

REDEVELOPMENT AGENCY

MINUTES

May 29, 1990

PRESENT

H. Novicki, Chairman
L. Russo
S. Shapiro
T. Hutton
D. Russell
V. Loffredo
E. Roberts
J. Tine
G. Duggan

ABSENT

W. Howard
S. Leinwand
S. Gionfriddo
T. Raczka
D. Campanelli
G. Russo
J. Makrogianis

ALSO PRESENT

L. Ozga
W. Kuehn
Councilman T. Serra
Councilman F. Faraci
Councilman R. Bourne
Councilman P. Halibozek
Councilman E. Dzialo
Councilman E. Pattavina
D. Roane
H. Curley, Chamber of Commerce
A. Marino, Chamber of Commerce
R. Santangelo, NETF
P. Burns, DeCarlo & Doll
D. Graham, DeCarlo & Doll
V. Amato, Chamber of Commerce
N. Shapiro, NETF
A. Nichols, WCNX
A. Mazzotta, Chamber of Commerce
Atty. G. Harris

Chairman Novicki called the meeting to order at 7:07 p.m. in the Council Chamber of the Municipal Building.

North End Renewal Study

Staff facilitated a North End Renewal Study workshop between Agency members, members of the Common Council, members of the North End Task Force, representatives from the Chamber of Commerce, and the project consultants (Peter Burns and Dan Graham of DeCarlo & Doll, Inc.). W. Kuehn presented the following list of no, or little, cost activities and monetary activities extracted from the final copy of the North End Urban Renewal Plan:

Non-monetary

- * Property Rehab Standards
- * Designated Code Enforcement Area
- * Establishment of a Design Advisory Board

Monetary

- * Acquisition/Site Clearance for New Housing and Public Safety Complex
- * R.O.W. behind East Side of Main Street Structures
- * New Parking Areas

- | | |
|---|---|
| * Zoning to Restrict Building Heights | * Infrastructure Improvements (undergrounding of utilities on Ferry Street) |
| * Park and Landscaping Minor Improvements | * Park and Landscaping Improvements |

W. Kuehn mentioned to the workshop participants that he would like to obtain a consensus on the contents of the study which should be acted upon. A lengthy discussion followed and some of the key comments which were made are as follows:

- . Councilman Dzialo suggested the following: we undertake the easier activities to begin the renewal process; the Redevelopment Agency establish priorities for the Common Council's reference, identifying the projects, objectives and timetables; and, that the Chamber of Commerce be involved in this process.
- . Councilman Pattavina mentioned the biggest need is to create activities and establishments which improve Main Street and lure people to the downtown.
- . Councilman and Agency member S. Shapiro also mentioned the need to induce people to Main Street, and, said we need to declare a Redevelopment District--not just small scattered areas. S. Shapiro also pointed out that the River is our greatest resource and the need to keep the river vistas.
- . Councilman T. Serra said he would like to see more specifics on activity costs and how the projects would be financed. T. Serra also mentioned the need to increase public safety as recommended by the North End Task Force.
- . N. Shapiro, member of the North End Task Force, said the Agency needs to make decisions now, prioritize tasks, and form a subcommittee to examine the costs and status of relocating the St. Vincent DePaul Place soup kitchen and shelter.
- . Councilman R. Bourne said we need to coordinate the efforts of the police department, courts and merchants to increase public safety.
- . A. Marino, a representative from the Chamber of Commerce, stated there is a need to create a Redevelopment Area in the North End, but pointed out the lack of affordable housing in the community should be recognized prior to displacement of North End households. Mr. Marino also suggested the residential properties which were identified in the Plan as being substandard based on an exterior assessment, should be fully inspected to determine the estimated cost of rehabilitation.

Several of the workshop participants agreed there is a need to demand that

Connecticut Valley Hospital deinstitutionalization policies be examined to minimize the financial and social burdens placed on the City.

All of the comments made regarding the St. Vincent DePaul Place shelter and soup kitchen were in support of relocating the operation. Councilman Pattavina mentioned the need to monitor the operation as well as relocate it. Additionally, the majority of participants agreed the relocation of the shelter and soup kitchen would not alone solve the public safety and social problems which exist in the North End.

D. Russell told Agency members we need to create a Redevelopment District, then set priorities and make the Council aware that we cannot control the social ills. Councilman Dzialo agreed and re-emphasized the need for the Agency to present priorities to the Council.

Regarding the costs of implementing the renewal activities, V. Amato told those present there is an increasing cost based on what your not doing--a loss of tax dollars.

W. Kuehn summarized the results of the workshop as follows:

- . Need to establish Renewal Area.
- . Prioritize tasks/activities and assign relative costs and funding mechanisms.

Councilman Pattavina commended the Agency for holding this meeting.

At 8:45 p.m. Chairman Novicki closed the workshop session and called a five minute recess.

At 8:53 p.m. the Chairman reconvened the meeting.

Invoices

Upon a motion by S. Shapiro, seconded by J. Tine, the Agency voted unanimously to approve the following invoices:

DeCarlo & Doll, Inc.	Invoice #6	\$450	dated April 27, 1990
DeCarlo & Doll, Inc.	Invoice #7	\$690	dated April 27, 1990

Agency members commented on the positive feedback and comments made during the workshop. V. Loffredo and S. Shapiro both suggested the Agency take formal action at the next meeting. V. Loffredo suggested, prior to starting the legislative process, the Agency and its staff should identify priorities and superimpose elements of the Plan onto a map. T. Hutton questioned whether or not we should include the Washington to Court, and, Court to College blocks in the Renewal Area. W. Kuehn mentioned the conditions of that area would have to meet certain criteria, which staff will examine. W. Kuehn added that the

State will be citing these two blocks as primary blocks for the new courthouse development project.

W. Kuehn stated staff will prepare a flow chart, including an implementation time schedule, for the next Agency meeting.

Minutes

Upon a motion by D. Russell, seconded by J. Tine, the Agency voted unanimously to approve the minutes of the May 1, 1990 regular meeting and the minutes of the May 1, 1990 Executive Session meeting.

College/Court Project

Upon a motion by S. Shapiro, seconded by J. Tine, the Agency voted unanimously to go into Executive Session at 9:04 p.m. pursuant to Section 1.21(a) of the Connecticut General Statutes for the purpose of discussing strategy and negotiations concerning real estate acquisition.

Upon a motion by S. Shapiro, seconded by J. Tine, the Agency voted unanimously to move the meeting out of Executive Session at 9:50 p.m.

Upon a motion by E. Roberts, seconded by J. Tine, the vote to authorize the Real Estate Subcommittee to continue the negotiations on property acquisition within the maximum appraised dollar amount was as follows: Aye - H. Novicki, L. Russo, D. Russell, E. Roberts, J. Tine, G. Duggan; Nay - S. Shapiro; Abstain - T. Hutton.

Invoices

Upon a motion by S. Shapiro, seconded by G. Duggan, the Agency voted unanimously to approve the payment of the following invoice:

Maquire Group Inc. Invoice #9 \$7,375 dated March 13, 1990

Upon a motion by S. Shapiro, seconded by T. Hutton the Agency voted to adjourn at 9:55 p.m.


Linda A. Ozga

LAO/pab