replied that possible 40 percent to 60 percent could be secured from the State. Gerald Daley explained that the MOU should be modified to establish a fixed date six months from now for the due diligence period to end. Gerald Daley motioned that the Agency approve an extension to August 31, 2006, consult with the City Attorney on how to achieve this, and send the agreement for approval to the Common Council.

The Agency requested an update on the Richman project. Pam Mikus of the Richman Group, reported that they have secured one demolition permit and were waiting for the other permits. Pam Mikus also reported that an ad went in the local papers requesting local contractors to submit bids for work on the project and that a sign will soon be posted at the sight with a phone number for people to call who are interested in the project. Gerald Daley asked if the issue with Water and Sewer had been resolved. Pam Mikus said that it had indeed been resolved. The Agency had a discussion about Section 106 review. Lydia Brewster commented on the positive attitude in the neighborhood. Jennifer Alexander asked what is being done about parking.

There being no further business, the meeting adjourned at 6:00 PM, upon a motion from Gerald Daley and seconded by Stephen Shapiro.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation and Development