

REDEVELOPMENT AGENCY

MINUTES

July 14, 1986

PRESENT

Mayor S. Garafalo
W. Kelsey, Vice Chairman
S. Gionfriddo
G. Roccapriore
D. Shapiro
N. Campbell
V. Loffredo
E. Dzialo
B. Adams
S. Leinwand
A. Steele

ALSO PRESENT

G. Brown
L. McHugh
S. Beinhorn, Press
D. McDermott
J. Levy
L. Bonalsky
M. Stronz
D. Silk
J. Wallack
Courant Reporter
W. Kuehn

ABSENT

H. Novicki
J. Mackrogianis
P. Nelson
T. Raczka
J. Tine
R. Townes

The meeting was called to order by W. Kelsey, Vice Chairman, at 6:35 p.m. in Room 208 of the Municipal Building.

In memory of D. Cienava, the Agency observed a moment of silence.

Upon a motion by S. Gionfriddo, seconded by D. Shapiro, the Agency unanimously voted to approve the minutes of May 27, 1986.

G. Brown, speaking for his partners J. Wollack and D. Silk, owners of property on the corner of deKoven Drive and Court Street, advised the Agency that they were in the process of pursuing an office building for the site. G. Brown expressed his disappointment that after discussions with Bronson & Hutensky, the company recently advised the partners that the project was too small for their involvement. They are now desirous of entering into a joint venture with a builder for an office condominium project.

E. Dzialo questioned the time frame for their project. G. Brown expressed that he wish he had a better answer. He said that they had already contacted another developer and that they would be willing to return next month with a report to the Agency. S. Gionfriddo asked how long it would be before the partners had something tangible, since there has to be a date for action. G. Brown said that despite these difficulties, the land is not unused. In fact, two retailers are parking 75 vehicles on the property.

V. Loffredo asked about available plans for the office complex. G. Brown said that originally (1977 or 1978) a five story office building was contemplated. He sees now the need for two levels of parking topped with an office building, comprising 42,000 square feet of gross floor area at 6,000 square feet per

floor. V. Loffredo expressed his opinion that if the owners can't handle the project then the City should handle it for them and that it is a parcel to be developed. E. Dzialo affirmed that statement saying that action is needed. After discussion and upon a motion by V. Loffredo, seconded by E. Dzialo, the Agency unanimously voted to extend the original motion made at the February, 1986 meeting by requiring a substantial proposal with all appropriate documents to be presented to the Agency by August 25, 1986.

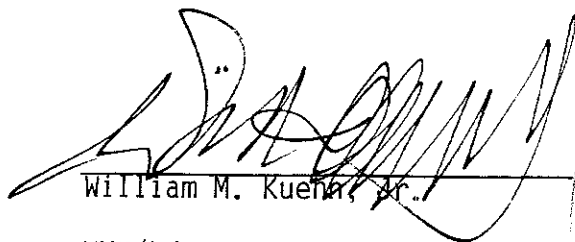
D. Silk said that the partners would not enter into a venture because of pressure from the City. They would pursue the project but they didn't think they would make that date. S. Leinwand felt that the owners ought not be allowed to make a financial killing by the City allowing them to drag their feet. He felt that the motion was a gift.

Proposals of the College/Court block, as submitted by Middlesex Mutual Assurance, were distributed to Agency members. After discussion and upon a motion by V. Loffredo, seconded by S. Gionfriddo, the Agency unanimously voted to accept the proposal and to schedule a presentation to the Agency on July 28th.

In reviewing the letter from LWB, S. Leinwand commented that it was a very positive statement by the Company.

Concerning the River's Bend Project, W. Kuehn explained that the City and developer were in the process of negotiating for the air rights over a portion of the parking area. He reported that last week the developer offered to submit an application for UDAG financing for the garage portion of the project and that such application would be at no risk and expense to the City. After discussion and upon a motion by D. Shapiro, seconded by E. Dzialo, the Agency unanimously voted to allow the developer to submit an application for UDAG financing at no expense to the City. V. Loffredo described, in greater detail, the relationship between the proposed parking deck and the Armory project and the fact that cost estimates from CEI are being reviewed by a consultant on behalf of the City and the differences are being resolved.

There being no further business to come before the Agency, the meeting was adjourned at 7:17 p.m.



William M. Kuehn, Jr.

WMK/bds

3 ARCHITECTS
BUILDER

8 story
Parking 1st level
office & Residential