

---

**CITY OF MIDDLETOWN  
REDEVELOPMENT AGENCY**

---

**MINUTES**

*July-19-2005*

**Present**

J. ROBINSON  
G. DALEY  
J. ALEXANDER  
J. MAKROGIANIS  
P. BUSARI  
J. TINE  
M. LONG  
J. FORTUNA  
S. GIONFRIDDO  
F. GANGULI

**Absent**

R. SANTANGELO  
H. NOVICKI  
S. SHAPIRO  
W. DREAHER  
L. RUSSO

**Also Present**

W. WARNER  
M. WACKERS  
L. BREWSTER  
F. SUMPTER  
M. DOWLEY  
H. CULPEN  
P. MIKUSOVA  
I. GREENBERG  
R. ROSENTHAL  
R. MORRIS

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, Bill Warner presented an update of the Miller/Bridge Plan, which came out of a request from a property owner at the last Common Council meeting. Since the City acquired a loan from the Department of Housing, Conservation and Development, the City has acquired three structures, two condemned houses and a vacant church. The City has hired a contractor to do the demolition work and is required to complete the work by August 19, 2005. After this the City has about \$90,000 left for acquisition, demolition and/or relocation. Jennifer Alexander asked if the conditions in the neighborhood have improved since the City began the acquisition and relocation project. Bill Warner replied that once the buildings that the City owns are torn down, there are no other properties with serious property management issues. The planning department has not received any complaints about the neighborhood, other than inquires into who the project is coming along. Jennifer Alexander stated that this is good to hear but the City still has a responsibility to follow through with its commitment. The property owners are tied up. It is not like living in a normal neighborhood. John Robinson asked if staff could come up with an estimated cost of acquiring the other properties and solutions at the next meeting. Bill Warner explained that the only readily available source of funding is from HUD, but it is severely restricted by spending caps. The City has maxed out its spending cap until 2007. It would require significant local dollars to complete the project. Property values have increased 60% since 1998 when the plan was adopted. Michael Long asked if the Route 9 interchange improvements could be part of the solution. Bill Warner has said that that makes sense, but getting the State to act on this in a quick fashion is very difficult. Gerald Daley stated that the City is in a Catch 22, where the City is faced with not having the funding and not having a viable neighborhood. He asked if there was any assistance that the City could provide to help the property owners even though we may not be able to move them. Bill Warner replied that short of the City coming up with a couple of million dollars, there is little we can do. Gerald Daley asked if lobbying our Congressional delegation would be helpful? Bill Warner replied that that has happened when the project first began to get more federal funding, but there was no active response. The State is the best solution currently, if they can be convinced that it is cheaper to purchase the property now than wait until the State is ready to build the new Route 9 interchange. John Robinson closed the discussion and asked staff to report back at the next redevelopment meeting.

Second, Frank Sumpter and Tom Pastarello of the YMCA, along with Vincent Caprice of Middlesex Hospital presented a request to the City of Middletown to release the YMCA from the deed restrictions on the lot that the YMCA is currently renting to the Hospital for parking, which the YMCA acquired with assistance from the City as a redevelopment project 30 years. Tom Pastarello began by summing the current situation, with the fact that the YMCA did not want to build the running track and volleyball courts, but rather have an improved parking lot. The YMCA was asking the City for assistance with this issue and release the YMCA from the deed restrictions. The YMCA further added that the deed restrictions run out in 2009, and the YMCA could do what ever it wishes with the property. Gerald Daley replied that this is a three way partnership, and there should be considerations for all sides, the YMCA, the Hospital and the City. Tom Pastarello stated that the City would be better off with parking. Gerald Daley stated that this is a key piece for the South Cove redevelopment. Thirty years ago the City used its powers to give you a lot for an approved plan for a running track and volleyball courts. Through no fault of the City, the YMCA did not carry out that approved redevelopment plan. The City in the long term would like to keep its development rights. Bill Warner added that this lot is currently being considered for parking. John Robinson asked how many parking spaces would be added if the parking lot was improved. Frank Sumpter replied that 25 spaces would be added. Bill Warner commented that in 2009 if there will be something build that is adverse to the South Cove project then the City interests are not fulfilled. In the future do you have any proposals other than parking? Tom Pastarello replied that there are no proposals. Stephen Gionfriddo asked if this could be memorialized in an agreement of some kind. Bill Warner added that if there could be a ten-year lease of the parking lot to the Hospital then the City would be in a good position in regards to the South Cove project and the development of this property. Jennifer Alexander commented that the City would never have acquired homes and businesses for the YMCA for parking. The parties involved have a responsibility to follow through after the use of eminent domain. Bill Warner stated that the Hospital currently has a multi-million dollar expansion project that includes parking and if this lot is not still available to the hospital than the expansion will yield no net increase in parking. Gerald Daley commented that Jennifer Alexander's comment is correct, and there needs to be significant consideration about the interests of the parties involved. The Hospital and the YMCA are benefiting if we change the deed, but the City has no security its interests will benefit. Tom Pastarello replied that the YMCA is protecting its interests. Gerald Daley asked if a long term agreement for the hospital, such as 10 years, something the YMCA is interested in. Tom Pastarello replied that a week ago the YMCA agreed in principle. Gerald Daley further asked if the YMCA would agree. Tom Pastarello replied, "yes." Bill Warner further added that a ten-year lease and a public statement that the YMCA was willing to work with any City designated developer would in large part fulfill the City's interests. Tom Pastarello added that a 5-year lease with an automatic 5 year renewal. John Robinson asked if a ten-year lease was something the hospital was willing to agree to. Vincent Caprice replied that the hospital would almost certainly sign such an agreement. Bill Warner asked if there was some motion that could be approved would the Agency rather table the issue. John Makrogainis motioned to table the issue. Gerald Daley seconded and the motion was approved unanimously.

Third, Pam Mikusova, Harry Culpen, and Michael Dowley representing the Richman Group introduced the final site plan for the Ferry Street project. Harry Culpen presented a brief presentation that reviewed the siteplan for the project, easements, parking, the buildings, the exterior design, interior amenities, and the green space. Jennifer Alexander asked if there are any elevations of the sides and rear of the building, so people could get a sense of the experience going down Ferry Street? Harry Culpen replied that they were included in the handouts. The Agency made comments about the open corridors. Bill Warner replied that the Fire Department and Police Department were pleased with the open corridors for safety reasons. Gerald Daley asked what will be material used for the floors of the corridors? The Agency discussed safety concerns, and the developer was still investigating the best techniques to incorporate. The Agency discussed the placement of the Community Garden, and it was agreed that the location on the site plan would allow for the best transition with the Green Street Arts Center. The Agency asked was amenities package would be included. Pam Mikusova replied that a full appliance package would be included, mini blinds on the windows, tile kitchen and bathroom, carpet in the other living spaces, possibly a parkay wood floor in the living room, double windows in the bedrooms, sprinkler fire suppression system in all apartments, smoke detectors, large pantry, etc. Discussion ensued about tenant eligibility. The Agency agreed that it would be good to inform CHFA of its desires in tenant eligibility as well as good property management. Richman Group agreed to set up office hours in the North End possibly at the trailer. The

Richman Group was waiting on department comments before it would submit and planning and zoning application, but anticipated that it would submit shortly. Gerald Daley motioned to approve the site plan as presented. John Makrogainis and Joseph Tine seconded and the motion was approved unanimously.

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

Respectfully submitted,

---

Michiel Wackers, Deputy Director of Planning, Conservation & Development