
**CITY OF MIDDLETOWN
REDEVELOPMENT AGENCY**

MINUTES

June-21-2005

Present

J. ROBINSON
G. DALEY
J. ALEXANDER
W. DREAHER
P. BUSARI
J. TINE
M. LONG
L. RUSSO
S. GIONFRIDDO
F. GANGULI
J. FORTUNA
J. MAKROGIANIS
S. SHAPIRO

Absent

R. SANTANGELO
H. NOVICKI

Also Present

W. WARNER
M. WACKERS
L. BREWSTER
M. TAYLOR
D. BERTO
F. SUMPTER

John Robinson called the meeting to order at 5:03 PM.

Stephen Gionfriddo moved to review the minutes from the previous meeting. John Makrogianis motioned to approve the minutes. Gerald Daley seconded and the motion passed unanimously.

First, Frank Sumpter and the YMCA's architect presented a proposed plan to develop the lot known as E-2 on DeKoven Drive. Currently the lot is a parking area. The plan is to reduce the parking area to 42 spaces with one curb cut for ingress and egress. Two concrete volleyball courts, a jogging track, grass lawn and landscaping will be built on the remainder. William Warner asked if concrete volleyball courts were desirable. Frank Sumpter replied that it was low maintenance. William Warner stated that this plan would cause a major problem since the current parking lot provides the hospital with parking for 100 cars. Frank Sumpter stressed that the YMCA was acting in accordance with the arbitrator's agreement. William Warner suggested that this issue be tabled for further discussions between the City and the YMCA. Stephen Gionfriddo stated if we have willing parties, then we should be able to come to some resolutions, but Stephen Gionfriddo did not want to see this be dragged on for another year. Frank Sumpter added that the YMCA does want to proceed to an agreement. Stephen Shapiro asked if the Middlesex Hospital is aware of the situation? Frank Sumpter replied that no discussions have been had with the Hospital, but that there may be a meeting in two weeks. Stephen Gionfriddo moved to table and have the issue be brought back to the Redevelopment Agency within 90 days. Stephen Shapiro seconded and the motion passed unanimously.

Second, Michiel Wackers p presented an update of the North End Redevelopment Plan since the award of the low income tax credits from the Connecticut Housing Finance Authority. Relocation meeting have begun with the tenants in the affected buildings, staff have had meetings with Bond Counsel to draft a preferred developers agreement (PDA) and a meeting has been held with Citizens Bank to discuss the lease-back financing deal of the project. In looking forward it has been decided that there should be two subcommittees to oversee some key aspects of the project. The first subcommittee should be Site Plan/Design Review to approve the design and plan of the development. The second subcommittee should be for relocation to oversee the allocation of assistance payments to North End tenants and act as an appeal body when those assistance payments are disputed. Both committees should probably have five members. Gerald Daley asked how the establishment of these committees would work. Michiel Wackers replied that the chairman had the authority under the bylaws to establish subcommittees. John Robinson therefore asked for volunteers to serve on these subcommittees. The following volunteered to serve on the Site Plan/Design Review Subcommittee: Stephen Gionfriddo, Stephen Shapiro, Jennifer Alexander, John Makrogianis, and

Michael Long, with John Robinson as Ex Officio. The following volunteered to serve on the Relocation Subcommittee: Peggy Busari, Joseph Tine, Walter Dreaher, Jim Fortuna, and Frances Ganguili, with John Robinson as Ex Officio.

Pam Mikusova of the Richman Group along with their architect presented an update on what the Richman Group was looking to do in submitting the site plan for review and what the possible design of the buildings. Pam Mikusova explained that the A-2 site plan surveying had begun on May 27, 2005 and she expected to submit the plans by June 30, 2005, with a complete Site Plan Review application to be submitted on July 7, 2005. The proposed design would be reviewed at the July 13, 2005 Design Review and Preservation Board meeting. Pam Mikusova hoped that the Planning and Zoning Commission could then approve the application on July 27, 2005. William Warner noted that this is an aggressive timetable. Gerald Daley added that the Redevelopment Agency should support an aggressive timetable. The architect then explained that process that the Richman Group has been going through to develop the design of the building, using elements that could be found on nearby buildings four design styles are currently being review. Discussion ensued about the various options and suggestions were made. Consensus seemed to be achieved that maintaining the four-story height is the best option, since reducing stories and adding more buildings would create a crowded project area. The Redevelopment Agency strongly urged the Richman Group rethink the location of the playground, garden and open space from their current locations to a more central location nearer to the Green Street Arts Center. It was agreed that the subcommittee would continue this discussion on June 28, 2005 at 5pm in Room 208.

David Berto followed with an update of what Broadpark Development Corporation has been working on. The current problem buildings around the perimeter of the Richman project are the ones that will be considered for homeownership opportunities. The design will most likely be three stories with a roof above. It is expected that there will be 42 homeownership units. Discussion ensued.

William Warner presented a proposed Redevelopment Plan for the Baer & Dunhan area of Middletown, which if adopted could include the power of eminent domain. Stephen Gionfriddo moved to approve staff to being work on finalizing this plan. Stephen Shapiro seconded and the motion passed unanimously.

There being no further business, the meeting adjourned at 7:05pm

Respectfully submitted,

Michiel Wackers, Community Development Specialist