

**CITY OF MIDDLETOWN
 REDEVELOPMENT AGENCY**

MINUTES

May-20-2008

Present

G. DALEY (CHAIR)
 S. BROWN
 D. BAUER
 J. FORTUNA
 J. ALEXANDER
 J. INGLIS
 J. MAKROGIANIS
 L. RUSSO
 J. SAINES-PINCH
 J. TINE
 P. BUSARI

Absent

S. SHAPIRO
 F. GANGULI
 R. WHITNEY
 H. NOVICKI
 R. SANTANGELO

Also Present

M. WACKERS
 E. ESTUODO
 L. BREWSTER
 D. BERTO
 M. TAYLOR
 C. JOHNSON

Shannon Brown called the meeting to order at 5:30PM.

Shannon Brown called for the Agency review the minutes from the April meeting. Joan Inglis motioned to approve the April minutes. John Makrogainis seconded and the motion was approved. Jennifer Alexander and Joe Tine abstained

Motion to approve the April 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
Jennifer Alexander					X	
David Bauer			X			
Shannon Brown			X			
Peggy Busari			X			
Jim Fortuna			X			
Frances Ganguli						X
Joan Inglis	X		X			
John Makrogainis		X	X			
Hank Novicki						X
Louise Russo			X			
Jennifer Saines-Pinch			X			
Robert Santangelo						X
Steven Shapiro						X
Joseph Tine					X	
Robert Whitney						X
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>2</u>	<u>6</u>
Motion Approved						

Shannon Borwn called for Public Comments for items on the Agenda.

Lydia Brewster commented on the outcome of the last Common Council meeting that approved a resolution concerning the Miller-Bridge Street area. The resolution was not the same as the Redevelopment Agency recommendations and had been changed by the Public Safety Commission. Lydia Brewster expressed concern that the issues remain unchanged and safety has not been improved.

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Shannon Brown asked who was at the Public Safety Commission. Lydia Brewster replied that David Bauer and Robert Santangelo were in attendance.

Jennifer Alexander asked if the issues of the access to the area are in flux since Alfredo's restaurant has closed.

Shannon Brown asked how we can learn from this experience?

Jennifer Alexander suggested sending a letter to the Mayor about the risk to the City about the current situation and what changes need to happen.

David Bauer expressed his concern about the outcome and state that Public Safety did not do any harm but they did not do any good either. Public Safety Commission did not get the same input from legislators that the Redevelopment Agency had.

Jennifer Alexander suggested a joint meeting of the Public Safety Commission and the Redevelopment Agency.

David Bauer motioned to send a letter requesting a joint meeting of the Redevelopment Agency and Public Safety Commission and any other stakeholders in order to come to a resolution about Portland Street/St. John St/Bridge Street/ Miller Street area. John Makrogainis seconded.

The Agency discussed the motion and whether or not to invite the legislative delegation.

Gerald Daley commented that a local meeting before meeting with legislators would be better and would allow the City to have a clearer position to convey to the legislators. Gerald Daley also added that this does not require a motion and it would be better if it were not a meeting directing the Public Safety Commission to join, but a neutral meeting for both agencies to come to a common ground.

David Bauer withdrew his motion.

Gerald Daley called for an update on the Richman Rental Project. Michiel Wackers did not have any information to relay. Lydia Brewster commented that the property manager of Wharfside Commons had come to a neighborhood code enforcement meeting and had stated that she would try to make the Redevelopment Agency meeting and the Chamber Central Business District Breakfast meetings.

Gerald Daley called for an update for the North End Homeownership Project.

Michael Taylor of the Nehemiah Housing Corporation and David Berto of Broad Park Development Corporation updated the DECD has provided a draft commitment letter to fund nearly half of the project and final issues are being worked out in order to close. The City has approved \$240,000 in CDBG funds for the 2008 that will be available in October, leaving \$74,000 remaining for the City to allocate to meet its \$720,000 commitment to the project. Bidding will likely begin in June or July in order to lock in prices for the project. Relocation is near completion with two households left to relocation and it should be completed within the month.

David Bauer asked if getting contractors will be easier given the market for housing construction. David Berto commented that is should be easier, but that prices have not yet gone down.

Jennifer Alexander asked about the order of the rehab and new construction. Michael Taylor replied that Rapallo, Ferry Street first, then Green Street and finally 47 Ferry Street.

Gerald Daley called for Michiel Wackers to provide a briefing on the Plan of Conservation and Development update. Michiel Wackers explained that the Planning and Zoning Commission was revising

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its Plan of Conservation and Development as required by State statutes and would like input from the Redevelopment agency as a whole or independently from them membership. Comments are requested by June 20th, 2008.

Seeing no more business the meeting adjourned at 7:10pm.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation and Development