

REDEVELOPMENT AGENCY

February 24, 1986

MINUTES

PRESENT

H. Novicki, Chairman
 B. Adams
 S. Gionfriddo
 S. Leinwand
 G. Roccapriore
 D. Shapiro
 W. Kelsey
 E. Dzialo
 N. Campbell
 A. Steele

ALSO PRESENT

W. Coon
 S. Beinhorn, Press
 D. Jepson
 R. Poliner
 W. Kuehn
 D. Cienava

ELLIOT ✓

ABSENT

V. Loffredo
 J. Mackrogianis
 T. Raczka
 R. Townes
 J. Tine
 P. Nelson

The meeting was called to order by H. Novicki, Chairman, at 7:05 p.m. in Room 208 of the Municipal Building. A quorum was present.

Upon a motion by S. Gionfriddo, seconded by G. Roccapriore, the minutes of the January 27, 1986 meeting were approved.

W. Coon, Middlesex Assurance, presented renderings and an informational pamphlet describing the final phase of the Plaza Middlesex project. He advised the Agency that construction will begin this March and the scheduled completion date is Christmas of 1986. The third floor and rear portion of the second floor have been leased to Halloran, Sage, Phelon & Hagarty and the total construction cost will be \$1,600,000. The exterior brick will match the color and pattern of the south wall of the United Bank & Trust building. A special feature is the clock tower which will contain a fully lit, eight foot diameter, Virdon clock, with a programmable Virdon carillon and amplifier. D. Jenson, architect, presented construction plans for the project and described, in detail, the walkway and plaza which will compliment the project. Following a brief discussion, S. Gionfriddo moved to approve the plans as presented. The motion was seconded by E. Dzialo and approved by those members present.

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 John J. Leary
 Response

R. Poliner, representing the owners of the parcel of land at the intersection of Court Street and deKoven Drive, appeared before the Agency, for the purpose of discussing the feasibility report prepared by John J. Leary. Following this brief discussion, the Agency attempted to ascertain a time frame as to when a development plan could be expected. R. Poliner responded that he was unable to provide such information at this time, possibly in two to three months. S. Leinwand moved that the owners of the property present a conceptual plan of development including a use for the parcel, zoning issues, size of the improvements, financing possibilities and a development time table for the May meeting of the Agency. The motion was seconded by E. Dzialo and approved by those members present.

W. Kuehn advised the Agency that he is in the process of preparing a memorandum regarding all issues relevant to the Armory. A brief discussion followed concerning the issue of parking. E. Dzialo stated that the developers parking needs should be independent of City assistance.

W. Kuehn updated the Agency regarding the planning process for the East Main/Maple Project. In addition, staff memorandums and consultant reports were distributed for the purpose of acquainting Agency members with the project. In the discussion of financing schemes, the Agency was advised that in order for a developer to secure tax exempt multi-family housing revenue bonds, the project must be located within the bounds of an urban renewal project area. By State Statutes, the only municipal agencies authorized to issue municipal bonds for new construction are the Redevelopment Agency and the Housing Authority. A discussion followed concerning the income level of persons or families who would be renting the units. S. Leinwand moved to authorize staff to initiate and define those procedures required to include the East Main/Maple block in the Urban Renewal Area. The motion was seconded by S. Gionfriddo and approved by all members present except D. Shapiro, who voted nay and A. Steele who abstained.

There being no further business to come before the Agency and upon a motion by E. Dzialo, seconded by G. Roccapriore, it was voted by those members present to adjourn the meeting at 8:28 p.m.


Daniel D. Cienava

DDC/bds