
**CITY OF MIDDLETOWN
REDEVELOPMENT AGENCY**

MINUTES

March-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
R. ROSENTHAL
D. BERTO
J. SAINES-PINCH
J. KOVNER

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. Fran Ganguili seconded and the motion passed unanimously.

John Robinson opened the floor to public comments.

Jennifer Saines-Pinch of 118 High Street stated that she opposed to further demolition, and would prefer that homeownership be strengthened in the neighborhood through the use of rehabilitation.

Mary Caas stated that the neighborhood lacks green space, and a development such as this should be in the country so that families with their children have adequate outdoor room to play.

Lydia Brewster stated that the neighborhood residents that currently live there would like to get a written plan on how the city can deal with current parking issues and what the long-term solution will be. More information for the neighborhood would be appreciated.

Jennifer Alexander asked if the Richman Group would be in attendance. Bill Warner replied that they had sent word that they could not attend this meeting. Jennifer Alexander asked if the water and sewer pipe issue had been resolved. Bill Warner said that it had been resolved and the Richman Group would be paying for it. John Robinson added that the Richman Group had withdrawn their application for Community Development Block Grant funds.

Seeing no more of the public wishing to speak John Robinson closed the floor to public comments.

First item on the Agenda, David Berto from Broad Park Development Corporation updated that Agency on their progress with the Homeownership portion of the North End Redevelopment Plan. David Berto stated that the MOU had been approved by the Common Council and is ready for signature, and that this extension will give plenty of time to complete what the Agency and Broad Park agreed to do. Broad Park is working with Habitat for Humanity to see if including two units will be feasible for the project. Hank Novicki asked if they would be attached units. David Berto said that that would be possible and it does provide some cost benefits. David Berto continued that Broad Park had applied for a Community

Development Block grant to assist with the Green Street project next to the Green Street Arts Center. Stephen Shapiro asked what is the timeline for those funds. Michiel Wackers responded that they will be reviewed by the Citizens' Advisory Committee and send recommendation to the Common Council in May. David Berto shared a proposed elevation drawing of the Green Street property. Stephen Shapiro asked what the size of the units would be. David Berto replied that 2 units would be 925 sq. ft. and the other two units would be 1325 sq. ft.

David Berto updated the Redevelopment Agency on the progress with the new Connecticut Housing Trust Fund. The applications for projects would be available very soon and due in May. Also David Berto has begun discussions with Liberty Bank to submit a grant application to the Federal Home Loan Bank of Boston that would be in the amount of \$280,000 - \$300,000. John Robinson asked if Broad Park has calculated the points of such an application. David Berto replied that he had not, but this project has a lot going for it. Jennifer Alexander asked who much would you apply for in Housing Trust funds and what income range would this be target to. David Berto replied that it would be about \$75,000 and since there are a variety of funds that can go into the project it allows for a variety of incomes. Most would be at 80%, but it can go as high as 120% and as low as 30% for the income restricted properties. Bill Warner added that there may be the opportunity to sell some at market rate, which would help reduce the funding gap.

Jennifer Alexander asked the Agency and Broad Park about the public comment process. David Berto replied that he was willing to have as much dialogue as needed but that he was depending on the Redevelopment Agency to act as a pulse of the community. Bill Warner replied that once site control is secured, we can have some meetings. There was a number of comments from the Agency that this process has been open, with public agency meetings, public common council meetings, and meetings in the neighborhood. John Makrogainis asked what is needed in terms of political support from the City's legislative delegation. David Berto replied that once the applications are in support from the legislators will be very helpful.

John Robinson asked that the Agency discuss the issue of parking in the North End. Bill Warner replied that he would talk to the Police Department since any short term solution would require their involvement. Lydia added that the neighborhood would like accurate information in writing would show good faith.

There being no further business, the meeting adjourned at 5:34 PM, upon a motion from Jim Fortuna and seconded by Stephen Shapiro.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation and Development