

REDEVELOPMENT AGENCY

MINUTES (REVISED JUNE 27, 1988)

May 23, 1988

PRESENT

H. Novicki, Chairman
S. Gionfriddo
V. Loffredo
H. Langille
S. Shapiro
T. Raczka
D. Campanelli
D. Shapiro
N. Campbell
J. Milardo (7:05)
J. Tine

ALSO PRESENT

W. Kuehn
L. Ozga
S. Beinhorn, Press
R. Brennan, WCX
G. Souto (7:12)
G. Escobar, Courant (7:50)

ABSENT

W. Kelsey
S. Leinwand
E. Rak

The meeting was called to order by H. Novicki, Chairman, at 7:01 p.m. in Room 208 of the Municipal Building.

Upon a motion by S. Shapiro, seconded by S. Gionfriddo, the minutes of the April 25, 1988 meeting were unanimously approved.

Brown/Silk/Wollack

W. Kuehn reported that the Judicial Department submitted its square footage need request to the Department of Public Works for their analysis. Additionally, W. Kuehn mentioned that the Municipal Development Office staff prepared a map identifying the legal offices in the downtown area. The finished map, forwarded to DPW, indicated the proximity in an arc, of the legal offices to the existing Courthouse facilities.

Relocation of William Atkins House

Staff reported that one proposal was received, in response to the Agency's Request for Proposals, from the Middconn Municipal Federal Credit Union. The Credit Union proposal consists of moving the structure to the City owned parking lot behind the DeKoven House. S. Gionfriddo requested staff to notify the Parking Authority. V. Loffredo asked whether or not we included the release of City property in the R.F.P. W. Kuehn responded no. H. Novicki mentioned that the purchase price is \$1.00. W. Kuehn added the estimated cost of moving the building within a two-three block area is \$50,000. N. Campbell mentioned the total cost of moving would depend on the necessary utility disruptions. J. Milardo said it was too bad the City doesn't own the land fronting deKoven Drive near the steps to the tunnel. W. Kuehn suggested the establishment of a subcommittee to review the proposal.

V. Loffredo, N. Campbell, H. Novicki and H. Langille volunteered to serve on this committee.

College/Court Project - A-2 Surveys and Descriptions

W. Kuehn reported that the Maguire Group has prepared twenty (20) A-2 surveys and property descriptions, which are in the hands of Middlesex Mutual, Farmers & Mechanics, Department of Economic Development, and Dzialo, Pickett & Allen. W. Kuehn mentioned the descriptions represent all conveyances that will have to be made relative to the project. W. Kuehn said the descriptions are not yet final, pending review by the concerned parties.

H. Novicki asked if there were any disagreement. W. Kuehn stated that the CBT plans have not been finalized including the scheme for a temporary drive-in facility. However, the Maguire Group has developed four different alternatives and will be meeting with CBT.

Maguire Group

The Agency received a letter from the Maguire Group dated April 28, 1988, outlining the reasons for a change in the development plan triggering cost increases.

The Agency discussed the "Summary of Cost Increases" submitted by Maguire, an attachment to the April 28, 1988 letter.

S. Gionfriddo suggested the Agency notify the parties involved that the Agency has done all they can. S. Gionfriddo added if there are any further revisions to the maps, etc., the requesting party should pick-up the tab. V. Loffredo questioned the portion of the Maguire letter which referred to development of an agreement for execution. W. Kuehn explained that the present agreement between the City and the Maguire Group is for \$40,000 as Maguire has held off on requesting a new contract until the "dust settled."

S. Gionfriddo asked how we went from 4 maps to 21 maps. W. Kuehn explained the increase in conveyances relative to the new plans for County Lane.

V. Loffredo asked how much we owe Maguire at the present time? W. Kuehn replied approximately \$46,000. V. Loffredo asked that staff get a status report from the Maguire Group; and, suggested the Agency not act on this matter until the report is received. S. Gionfriddo mentioned the need to determine why the engineering services costs went from \$40,000 to \$107,200 and the physical development costs went from \$178,000 to \$400,000.

