

**CITY OF MIDDLETOWN  
REDEVELOPMENT AGENCY**

**MINUTES**

*April-17-2007*

**Present**

G. DALEY (CHAIR)  
M. LONG (VICE-CHAIR)  
J. INGLIS  
J. FORTUNA  
R. SANTANGELO  
H. NOVICKI  
J. MAKROGIANIS  
D. BAUER  
S. SHAPIRO  
J. ALEXANDER  
F. GANGULI

**Absent**

P. BUSARI  
L. RUSSO  
R. WHITNEY  
J. TINE  
S. BROWN

**Also Present**

M. WACKERS  
L. BREWSTER  
M. TAYLOR  
D. BERTO  
C. JOHNSON  
B. KILGORE  
S. KILGORE  
B. CROSSKEY  
J. SARBAUGH  
E. MCKEON  
C. BENDER

Michael Long called the meeting to order at 5:05PM.

Michael Long called for the Agency review the minutes from the March meeting. Fran Ganguili motioned to approve the minutes. John Makrogainis seconded and the motion was approved. Jennifer Alexander abstained.

Motion to approve the March minutes						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley						X
Michael Long			X			
Jennifer Alexander					X	
David Bauer			X			
Shannon Brown						X
Peggy Busari						X
Jim Fortuna			X			
Frances Ganguli	X		X			
Joan Inglis			X			
John Makrogainis		X	X			
Hank Novicki			X			
Louise Russo						X
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine						X
Robert Whitney						X
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>1</u>	<u>7</u>
Approved						

Michael Long called for public comments for items on the agenda.

Ed McKeon and Catherine Johnson and members of the Agency discussed the proposed Liberty and Main Street project being considered by the Economic Development Committee. Specifically, the discussion centered on the future of 9-11 Liberty Street.

Bruce Kilgore asked the Redevelopment Agency to put an end to the redevelopment project for Miller and Bridge Streets.

Michael Long called for an update on the Richman Ferry Street project. Michiel Wackers reported that they were working on securing temporary certificates of occupancy and have started screening potential tenants.

Micheal Long called for Broad Park to present their update on the North End Homeownership development.

David Berto of Broad Park and Michael Taylor of Nehemiah Housing updated the Agency that the City has secured 37 Green Street through eminent domain.

Micheal Taylor requested that Section 108 funds be made available to the project this summer. Michiel Wackers replied that would not be likely and other requirements would need to be met prior to the City transferring the funds to the project. Gerald Daley requested that Broad Park and staff meet to discuss these issues.

Daivd Berto reported that 9-11 Liberty Street has not been maintained and is an added cost to the project. Gerald Daley asked what is the feasibility of including it in the project. David Berto replied that taken out of context the building is interesting and could provide 2 units on Rapallo Avenue. Gerald Daley requested that this issue not be closed until next month and see what the options are, when the Economic Development Committee will have had more information on the project.

Bill Crosskey presented his numbers for in depth cost evaluations for 49 Ferry Street and 51-55 Ferry Street. Bill Crosskey brings 23 years of multi-unit housing and historic preservation experience.

#### 49 Ferry Street

New construction estimate- \$353,826 for 2 units / \$176,913 per unit

Rehabilitation estimate- \$387,749 for 1 unit / \$387,749 per unit

#### 51-55 Ferry Street

New construction estimate- \$468,915 for 2 units / \$234,457 per unit

Rehabilitation estimate- \$700,982 for 2 units / \$350,491 per unit

Jennifer Alexander asked hwy there was only one unit proposed for rehab of 49 Ferry Street.

Bill Crosskey replied that the small footprint of the building would only allow for one unit.

Jennifer Alexander proposed building a new addition on to 49 Ferry Street to allow for a 2 unit rehab.

Jim Sarbaugh reported that a comparison building of 208 College Street renovated by the owner and architect Jeff Bianco believed it could be done for \$89 to \$103 per square foot.

