

8/80

REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON AUGUST 5, 1980

PRESENT: Novicki, Chairman
Leinwand
Raczka
Townes
Campbell
Nelson
Petruzello
Mayor Cubeta, ex officio

ALSO

PRESENT: Haze
Snow, Legal Counsel
Beinhorn, Press
Weiss, Courant
McGuinness, Hartford National Bk.
Martin, J.
Tom - Coughlin, R, Dr. Yue & Lee
Kuzmak
Lipner, Daniel
Neel, Cahn
Lowry, City Plan
Carney, Chamber of Commerce

ABSENT: Kelsey, Vice Chairman
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The meeting was called to order by the chairman at 7:30 P.M.

Minutes of the June meeting were approved by motion made by Mr. Petruzello, seconded by Mr. Nelson.

In the public hearing, Mr. Daniel Lipner, proprietor of the Cheese Shop, presented a proposal and his ideas for a 12-story structure to accommodate hotel, meeting and exhibition space, service retail, health care space, a restaurant, and sheltered parking. He emphasized that the hotel facility would not be a Howard Johnson.

A resolution was introduced to dedicate land parcel 76-10, on the corner of William Street and Hamlin Street to the City of Middletown for use in conjunction with the reuse of Central School. (See Resolution attached.)

A motion was made by Mr. Leinwand, seconded by Mr. Petruzello and unanimously voted to approve the attached resolution.

A request by Mr. John Reynolds for brownstone material for the White Eagle restoration was deferred to the Agency's next meeting when the amount of available material is determined.

A motion was made by Mr. Petruzello, seconded by Mr. Nelson and unanimously approved to relocate a curb cut on Union Street to conform to the Middletown Press site plan as approved.

Mr. Haze recommended the approval of the restoration plans and specifications for the Middlesex Office Building as prepared by Jeter, Cook & Jepson for submission to the State Historic Preservation Officer in accordance with the

Memorandum of Agreement with the Advisory Council on Historic Preservation. A motion was made by Mr. Leinwand, seconded by Mrs. Campbell to approve the plans as submitted. The motion was unanimously approved.

The plans and specifications for the restoration of the Park Hotel (Middlesex Fruiter Building) as prepared by John Martin were recommended for submission to the State Historic Preservation Officer.

A motion to approve the plans and specifications were unanimously approved upon motion by Mr. Leinwand, seconded by Mr. Petruzello.

Reports were made on the status of development plans by Mr. Kuzmak for the hotel, Mr. McGuinness for Hartford National Bank, and Bob Coughlin for the medical office building.

The following actions were unanimously approved by the members present:

1. Award of Site Improvement Contract SI-7 to the low bidder, Central Paving Company, Inc. Motion made by Mr. Leinwand and seconded by Mr. Petruzello.
2. Notice to proceed for Cahn to prepare plans and specifications for relandscaping the South Green as approved by the State Historic Preservation Officer and an amendment to Cahn's Task Order No. 6 to increase the budget in the amount of \$10,000 for various survey and design services.

A motion was made by Mr. Petruzello and seconded by Mr. Raczka.

3. Approval of Cahn's Task Order No. 9 for supervision and contract administration for Site Improvement Contract SI-7 in the budgeted amount of \$99,900.

Motion made by Mr. Leinwand and seconded by Mr. Townes.

4. Approval of Change Order No. 1 to add \$5,897.50 and Change Order No. 2 to add \$33,315 to Site Improvement Contract SI-5.

Motion made by Mr. Leinwand and seconded by Mr. Petruzello.

5. Approval of Change Order No. 2 to Site Improvement Contract SI-2 to delete the amount of \$4,750.

Motion made by Mr. Townes and seconded by Mrs. Campbell.

6. Approval of a 7% staff salary increase retroactive to July 1, 1980

Motion made by Mr. Leinwand and seconded by Mrs. Campbell.

7. Mr. Haze recommended the approval of \$370 for professional HABS photography performed by Mr. Harvey Limon and required for submission to the Dept. of Interior for the Hall House and the Middlesex Theater.

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Motion made by Mrs. Campbell and seconded by Mr. Nelson.

The meeting was adjourned at 10:00 P.M. upon motion by Mr. Petruzello and seconded by Mr. Leinwand.

Respectfully submitted,

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