

**City of Middletown**  
**Economic Development Committee**

**Minutes**

**7/9/01**

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Present	Absent	Also Present
G. Daley	J. Robinson	R. Kearney, PCD
R. Santangelo		
S. Gionfriddo		
S. Shapiro		

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Public: C. Rodenheizer; K. Winston; R. Varnon; J. Petracca; B. Petracca

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**A Call to Order:** Daley called the meeting to order at 7:07 PM.

**B Public Session:** none

**C Minutes:**

- 1) **6/11/01:** Santangelo made a motion to approve the minutes of 6/11/01, Daley seconded. Daley and Santangelo voted to approve the motion; Shapiro and Gionfriddo abstained.
- 2) **4/9/01:** Shapiro made a motion to approve the minutes of 4/9/01, Gionfriddo seconded. The committee unanimously approved the motion.

**D Communications:** none

**E Old Business**

1) **North End Industrial Area**

- a) **Remington Rand:** Kearney reported the budget details with DECD will be completed this week.
- b) **Package Store**

2) **Industrial Park Area and Vicinity**

- a) **Lot 21 Middle ST/Timber Ridge RD:** Discussion of the submitted plans from Bascom/Magnotta. Daley reviewed the placement and mitigation issues. The committee voted to send the plan to August Inland Wetlands Agency for permit.

3) **Brownfields-Riverfront Properties**

4) **Armory**

5) **Sumner Brook Realty**

6) **Old Police Station, 66 Church ST**

7) **REINVEST Loan**

- a) **AI Engineering**

8) **646-654 Main ST**

9) **I-3 Development Plan**

10) **Community Economic Development Fund (CEDF):** Discussion of issues:

- a) Committee decided that CEDF would submit their lending decision prior to EDC decision on city loan programs.
- b) Attorney for closing: Committee asked staff to request an opinion from City Attorney on who would close city loans in tandem with CEDF closings.

11) **City Website/Digital Marketing**

12) **VERIZON Wireless Tower:** Kearney reported the City Attorney is in conversation regarding terms.

13) **Randolph RD & S. Main Street-RFP**

**F New Business**

- a) **NEAT, Housing Committee:** Varnon updated committee on North End Housing Initiative Budget and Plan. Habitat is ready to begin. To move forward with the project, there is a need for architectural plans and appraisals. Also, the bonding for Riverview Street to create the village atmosphere by connecting Ferry and Green Streets. Seek advice on where to apply for \$100,000 in funds. Shapiro and Gionfriddo stated this was a drop in the bucket. Gionfriddo stated he would speak with Public Works Department to include this street project in the November road bond. Varnon stated the need to get the road included in the November bond referendum. Shapiro asked how much the appraisals would cost, Varnon responded \$35,000. Santangelo asked if NEAT has gone to the property owners. Varnon stated the initial discussions have

been to allay the concerns of investors. Santangelo stated there are 11 property owners in the area who need to be involved in the process due to the projected radical change in their neighborhood. Varnon stated the plans would make the neighborhood economically productive and drive out crime. Santangelo stated the neighborhood is not receptive to Riverview Street and there has been a long history of road proposals to connect Washington to Ferry for public safety. Rodenheizer stated up to now the plan has been very conceptual and the plan is to increase owner occupancy. Riverview Street would open access to land locked property and maximize density. Santangelo stated an improved impact will make current property owners who will face expenses by feeling pressured to rehabilitate their properties to keep pace, will they receive funds to do this? Gionfriddo asked what funds in the budget have been committed to. Rodenheizer stated the asterisks denoted this, there have been discussions with FNMA who offers technical assistance and Liberty and Citizens Banks for the \$60,000 in commitments. Gionfriddo noted the city is listed as a \$40,000 source of funds. Rodenheizer stated predevelopment funds of \$268,000 are needed, the city's commitment would create the influence the project needs and send a message to the stakeholders. Immediate needs are to establish appraisals and get architectural work done. Gionfriddo noted a \$250,000 shortfall. Shapiro said the city could give a verbal commitment. Daley stated arts funds through OPM are being investigated by Pam Tatge, Wesleyan. The city supports the project, but there is a revenue cutback from the state and the city has to go slow on any new requests for funds. Daley questioned if the EDF or other sources of funds can be found. Shapiro discussed previous plans re: Alsop Ave, Green Street and extensions to Washington ST. Santangelo discussed the need for emergency access to the area. Rodenheizer stated everything is on the table to create a diverse economic neighborhood. Daley asked what the time frame is regarding investors. Rodenheizer stated they would like to make the September Common Council meeting with site plan to P&Z in Oct/Nov. November/December is a key time for funding decisions.

Shapiro made a motion to move \$15,000 from the EDF to help leverage the project. Daley stated there may a demand for funds from EDF from other projects in the offing. Varnon stated there is a need to make the plans more concrete. Daley stated resident input is important the NEAT members reach out to the long time residents who want and need to be heard. Rodenheizer stated NEIMIAH as considering a rehabilitation to make their property more attractive by a creative architect. Varnon stated NEIMIAH's debt load is a major consideration. Santangelo made a motion to fund \$15,000 from the Economic Development Fund to support the project. The funds would not be distributed until \$60,000 in additional commitments be raised above the already \$62,000 already committed. Shapiro seconded the motion, the committee voted unanimously to approve the motion.

**EXECUTIVE SESSION- discussion of documents, specifically confidential personal financial data and the business plan submitted by the owners of 148 College Street on their application for a REINVEST Loan from the City of Middletown as authorized by Sections 1-18a(e)(5) of the Connecticut General statutes, which Sections allow for the discussion in executive session of documents which would result in the disclosure of public records i.e. commercial or financial information given in confidence, not required**

by Statute, exempt from disclosure under Section 1-19(b)(5) of the Connecticut General Statutes.

- b) **REINVEST Loan Application: Petracca 148 College ST:** The committee entered Executive Session to discuss this item. Upon exiting Executive Session, Santangelo made a motion to approve funding of the REINVEST Loan application and Shapiro seconded. The committee voted unanimously to approve the motion. The committee instructed staff to obtain an opinion on collateral from the City Attorney.
- c) **Urban Rehabilitation Homeownership Program (U R Home Program):** Item was reviewed at 7/3/01 Middletown Common Council Meeting.
- d) **CT Film Office:** Kearney presented pros and cons of the impact of pursuing the State's efforts to develop film liaison with cities.

#### **G Status Reports**

- 1) **Economic Development Fund, monthly report**
- 2) **Economic Development Specialist Report**
- 3) **REINVEST Loan Program, monthly summary report**
- 4) **JOBS Loan Program, monthly summary report**
- 5) **INFORM, monthly report**

#### **H Other**

- I **Adjournment:** There being no further business, Daley adjourned the meeting at 8:09 PM.