

MIDDLETOWN REDEVELOPMENT AGENCY

MINUTES

August 24, 1987

PRESENT

H. Novicki, Chairman
J. Makrogianis
J. Tine
V. Loffredo
E. Dzialo
N. Campbell
S. Gionfriddo
D. Shapiro
T. Raczka
H. Langille
S. Leinwand
D. Campanelli

ALSO PRESENT

W. Corvo
D. McDermott
WCNX Reporter
G. Escobar, Courant
D. Krampf
Attorney R. Wilson
L. Ozga
W. Kuehn

ABSENT

B. Adams
G. Roccapriore
W. Kelsey

The meeting was called to order at 7:01 P.M. by H. Novicki, Chairman, in Room 208 of the Municipal Building.

Middletown Plate Glass

Upon a motion by J. Tine, seconded by J. Makrogianis, the Agency unanimously voted to move the meeting into executive session at 7:02 P.M. pursuant to Section 1-21(a) of the Connecticut General Statutes, for the purpose of strategy and negotiations with respect to pending claims and litigation. Upon a motion duly made and seconded the Agency unanimously voted to move the meeting out of executive session at 7:20 P.M.

River's Edge

Attorney R. Wilson reported a problem that the financing institution has with easement agreements on the River's Edge project; thus, conveyance of parcel D-1-B is being delayed. Attorney Wilson indicated he would like a subcommittee meeting in the near future.

W. Corvo, representing Carabetta Enterprises, said that Security Title is dealing with problems to be insured over versus problems that won't go away.

He has met with the building inspector and Fire Marshall to review plans and reported that steel has been ordered for the new building. He also has discussed with Chairman Novicki the possibility of receiving a right of entry in order to move the project forward. He reported on having had a meeting with D. Pourier of the State Historic Preservation Office. Pourier reviewed the site in the Spring of 1987 and offered an opinion that the building would not be offensive due to the narrow profile of the structure as viewed from

Main Street. W. Corvo reported that a tour of the Meriden plant had been conducted by H. Novicki and A. Street. A. Street's recent comments were being reviewed by the architect. S. Gionfriddo said he had a problem with the lateness of the Trust critique.

A. Campbell expressed concern on procedural grounds. Upon a motion by A. Campbell, seconded by D. Shapiro, the Agency unanimously voted to offer our staff to contact the State Historic Preservation Office for a status report of the project with the intent of expediting the process.

The Agency then discussed the role of the subcommittee. It was recommended by the City Attorney to negotiate for the construction of the entire parking ramp. S. Gionfriddo asked if this would slow the project; he would like to see the ramp constructed but not to sacrifice the timing of the River's Bend project. E. Dzialo thought it inappropriate for the subcommittee to negotiate. Upon a motion by V. Loffredo, seconded by E. Dzialo, the Agency unanimously voted to recommend that the City negotiate with CEI/River's Edge for the construction of the entire parking ramp.

Minutes

Upon a motion by D. Shapiro, seconded by S. Gionfriddo, the Agency unanimously voted to approve the minutes of the Redevelopment Agency meeting of June 22, 1987.

Upon a motion by V. Loffredo, seconded by N. Campbell, the Agency unanimously voted to approve the minutes of the River's Edge subcommittee meeting of July 1, 1987.

Upon a motion by E. Dzialo, seconded by V. Loffredo, the Agency unanimously voted to approve the Real Estate Subcommittee meeting minutes of July 13, 1987.

Upon a motion by D. Campanelli, seconded by H. Novicki, the Agency unanimously voted to approve the minutes of Legal Services Contracts Subcommittee meeting of July 9, 1987.

Upon a motion by S. Gionfriddo, seconded by E. Dzialo, the Agency unanimously voted to approve the minutes of the Special Redevelopment Agency meeting of August 3, 1987.

Upon a motion by E. Dzialo, seconded by V. Loffredo, the Agency unanimously voted to approve the minutes of the Real Estate Subcommittee meeting of July 27, 1987.

College Court Project

D. Krampf of Middlesex Mutual Assurance Company reported that the excavation contractor is removing old foundation walls from the HELCO building site and

is rapidly completing the demolition. They are now working on the excavation for the new office building.

Upon a motion by S. Gionfriddo, seconded by S. Leinwand, the Agency unanimously voted to approve a fixed payment of \$2500.00 for the Bongiorno's Shorin Karate School under the Uniform Relocation Act.

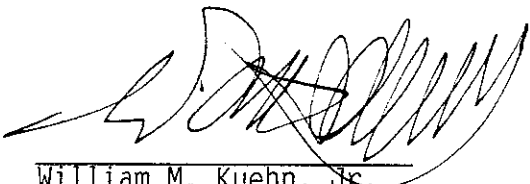
Upon a motion by S. Leinwand, seconded by S. Gionfriddo, the Agency unanimously voted to approve an invoice from Dzialo, Pickett and Allen in the amount of \$1580.00.

Upon a motion by S. Gionfriddo, seconded by D. Shapiro, the Agency unanimously voted to approve a \$10,000.00 fixed payment for the Opalacz Agency under the Uniform Relocation Act. H. Novicki abstained.

Upon a motion by D. Shapiro, seconded by S. Gionfriddo, the Agency unanimously voted to approve invoices from the owners of Polly's Bar and Restaurant in the amount of \$1,500.00 for searching costs as allowable under the Uniform Relocation Act.

Upon a motion by S. Leinwand, seconded by S. Gionfriddo, the Agency unanimously voted to approve invoices totalling \$39,171.30 as recommended by the MMA Project Construction Invoices Subcommittee for demolition activities associated with the HELCO building. This expenditure is from the Special Project Grant. N. Campbell abstained.

There being no further business to come before the Agency the meeting was adjourned at 8:02 P.M.



William M. Kuehn, Jr.
Municipal Development Director

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