

Economic Development Committee

Minutes

August 11, 2003

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
Mayor Dominique S. Thornton	R. Santangelo	W. Warner, Director, PCD
G. Daley	J. Bibisi	R. Kearney, EDS
S. Gionfriddo		
P. Szewczyk		
Public: K. Marotta, V. Amato, M. Masselli, W. Osborne, B. Logan, H. Davis, D. Bauer		

- A Call to Order: Daley called the meeting to order at 7:03 PM.
- B Public Session
- C Minutes
- D Communications
- E Old Business
 - 1) North End Industrial Area
 - a) Remington Rand
 - 2) Industrial Park Area and Vicinity
 - a) Lot 21 Middle ST/Timber Ridge RD
 - 3) Brownfields-Riverfront Properties

EXECUTIVE SESSION- Discussion of documents, specifically confidential real estate evaluations and financial data submitted by prospective developers for information from the City of Middletown as authorized by Sections 1-19(b)(5, 7,8) of the Connecticut General statutes.

Gionfriddo made a motion, seconded by Szewczyk to enter Executive Session
Gionfriddo made a motion, seconded by Szewczyk to exit Executive Session.

4) JOBS Loan: Music Exchange

5) North Cove Rentals

6) Dr. Liva Parking: Liva presented request to split cost of paving lot. Gionfriddo stated the city would prefer to control the paving and bill Liva for his share of the costs. General discussion of the lot. Daley stated the city is concerned with regulating the quality of the paving. Liva requested a 10 year lease at the same terms. Gionfriddo questioned keeping the lease terms the same with the costs of paving. Gionfriddo made a motion, seconded by Szewczyk, to propose the Mayor engage the city attorney in negotiating terms of a lease for the lot allowing the city to pave the lot and increasing the lease to recover the costs of improvements with the lease proceeds. Furthermore, the cost of future repairs to be borne by the city. The committee approved the motion.

7) Miller & Bridge: Kilgore proposal

8) CBD Parking:

a) Logan presented a request to lease 16 parking spaces on Old Church and 16 on Main Street for \$900/year for 5 years. Gionfriddo questioned the impact upon Doolittle Funeral Home, the synagogue, and the Methodist church. Gionfriddo recommended that as a courtesy to these businesses they be notified prior the 8/8/03 meeting of the Parking Authority. The Mayor stated the Parking Authority plans to notify regarding metering of these parking spaces. Amato questioned why the city handed over 1,000 parking spaces to private users. Amato questioned the city's ownership of air rights during redevelopment over Rivers Edge parking lot. Gionfriddo questioned the air rights and suggested Corvo might have additional information. Gionfriddo questioned the Parking Authority jurisdiction. The Mayor stated the Parking Authority is advisory and EDC has the authority to decide what actions would be taken. Daley questioned Union Street parallel parking. Warner stated the Police Dept would not allow this. Daley asked if down the road the north side of Union Street could be looked at professionally for parallel parking. Gionfriddo made a motion, seconded by Daley, to recommend the Mayor negotiate with the hotel to establish hotel patron parking on the north side of Union Street and other suitable spaces. Further amended that the city would work with the hotel towards a long-term solution. The committee approved the motion.

b) Amato presented the Chamber parking study and presented a memo of recommendations. General discussion ensued. Amato suggested the creation of a non-profit with a board of directors to manage parking. Amato suggested adding 3 part time people to monitor parking and metering all commercial district streets to create revenue. Szewczyk questioned the costs involved with these recommendations. The Mayor stated additional metering

would incur employee and capital costs. Daley questioned how West Hartford manages its parking. Daley requested staff assemble information on the costs of facility and capital improvements, expanding the parking arcade and Washington/Broad lots to 2 levels. Additionally staff is to assemble information on New London, New Haven and Norwalk parking. The Mayor mentioned parking garage costs using precast concrete is less. Szewczyk made a motion, seconded by Gionfriddo, to ask staff to prepare research information on the costs of improving the management of city parking. The committee approved the motion.

F New Business

- a) **Godfrey Library:** Kearney presented information on the expansion and site search of the library. Gionfriddo questioned the attendance figures. The committee asked staff to research the situation.

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**

H Other

- I **Adjournment:** There being no further business, the committee adjourned at 8:53 PM.