

REDEVELOPMENT AGENCY

MINUTES

March 23, 1987

PRESENT

H. Novicki, Chairman
T. Raczka
D. Shapiro
G. Roccapriore
E. Dzialo
W. Kelsey
B. Adams
J. Makrogianis
T. Tine
V. Loffredo
N. Campbell
S. Gionfriddo (8:10 p.m.)
S. Leinwand (8:10 p.m.)

ALSO PRESENT

J. Wollack
G. Brown
D. Peretti
WCNX Reporter
Middletown Press Reporter
L. Ozga
W. Kuehn

The meeting was called to order by H. Novicki, Chairman, at 7:14 p.m. in Room 208 of the Municipal Building.

Minutes

Upon a motion by T. Raczka, seconded by D. Shapiro, the Agency unanimously voted to accept the regular meeting minutes of February 23, 1987 and the Subcommittee meeting minutes of February 19, 1987.

Parcel E-2

H. Novicki reported that the Middlesex Memorial Hospital and the YMCA had agreed on establishing a stone base on the parcel and on managing the parking lot. The stone base is temporary surfacing; if necessary after the first year, it will be backtopped. The parking area will also be provided with fencing and lights.

It was noted that a letter had been send to the Zion Baptist Church. According to H. Mayo, Rev. McKissick has no problem with the proposal. L. Ozga resported that she had spoken to C. Hood and Rev. McKissick. She will send them a final letter to close out the file. The Agency suggested that it be via certified mail.

H. Novicki mentioned a land swap rumor. He will talk to the YMCA about it.

Brown/Silk/Wollack Parcel

W. Kuehn explained the proposed parking arrangement, the setbacks and the fact that the matter is being referred to the Planning & Zoning Commission for review and comment prior to the Redevelopment Agency recommending a change in the Renewal Plan to the Common Council. N. Campbell suggested that the height of the structure might be limited by the availability of parking. V. Loffredo noted that Parking Authority approval is necessary for access from the second

deck of the Parking Arcade into the proposed building. H. Novicki asked what the developers need from the City in order to secure financing. G. Brown responded that only approval of parking and setbacks are needed. He said that there apparently no other stumbling blocks for financing. It was noted that the Planning & Zoning Commission will address the matter on April 8th.

College/Court Project

Upon a motion by V. Loffredo, seconded by B. Adams, the Agency unanimously voted to recommend to the Common Council a resolution prepared by City Attorney R. Wilson concerning legal services.

Upon a motion by V. Loffredo, seconded by D. Shaprio, the Agency unanimously voted to recommend to the Common Council a resolution authorizing the conveyance of the Broad Street and County Lane public parking facilities as shown in the Disposition Plan.

T. Tine asked about the height of the parking garage. Staff was asked to check with Middlesex Mutual on the status of its design.

It was agreed that the Real Estate Subcommittee would meet on Monday, March 30th at 5:00 p.m. in the Municipal Building.


Upon a motion by J. Makrogianis, seconded by E. Dzialo, the Agency unanimously voted to increase the CE Maguire contract by \$15,500 to pay for real estate services required by DED as a part of the Middlesex Mutual project.

Letter from Adinolfi, O'Brien & Hayes

After reviewing the letter, the Agency members agreed that there was nothing planned at the present time which would impact the 1986 Tax Act.

N. Campbell asked if representatives of Middlesex Mutual could be present at the next meeting to discuss the design changes and the site plan with the Agency. Staff was instructed to invite them.

There being no further business to come before the Agency, the meeting was adjourned at 8:12 p.m.


William M. Kuehn, Jr.

WMK/bds