

**CITY OF MIDDLETOWN CONNECTICUT**  
*Department of Planning, Conservation, & Development*

C O M M U N I T Y   D E V E L O P M E N T

***Middletown Redevelopment Agency***

**MRA**

*Special Meeting Minutes -- 20 June 2002*

The meeting commenced at 5:09 PM.

Members present included H. Novicki, acting Chairman, J. Alexander, P. Busari, J. Coughlin, G. Daley, Deputy Mayor, J. Fortuna, S. Gionfriddo, J. Makrogianis, J. Robinson, L. Russo, S. Shapiro, and J. Tine. Also present were M. Johnson, W. Vasilou, and W. Warner, and members of the public.

First, the agency discussed a proposed hotel parking lease at the parking garage in the Middlesex Mutual Assurance building. W. Warner provided a written (attached) and verbal summary of the issue. S. Gionfriddo moved to approve the lease, G. Daley seconded and the motion was approved unanimously.

Next, the agency discussed a proposed extension on the start of Phase III of the Midfield Tower Development. Again, W. Warner provided a written (attached) and verbal summary of the issues. S. Gionfriddo moved to approve the extension and S. Shapiro seconded. The motion was approved unanimously.

Next, the agency discussed a proposal to move Alfredo's Restaurant to Phase II of the Miller Bridge Redevelopment plan from their current position in Phase IV. G. Daley said that he would like to expedite Mr. Maturo's acquisition as his business was likely to decline as the project moved forward. S. Gionfriddo noted that, issues of funding availability aside, it would be nice for the Agency to send this important business a positive message. G. Daley made a motion to move Mr. Maturo into Phase II (without bumping anyone out of Phase II) with the understanding that said move came with no inherent commitment to remunerate Mr. Maturo in advance or in excess of the Agency's ability to do so. S. Gionfriddo seconded the motion. J. Robinson emphasized that the Agency would only pay reasonable relocation costs. The motion was approved unanimously.

Next, the Agency discussed the referral of the revised North End Redevelopment Plan to Common Council for approval and adoption. H. Novicki, chairman, first noted that he had been receiving many letters in support of the plan from the neighborhood, imploring the Agency to move the plan forward in spite of objections from the Middletown Housing Authority (MHA). He read one aloud, sent from a resident of 40 Ferry Street, and opened the public session. G. Daley noted that W. Vasilou, executive director of the MHA was present and recommended that he present the MHA's position first, so that comments could be directed to both plans. W. Vasilou then gave a brief synopsis of the MHA's review of the plan, public hearing, and counterproposal, noting that in their opinion, the current plan lacked sufficient green space, was too dense, and was too costly. G. Daley thanked W. Vasilou and the MHA for their work on the proposal and responded that these were all important points, but that he remained committed to the Redevelopment Agency's (MRA's) plan. Next, other members of the public were invited to speak. L. Hanson said that he liked the MRA plan that had been developed with the North End Action Team (NEAT), and was concerned that the MHA proposal would exclude most all of the neighborhood's current residents. L. Santiago then spoke and said that the MRA plan had been in the making for six (6) years with members of the neighborhood. At this point, G. Daley requested a show of hands from members of the public gathered in the room as to which plan they supported. None of those present supported the MHA plan. Virtually all raised their hands in support of the MRA/NEAT plan. G. Daley said that, since the overwhelming sense of both the public and the Agency was in support of the MRA plan, that he would move its referral to Common Council. S. Gionfriddo seconded. G. Daley said that the turning point for him was that the

MRA plan was clearly the most responsive to neighborhood residents and had the support and momentum of compatible initiatives, such as Wesleyan University's Green Street Arts Center, and the Alderhouse artists housing cooperative. J. Alexander inquired, hadn't the Agency determined at its last meeting that MHA approval was required to adopt the plan? W. Warner said that a legal opinion from the Office of the City Attorney established that the modification of an existing plan did not require MHA approval. S. Gionfriddo moved the question. A vote was then taken to refer the plan to Common Council.

Voting 'yea' were

H. Novicki  
P. Busari  
J. Coughlin  
G. Daley  
J. Fortuna  
S. Gionfriddo  
J. Makrogianis  
J. Robinson  
L. Russo  
S. Shapiro  
J. Tine

Voting 'nay' was

J. Alexander

The motion was approved.

There being no further business, upon a motion made by J. Coughlin, seconded by J. Tine, the meeting adjourned.

Respectfully submitted,

---

Munro W. Johnson  
Community Development Specialist