

MINUTES OF THE REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON MAY 3, 1983.

PRESENT: Novicki, Chairman  
Kelsey  
Townes  
Makrogianis  
Tine  
Campbell  
Steele

ABSENT: Shapiro  
Nelson  
Raczka

ALSO

PRESENT: Haze  
Snow, Legal Counsel  
Interbartolo  
Beinhorn, Press  
Hartford Courant Reporter  
Kittel  
Neelakantiah, Cahn

The meeting was called to order at 7:06 P.M.

The minutes of the January 4, 1983 meeting were approved on motion by Mr. Townes, seconded by Mrs. Campbell.

There were no comments in the public hearing portion of the meeting.

Mr. John Kittel, Connecticut Valley Development Associates, presented a status report on the Plaza Middlesex restoration project.

He presented a plan and specifications for exterior lighting fixtures for the parking and pedestrian areas in the project. Although some concern was expressed about vandalism to the low fixtures, a motion was made by Mr. Makrogianis, seconded by Mr. Townes to approve the concept for exterior lighting of the parking and pedestrian areas. The motion was unanimously approved.

Mr. Kittel reported on plans to remove the construction fence on Main Street, landscape the open area and to complete the plaza at the rear of the Firehouse, Chaffee and Fruiterly buildings.

The new office building is still a high priority in the completion of the project. He will report back to the Agency or the City in six months on the success of their promotional campaign to attract out-of-town office interest.

(See attached copy of Status Report - Plaza Middlesex.)

Mr. Michael Interbartolo, representing Old Harbor Associates, reported on his efforts to secure local financing of the Motor Hotel Project. Although the local institutions have turned down his application for financing the project per letter of 4-28-83, he reported on his efforts to secure financing from a Maryland Bank with the help of a financial consultant from Boston. He requested an extension of his developer designation until the end of May, 1983.

After full discussion and consideration of Mr. Interbartolo's request, the following actions were taken:

1. A motion was made by Mrs. Campbell, seconded by Mr. Tine, to withdraw the designation of Old Harbor Associates as developer of a Motor Hotel on Parcel D-1B on June 1, 1983 unless a specific commitment for total financing of the project is submitted prior to that date. The motion was unanimously approved by a vote of the members present.

2. A motion was made by Mrs. Campbell, seconded by Mr. Kelsey, to request the assistance of a committee of the Economic Development Task Force to work in a joint staff effort with the Redevelopment Agency Planning and Development Committee for the initial preparation of a new Ad and Request for Proposals for a Quality Motor Hotel on Parcel D-1B in the Metro South Project. The motion was unanimously adopted by a vote of the members present.

Mr. Haze recommended the dedication of Parcel 92-10, Hotchkiss Street, an irregular shaped lot containing 5,412 sq. ft. to the City of Middletown for use in conjunction with parking needs of the Old Middletown High School Field.

A motion was made by Mr. Townes, seconded by Mr. Makrogianis, to adopt the following resolution:

BE IT RESOLVED that the Parcel of land on Hotchkiss Street in Metro South U.R. Project Conn. R-105 is best suited for use by the City of Middletown in conjunction with the needs of the Old Middletown High School Field.

NOW, THEREFORE, BE IT RESOLVED That the Middletown Redevelopment Agency hereby dedicates this parcel containing approximately 5,412 square feet to the City of Middletown.

The motion was unanimously approved by vote of the members present.

A motion was made by Mr. Kelsey, seconded by Mr. Makrogianis, to ratify the telephone poll authorization to reduce the retainage on SI-8, Velleca Construction, to 2% (\$7,219) and the payment of \$50,258.15 in retainage to King Contractors, Ltd., SI-5, with \$1,575 to be held for replacement of trees and plantings on Main Street. The motion was unanimously approved.

A motion was made by Mr. Steele, seconded by Mr. Raczka, to approve the final payment of \$38,339 to the Lynn Corporation on SI-6 as recommended by Cahn, Inc. and Attorney Snow. The motion was unanimously approved.

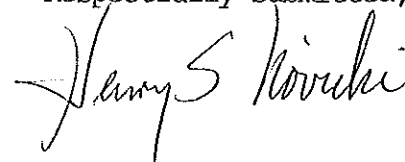
Mr. Haze recommended the authorization to engage the auditing firm of Arthur Anderson to perform final auditing services in preparation for the Certificate of Completion for the Categorical Program Settlement Grant for the Metro South Urban Renewal Project at a fee proposal of \$4,000.

A motion was made by Mr. Tine, seconded by Mr. Townes, to accept the proposal of \$4,000 from the firm of Arthur Anderson for the final audit services for the completion of the project under the Categorical Program Settlement Grant agreement with HUD. The motion was unanimously approved.

A motion was made by Mr. Kelsey, seconded by Mr. Tine, to ratify a telephone poll to approve the 9% salary increase retroactive to July 1, 1982 to coincide with the City agreement. The motion was unanimously approved.

There being no further business, the meeting was adjourned at 9:25 P.M. by a motion by Mr. Townes, seconded by Mr. Tine.

Respectfully submitted,



CURRENT STATUS - PLAZA MIDDLESEX

- 1) Report on construction progress to date.
  - a) The restoration program has been completed in accordance with plans.
  - b) Plans have been followed and the difficulties of restoration work have been overcome.
  - c) Costs to date total almost 2 million dollars.
- 2) Presentation of plans and proposal for outdoor lighting.
- 3) Plans for the next few months - general improvements in the appearance of the project.
  - a) Temporary grading of new building site and seeding with grass.
  - b) Completion of interior Plaza landscaping and co-ordination for rear exit to the Fruiterie.
  - c) Importance of adherence to signage plan approved by the Redevelopment Agency on 8/11/81.
  - d) Present businesses located in Connecticut Valley Development's portion of Plaza Middlesex in alphabetical order are:
    - (1) Advest
    - (2) Dulcea's Bakery
    - (3) The Hartford Courant
    - (4) The Mail Center
    - (5) McCutcheon & Burr, Inc.
    - (6) United Bank & Trust Company
- 4) Leasing activities and results to date:
  - a) Retail and office space 2/3 leased.
  - b) Theater Entrance vacant -interest increasing.
  - c) Rental rates competitive for high quality space.
  - d) An advertising campaign costing over \$6,500 has been conducted.
- 5) Favorable current outlook.
  - a) Interest in Middletown around the state is increasing.
  - b) Lower interest rates are causing increased economic activity.
  - c) The area south of Hartford has been identified as a major growth area in Connecticut.
  - d) Increased activity at Plaza Middlesex including Dulcea's Bakery in the Theater Building will enhance leasing.
- 6) Plans for completion of the project.
  - a) Demand for office and other types of space is being monitored closely and the project will be completed as soon as economically feasible.
  - b) Connecticut Valley Development Associates will continue to cooperate closely with the City of Middletown to assure the compatibility of Plaza Middlesex with the town's plans for the adjacent block.
  - c) At a total completed cost over 4 million dollars, Plaza Middlesex is the largest redevelopment project in Middletown.
  - d) The project is refined in character and in order to yield an increasingly beautiful and valuable addition to the town, it must be handled carefully and allowed the time necessary to mature properly.