Gerald Daley asked Bill Crosskey to comment on Jim Sarbaugh's figures. Bill Crosskey replied that with out comparing how they derived the numbers it is difficult to determine why there is a discrepancy. Gerald Daley asked that Bill Crosskey and Jeff Bianco discuss the difference if figures.

David Berto requested that the Redevelopment Agency make a decision on these properties to allow the project to move ahead.

Gerald Daley replied that he would like to get some sort of explanation of the difference between Jeff Bianco's numbers and Bill Crosskey's numbers.

Robert Santangelo commented that the real difference between the new construction and rehab numbers of Bill Crosskey had to deal with siding, rough carpentry and finish carpentry costs.

Gerald Daley stated that at some point the Agency will need to make a decision.

Gerald Daley called for next item of business, Miller and Bridge Street Redevelopment plan.

Gerald Daley reported that initial discussions seem to show that the Connecticut Department of Transportation is amenable to closing the Route 9 northbound turn lane into Miller and Bridge Street. They are also considering potential alternatives such as opening the Portland Street crossing. They have agreed to attend the next meeting, along with the Public Works Commission, Public Safety Commission and the Chief of Police. Gerald Daley requested that staff invite the residents and property owners of Portland Street, Miller Street and Bridge Street.

The Agency discussed the possibility about rescheduling to the meeting of May from the 15<sup>th</sup> to the 22<sup>nd</sup>, since other events conflicted with the regular meeting date. Gerald Daley stated he would entertain a motion. Robert Santangelo motioned to cancel the regular May Meeting and hold a special meeting on May 22. The motion was seconded by Hank Novicki and approved unanimously.

Motion to cancel the regular May 15 <sup>th</sup> Meeting and hold a special meeting on May 22, 2007						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Michael Long			X			
Jennifer Alexander			X			
David Bauer			X			
Shannon Brown						X
Peggy Busari						X
Jim Fortuna			X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis			X			
Hank Novicki		X	X			
Louise Russo						X
Robert Santangelo	X		X			
Steven Shapiro						X
Joseph Tine						X
Robert Whitney						X
<u>TALLY</u>			<u>10</u>	<u>0</u>	<u>0</u>	<u>6</u>
Approved						

The Agency discussed possible options to move forward regard the status of the redevelopment plan and the status of the funding that remains for the Redevelopment plan.

Jennifer Alexander motioned to defer action on rescinding the redevelopment plan until recommendations from staff on possible uses for the \$99,000 of Section 108 funds to improved Miller and Bridge Street area. Robert Santangelo seconded and the motion was approved unanimously.

Motioned to defer action on rescinding the redevelopment plan until recommendations from staff on possible uses for the \$99,000 of Section 108 funds to improved Miller and Bridge Street area						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			

Michael Long			X			
Jennifer Alexander	X		X			
David Bauer			X			
Shannon Brown						X
Peggy Busari						X
Jim Fortuna			X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis			X			
Hank Novicki			X			
Louise Russo						X
Robert Santangelo		X	X			
Steven Shapiro						X
Joseph Tine						X
Robert Whitney						X
<u>TALLY</u>			<u>10</u>	<u>0</u>	<u>0</u>	<u>6</u>
Approved						

Gerald Daley seeing no more business, stated he would entertain a motion to adjourn. David Bauer motioned to adjourn. John Makrogainis seconded and the motion was approved unanimously.

Motion to adjourn.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Michael Long			X			
Jennifer Alexander			X			
David Bauer	X		X			
Shannon Brown						X
Peggy Busari						X
Jim Fortuna			X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis		X	X			
Hank Novicki			X			
Louise Russo						X
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine						X
Robert Whitney						X
<u>TALLY</u>			<u>10</u>	<u>0</u>	<u>0</u>	<u>6</u>
Approved						

The meeting adjourned at 6:55 PM.

Respectfully submitted,

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 Michiel Wackers, Deputy Director of Planning, Conservation and Development