

**CITY OF MIDDLETOWN CONNECTICUT**  
*Department of Planning, Conservation, & Development*

C O M M U N I T Y   D E V E L O P M E N T

***Middletown Redevelopment Agency***

*Meeting Minutes -- 23 April 2001*

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The meeting commenced at 5:05 PM.

A quorum was present, including S. Leinwand, Chairman, J. Blancato, H. Novicki, R. Santangelo, J. Fortuna, J. Makrogianis, J. Robinson, J. Tine, L. Russo, J. Alexander, and G. Daley, Deputy Mayor. Also present were Members of the Public, and Redevelopment Agency Staff, W. Warner and M. Johnson.

The agency discussed the Ferry and Green Street redevelopment proposal, the revised and amended North End / CBD Urban Renewal Plan, with W. Warner's edits.

J. Fortuna raised a concern that deKoven Drive should actually be Cherry Street, according to a City Ordinance. Also, that rather than demolition, as much property as possible should be rehabilitated.

S. Leinwand responded that the plan included enough flexibility to avoid demolition wherever possible but that, obviously, if the new street were built, those buildings in the way would be demolished.

G. Daley noted that if an Ordinance designated the street as Cherry Street, the agency has no authority to contradict it. Motion to approve the Plan per W. Warner's edits.

J. Alexander stated that she was against demolition of any kind in the neighborhood.

H. Novicki noted that such an approach can make it difficult to attract investment.

J. Tine noted that much of Middletown is currently affordable.

G. Daley responded to J. Alexander's concern, saying that a mechanism could be put in place for property-by-property review in advance of demolition.

S. Leinwand added that the plan was conceptual in nature and that many of these concerns were premature as demolition is a long way off.

W. Warner noted that the map indicates minimal demolition, and that most of those properties scheduled for demolition were either city-owned, or otherwise non-controversial.

L. Russo and G. Daley asked for clarification of the Community Development Corporation concept.

W. Warner responded that it would have to be established and authorized by the Common Council.

J. Alexander reiterated her concern regarding the demolition of buildings and potentially valuable historical properties.

S. Leinwand, noting J. Alexander's concerns, moved for approval of the Plan, per W. Warner's edits. The motion was seconded, and members voted to approve the Plan. In favor were:

S. Leinwand  
J. Blancato  
H. Novicki  
R. Santangelo  
J. Fortuna  
J. Makrogianis  
J. Robinson  
J. Tine  
L. Russo  
G. Daley

Opposed, was

J. Alexander

The agency then approved a motion to refer the Plan to the Middletown Housing Authority and the Planning and Zoning Commission, per Connecticut Statutes.

Members of the public being present, the agency opened the meeting to hear their comments and concerns.

C. Kettleison remarked that some of the properties scheduled for demolition were currently occupied.

H. Novicki noted that, under the Uniform Relocation Act, all occupied units would be subject to strict relocation procedures and tenants given adequate relocation assistance.

H. McInvale remarked that his properties in the neighborhood were neither too dense, nor too old. He would be willing to buy Marino's property on the open market and rehab it himself. Rehab and improvement should be done by private investors. Criticizes Nehemiah Housing for the conditions of its properties in the North End.

M. Taylor responds that previous problems with Nehemiah properties stemmed in part from the client population (homeless and transitory) and that one of the goals of the initiative was to de-concentrate that population in ways that should improve the conditions of the properties and the neighborhood in general.

S. Leinwand concluded, saying that the Plan is neither black nor white, neither does the agency consider the state of the neighborhood so bad that the city should give up on it, nor so good that some measure of intervention is not justified and the city can ignore it. The Plan is sensitive to the real conditions of the neighborhood and flexible enough to respond to its complexity. S. Leinwand then announced his resignation and intention to move from the City of Middletown. G. Daley stated that S. Leinwand had been on the agency since 1977 and would be sorely missed.

Respectfully submitted,

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Munro W. Johnson  
Community Development Specialist