

MIDDLETOWN REDEVELOPMENT AGENCY

Minutes

May 20, 1991

PRESENT

H. Novicki, Chairman  
S. Gionfriddo  
L. Roberts  
L. Russo  
J. Tine  
T. Hutton  
D. Russell  
S. Leinwand  
M. Berlin  
G. Russo  
S. Shapiro

ABSENT

T. Raczka  
J. Makrogianis  
J. Duggan  
D. Campanelli

ALSO PRESENT

W. Kuehn

The meeting was called to order by H. Novicki, Chairman at 7:03 p.m. in Room B-20 of the Municipal Building.

Minutes

W. Kuehn noted an error in the March 25, 1991 minutes on page 2, 2nd paragraph, 2nd line where "GMCC" should read "GMPT". Upon a motion by S. Gionfriddo, seconded by S. Leinwand, the Agency unanimously voted to approve the minutes of March 25, 1991 with the correction as noted.

H. Novicki welcomed new member M. Berlin to the Agency.

College/Court Project

The Agency members reviewed the memo from Attorney G. Harris dated May 20, 1991 and were further advised of project status by W. Kuehn. After discussion and expressions of impatience that all matters are not wrapped up, the Agency instructed staff to have legal counsel advise CBT (Fleet) they have two weeks to deed over the requested County Lane land or the Agency will take necessary actions to condemn the property. In anticipation of receipt of the CBT land, the Agency asked staff to put the project to bid with a disclaimer in the bid package that construction is subject to City ownership of the CBT land.

H. Novicki reported on talking with John Reynolds, a local preservationist, who will be meeting with MMA to discuss retaining the Henshaw House on site.

The Agency requested all legal matters and transactions be cleaned up by the regular June meeting.

Upon a motion by S. Leinwand, seconded by S. Shapiro, the Agency unanimously voted to approve the following invoices: Dzialo, Pickett & Allen, dated April 5, 1991 - \$1,050; Dzialo, Pickett & Allen, dated May 8, 1991 - \$1,356; Maguire Group, dated March 29, 1991 - \$27,995; and, Maguire Group, dated May 3, 1991 - \$1,400

North End Renewal Project

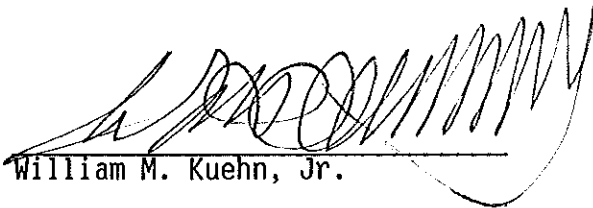
The Agency discussed the suggestion of the Common Council to request all powers necessary to implement all phases of the North End plan. In discussing changes to be made to the plan, the Agency noted the desire to eliminate certain blighting influences. As a result, it was agreed that the Agency would modify the project boundary on the northwest corner of Liberty and Main Streets to allow for the acquisition of the soup kitchen, the Arriwani Hotel and the first two properties behind the hotel for a potential commercial reuse. Additionally, the Agency agreed to modify the project boundary west and south of Bob's warehouse to include frontage on Clinton Avenue and the acquisition of property on the south side of Kings Avenue. Finally, the Agency discussed the need to be able to have a greater choice in relocation resources within the project area. For that purpose, the Agency recommended the boundary be expanded to the north to include the Miller/Bridge Street area and all the land to the landfill which has been previously separated out for industrial reuse. These changes are to come back to the Agency so that a public hearing can tentatively be established in July and Common Council approval sought in August.

The Agency also directed a memo be sent to the Common Council indicating that the Agency is willing to accept the challenge of the Common Council in implementing the North End Renewal Plan.

Courthouse

In order to put a closure to the Brown/Silk/Wollack matter, staff was asked to send a letter to Daylar/Northland asking for information on the relationship between Brown/Silk/Wollack and Northland/Daylar in order that the Agency can make a finding that is consistent with the original urban renewal terms and conditions for the Center Street Urban Renewal Project Area.

There being no further business, the meeting was adjourned at 8:05 p.m.



William M. Kuehn, Jr.

WMK/lmk