

5/87

REDEVELOPMENT AGENCY

MINUTES

April 27, 1987

PRESENT

- H. Novicki, Chairman ✓
- S. Leinwand ✓
- H. Languile ✓
- E. Dzialo ✓
- S. Gionfriddo ✓
- B. Adams ✓
- T. Raczka ✓
- V. Loffredo ✓
- J. Makrogianis
- D. Shapiro
- T. Tine ✓
- D. Campanelli (not voting) ✓

ALSO PRESENT

- P. Pieretti
- G. Brown
- W. Coon
- M. Calarusso
- J. Wollack
- L. Ozga
- W. Kuehn

ABSENT

- N. Campbell ✓
- G. Roccapriore ✓
- W. Kelsey

The meeting was called to order by H. Novicki, Chairman, at 7:01 p.m. in Room 208 of the Municipal Building.

Minutes

Upon a motion by V. Loffredo, seconded by B. Adams, the regular Agency meeting minutes of March 23, 1987 were unanimously approved.

Upon a motion by V. Loffredo, seconded by B. Adams, the Real Estate Subcommittee meeting minutes of March 30, 1987 were unanimously approved.

Upon a motion by V. Loffredo, seconded by B. Adams, the Real Estate Subcommittee meeting minutes of April 6, 1987 were unanimously approved.

College/Court Project

W. Coon of Middlesex Mutual and M. Calarusso of Jeter, Cook & Jepson advised the Agency members of the project design as follows:

- . The first floor of the office tower has been dropped to street level. Originally, the outside terrace area was raised with walls. The plan now calls for pre-cast pavers and some exterior seating using granite.
- . There are separate public and private entrances to the garage.
- . A 12th story has been added to the office tower to facilitate Middlesex Mutual expansion. The tower cap will be copper colored.

- . The garage will have retail at each end in 30' x 60' bays.
- . The top level of the garage on Court Street will be stepped back somewhat to permit natural light to reach the church across the street.
- . The pedestrian entry onto County Lane is on a direct axis with the proposed walkway next to Farmers & Mechanics. It is designed similar to the office tower entry which will face Broad and Court Streets.
- . The parking garage is a double ramp design. It will be 1½ levels below grade or 20' at its deepest.
- . There will be impact on County Lane during the construction of the garage. This is an issue which must be addressed because of the deep cut and the sloping requirements. It is estimated that County Lane may be closed for 30 to 60 days. The problem would be reaching the CBT teller station.
- . With 1½ levels below grade, the garage will be 54' high on Court Street.
- . It is estimated that the cost of rock excavation for the garage is \$500,000.
- . The addition of a 12th floor on the office tower will add 12'8" to the overall height of the building for a total of 172'.
- . H. Novicki asked about the level of discussions with Farmers & Mechanics.
W. Coon summarized previous meetings and discussions.

W. Coon indicated that the contractor will be a joint venture between C.E. Larson and Morris Deisel. The latter firm has constructed, among other things, the Sears Tower in Chicago, the Pan American building in New York City and Copley Plaza in Boston.

Concerning the relocation consultant, upon a motion by S. Leinwand, seconded by S. Gionfriddo, the Agency unanimously voted to authorize the retention of Q. Collado as a relocation consultant and authorized that specialists be retained as needed under the direction of Mr. Collado.

The Agency then considered a resolution prepared by Counsel to authorize the conveyance of City parking areas to Middlesex Mutual. A motion was made by V. Loffredo, seconded by B. Adams, to approve the resolution as prepared. S. Gionfriddo stated his concern that public spaces in the garage being maintained for short term parkers. Other members of the Agency felt that there was a misunderstanding about from which side of the garage (public or private) reservations of spaces would be committed. After discussion and upon a motion by D. Shapiro, seconded by E. Dzialo, all members of the Agency voted to table the matter except S. Leinwand who voted against the motion.

Upon a motion by V. Loffredo, seconded by S. Gionfriddo, the Agency unanimously voted to reconsider the matter. Upon a motion by S. Leinwand, seconded by V. Loffredo, the Agency voted to approve the resolution as prepared with the following amendment as item #4 on page 3: "All leases of blocks of parking spaces for the general public be subject to the approval of the Redevelopment Agency." The approval was unanimous.

Brown/Silk/Wollack Parcel

G. Brown told the Agency their consultants have advised that the proposed ten story office building will not "fly" without improvements to the Parking Arcade. They expressed the desire for a third deck for 200 parking spaces exclusively for the new building. G. Brown said that parking improvements plus the ten story building could result in an \$8.0 to \$9.0 Million Dollar development. They are also seeking the possibility of use of air space over the garage.

Upon a motion by V. Loffredo, seconded by S. Gionfriddo, the Agency unanimously voted that this matter should be considered by the Municipal Development Committee at its May meeting.

Upon a motion by S. Leinwand, seconded by S. Gionfriddo, the Agency unanimously voted to approve an amendment to the "Redevelopment Plan UR-CONN 19-1 Center Street Project Area", dated April 1, 1959 as follows:

Pages 8 and 9 - Section 4. Setbacks - Setbacks of 10 feet shall be required on Court Street and College Street.

Delete: "A setback of 20 feet shall be required on deKoven Drive. This setback shall be increased to 70 feet for a distance of 40 feet south of Court Street. This setback is required in order not to obstruct the view of the new Municipal Building from deKoven Drive. The developer should propose for this area landscaping and terraces to enhance the setting of the new Municipal Building and County Courthouse to the north."

Substitute: "A setback of eighteen (18') feet shall be required on deKoven Drive.

Plaza Middlesex

Upon a motion by S. Gionfriddo, seconded by V. Loffredo, the Agency unanimously voted to authorize 900 Plaza Middlesex to be renumbered either "163" or "169" Main Street.

River's Edge

After a brief discussion and upon a motion by T. Raczka, seconded by D. Shapiro, the Agency unanimously voted to revoke developer designation from Carabetta Enterprises, Inc. if Parcel D-1-B is not conveyed to the developer by June 30, 1987.

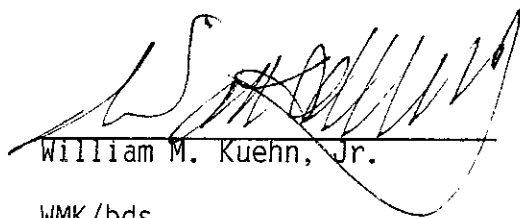
Parcel E-2

H. Novicki read a letter from H. Everett, Assistant Vice President of Middlesex Memorial Hospital to Reverend W. McKissick concerning the operations of parking on Parcel E-2. Staff was asked to send copies of the letter to Agency members.

Next Meeting

Agency members agreed that because of the Memorial Day Holiday, the next meeting will be scheduled for Tuesday, May 26th at 7:00 p.m.

There being no further business to come before the Agency, the meeting was adjourned at 9:02 p.m.



William M. Kuehn, Jr.

WMK/bds