

REDEVELOPMENT AGENCY

MINUTES

February 29, 1988

PRESENT

H. Novicki, Chairman
N. Campbell
S. Gionfriddo
S. Shapiro
V. Loffredo
J. Tine
S. Leinwand
E. Rak
D. Campanelli

ALSO PRESENT

B. Nagler, Press
M. Cheater, Courant
WCNX Reporter
L. Ozga
W. Kuehn

ABSENT

J. Makrogianis
T. Raczka
W. Kelsey
G. Russo
H. Langille
D. Shapiro

The meeting was called to order by H. Novicki, Chairman, at 6:02 p.m. in Room 208 of the Municipal Building.

Upon a motion by S. Shapiro, seconded by S. Gionfriddo, the minutes of the February 1, 1988 meeting were unanimously approved.

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the minutes of the February 1, 1988 Real Estate Subcommittee meeting were unanimously approved.

College/Court Project

W. Kuehn reported that he sent out a request for services to nine MAI and/or SRA certified appraisers; two of them responded - Norman Benedict (\$2500) and Richard Barry (\$4500).

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency unanimously voted to award the appraisal services to Norman Benedict for \$2500 and Richard Barry for \$4500.

N. Campbell questioned whether or not Farmers & Mechanics will have to accept the appraisals. W. Kuehn responded that will we make them an offer based on the appraisals.

Status of Legal Expenditures

S. Leinwand asked how much of a contingency we have on the whole project. W. Kuehn said there is a \$200,000 contingency. W. Kuehn mentioned there will probably be an additional \$25,000 worth of legal services necessary to complete the MMA project. S. Gionfriddo said we should limit the advice we seek from Dzialo, Pickett & Allen.

128-130 College Street

W. Kuehn reported that the City now owns the Brown property. The City brief regarding the conveyance was wrong - \$244,000 was paid, not \$224,000.

S. Leinwand made a motion to issue a developer's kit for the Brown building located at 128-130 College Street. S. Gionfriddo seconded and the Agency unanimously voted in favor.

V. Loffredo asked if the developer's kit would come before the Agency before it is sent out. Staff was instructed to send out the 128-130 College Street developer's kit to Agency members and allow them a few days for review.

W. Kuehn requested authorization to have three movers provide quotes on the cost of moving the structure.

H. Novicki mentioned the building will sell for \$1.00. V. Loffredo suggested that provisos of the \$1.00 sale be incorporated in the developer's kit. N. Campbell said she is not clear that the tax credit would apply because the building is being moved, but, the project should comply with the Department of Interior's Rehabilitation Standards.

V. Loffredo asked what the \$1,000-\$1,200 mover fees would cover. W. Kuehn said that would cover getting quotes on the cost of moving the structure so a series of hypothetical downtown locations. S. Leinwand suggested staff just get the cost of preparing the structure for a move.

Polly's/Falcon's Building

Upon a motion by S. Shapiro, seconded by S. Gionfriddo, the Agency voted unanimously to pay M. Raber \$340, upon receipt of the final written report.

Brown/Silk/Wollack

Staff was instructed to ask G. Brown and his colleagues to attend the March 28th Agency meeting. S. Gionfriddo mentioned Brown/Silk/Wollack must go forward within the next 2-3 months or we should take back control of the parcel.

W. Kuehn added that the Agency will lose any leverage over the parcel as of May, 1989.

Other

W. Kuehn informed the Agency of the tentative deadlines for the MMA project as the following:

<u>March</u>	Acquire remaining land and convey to MMA by the 31st
<u>April 1-15</u>	Asbestos removed from Polly's building
	Archeologists digging on site. (M. Raber will be working with S. Dyson from Wesleyan.)

April 16-30 Demolition of Polly's building

May 1 Entire site fenced off and excavation for garage to begin.

H. Novicki asked if the CBT property was conveyed. W. Kuehn reported that legal counsel is currently working on both the CBT and Farmers & Mechanics parcels.

There being no further business to come before the Agency, and upon a motion by S. Shapiro, seconded by S. Gionfriddo, the Agency voted to adjourn at 6:35 p.m.

LAO / WPMK

Linda A. Ozga

LAO/is