S. Gionfriddo added that if we've caused our own problems, then that's a different story. S. Shapiro added that it was the intent of the Agency to spend \$218,000 -- that should be it and understood tonight. S. Shapiro made the following motion:

Unless the Agency receives more dollars from the State, \$218,000 will be the cap on engineering and physical development cost expenditures as budgeted and agreed upon at the last Agency meeting and, that the parties involved be notified of the \$218,000 cap.

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V. Loffredo seconded the motion and added that the Agency debated this issue last month and clearly understood that there was a cap.

The motion was unanimously approved.

Raber Associates

The Agency reviewed the letter from Raber Associates regarding an increase in costs relative to the archaeological study. V. Loffredo asked staff to get the cost from Raber Associates for the next meeting.

Broad Street Boundary Changes

W. Kuehn mentioned that the current project boundary is on the east side of Broad Street.

W. Kuehn said that Northeast Utilities and the Department of Public Works are discussing undergrounding the utilities, hence, we would need to extend the project boundary and get more dollars. N. Campbell asked if this would effect the trees? W. Kuehn responded yes. V. Loffredo asked who suggested this? W. Kuehn responded Public Works. H. Novicki felt that Middlesex Mutual would have to pick up the costs.

Mazzotta's Restaurant

S. Gionfriddo informed the Agency that he took it upon himself, after reading a newspaper article, to arrange a meeting with the owner's of Mazzotta's. The Mayor, R. Newman, Attorney C. Dzialo, Mazzotta's attorneys, L. Ozga, W. Kuehn and H. Langille were also present.

S. Gionfriddo said concerns were conveyed regarding the possibility of Mazzotta's not being relocated to the MMA tower. S. Gionfriddo added the message was made clear that Mazzotta's should be part of the project. The outcome of the meeting was that MMA officials will meet with the Mazzotta's within the next few weeks. W. Kuehn added that State Department of Economic Development officials were also bothered over the possibility of Mazzotta's Restaurant not being part of the project.

V. Loffredo mentioned that the Agency clearly understood that Mazzotta's was to be relocated within the project area. S. Gionfriddo added that the Mazzotta's were told the City would still have to pursue the taking, and would rent to them at a reasonable rate.

Invoices

W. Kuehn handed out an invoice from Robert S. Palmer dated May 19, 1988, and suggested it be made item #6 under invoices recommended for payment.

Upon a motion by S. Gionfriddo, seconded by N. Campbell, the Agency voted approval of payment of invoices 1-6 listed as follows:

Dzialo, Pickett & Allen	\$ 1,585.00
Dzialo, Pickett & Allen	\$ 5,041.20
John F. Rowson Company	\$ 225.00
Estrada & Associates	\$ 975.00
Real Estate Counseling Group	\$ 2,542.50
	\$ 2,172.30
Robert S. Palmer	\$ 3,570.00

Fenner Site

H. Novicki reported that the Fenner site is no longer available for consideration as a site for affordable housing, but the Agency should start exploring potential sites. V. Loffredo mentioned that the Governor signed two bills regarding housing policies. V. Loffredo said the Agency should get involved with the Housing Authority and consult with T. Gionfriddo.

Farewell to Nancy Campbell

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency unanimously voted to make the following resolution:

WHEREAS, Nancy N. Campbell has served as a distinguished member of the Middletown Redevelopment Agency for the past eight years; and

WHEREAS, her dedicated years of service as a Redevelopment Agency Official has contributed to the City of Middletown's aesthetic beauty, economic prosperity and quality of life.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF MIDDLETOWN:

That the Middletown Redevelopment Agency is appreciative of Nancy's years of dedicated service and extends its best wishes to Nancy for the utmost success with her future endeavors.

There being no further business to come before the Agency and upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency voted to adjourn at 8:03 p.m.


Linda A. Ozga

LAO/is