

REDEVELOPMENT AGENCY

Minutes

August 27, 1990

PRESENT

H. Novicki, Chairman
G. Russo
T. Hutton
S. Leinwand
J. Tine
D. Campanelli
S. Shapiro
V. Loffredo
M. Masselli
E. Roberts
L. Russo (6:38)
G. Duggan (6:40)

ALSO PRESENT

L. Ozga
W. Kuehn
W. Corvo
M. Raber
A. Street
J. Lombardo
M. Corvo
D. Roane
K. Coley
J. Fortuna
E. Creem, WCNX
S. Beinhorn, Press
Atty. G. Harris (7:07)
E. Roberts (7:30)

ABSENT

D. Russell
J. Makrogianis
S. Gionfriddo
T. Raczka

Chairman H. Novicki called the meeting to order at 6:33 p.m. in Room B-20 of the Municipal Building.

Minutes

Upon a motion by D. Campanelli, seconded by G. Russo, the Agency voted unanimously to approve the June 25, 1990 meeting minutes.

College/Court Project
Archeologist's Report

M. Raber made a brief presentation to the Agency on the completion of the archaeological survey conducted at the former site of the Danforth house and shop. M. Raber turned in hard copy of the survey and reported that no artifacts were found. Upon a request by W. Kuehn, M. Raber said he would make copies of the survey for each Agency member.

Status of Negotiations

W. Kuehn reported that the Mayor has met Mr. Mazzotta to discuss the issue of "escrowing" the Middlesex Mutual Assurance Company settlement payment. W. Kuehn added the following: A counter offer is to be made by Mr. Mazzotta to MMA next week--which will "rap up the deal"; and the tax abatement extension issue will go to the Common Council in October.

Invoices

Upon a motion by S. Shapiro, seconded by J. Tine, all voted in favor of payment of the following invoices except for an abstention by G. Russo:

Dzialo, Pickett & Allen; Invoice #35522; \$1,080.00
Dzialo, Pickett & Allen; Invoice #35788; \$855.50

Upon a motion by S. Shapiro, seconded by T. Hutton, all voted in favor of a final payment of \$3,000 to Northeastern Contracting except for an abstention by G. Russo.

North End Renewal Project

Design Review Board

Upon a motion by V. Loffredo, seconded by M. Masselli, the Agency voted unanimously to form a Committee of three work with three members of the Greater Middletown Preservation Trust's board of directors on design criteria for the North End. E. Roberts, S. Leinwand and S. Shapiro volunteered to serve on this Committee.

Housing Development Zone

W. Kuehn reminded members that an application was submitted to the State of Connecticut, Department of Housing last January for the North End neighborhood area. W. Kuehn told the Agency the City must now pass a Tax Abatement Ordinance to allow for an abatement on the cost of real property improvements as follows: 100% for the first 2 years and 10% of the cost each year thereafter. A brief discussion followed. For the next meeting, several Agency members requested that staff prepare an analysis of the average cost of improving a structure and the relative cost (loss of tax revenue) of the abatement.

Upon a motion by S. Shapiro, seconded by T. Hutton, the vote to table this item until staff provides additional information was as follows: Ayes - T. Hutton, J. Tine, D. Campanelli, S. Shapiro, E. Roberts, L. Russo, G. Duggan; Nays - G. Russo, S. Leinwand, V. Loffredo, M. Masselli.

College/Court Project (NOTE: Atty G. Harris arrived)

F & M/City Draft Agreement

Atty Harris reported the F & M/City draft agreement was completed today and mentioned the following:

- . The cost of finishing the plaza within the former County Lane area will exceed the money the Agency has left for this project.
- . F & M is willing to underwrite the cost of the improvements.

- . The Department of Economic Development will not release the grant funds until F & M signs off.

Conversion of Permanent Financing for MMA/Midfield Corporation to Aetna:
Letter from Robinson & Cole

Pursuant to questioned raised by Agency members, Atty. Harris told the Agency that if the MMA building would have to remain as the headquarters of MMA as long as they existed; and, it is unclear what would happen if Aetna had to foreclose on MMA.

S. Leinwand mentioned that the tax abatement was granted to Middlesex Mutual so if they disappear so shouldn't the abatement. H. Novicki mentioned we need to know if the tax abatement would be applicable if Aetna ended up owning the property.

Upon a motion by S. Leinwand, seconded by D. Campanelli, those present voted unanimously, (except for an abstention by T. Hutton), to direct Chairman Novicki not to sign the August 8, 1990 Letter/Agreement from Robinson & Cole and so advise the Mayor's Office.

Grant Application to DOH

Upon a motion by M. Masselli, seconded by S. Leinwand, the Agency voted unanimously to support the two resolutions going to the Common Council relative to the submission of a grant application in the amount of \$498,721.

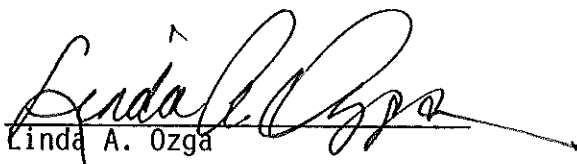
North End Renewal (Code Enforcement/Rehab) Area

A motion was made by S. Leinwand, seconded by J. Tine, to schedule a Public Hearing on September 24, 1990 for the purpose of creating a Urban Renewal Area in the North End to undertake code enforcement and rehabilitation. A lengthy discussion followed.

S. Leinwand moved to call the question, T. Hutton seconded, and the Agency voted unanimously to vote on the motion of the floor.

The motion was approved by an unanimous vote.

Upon a motion by V. Loffredo, seconded by G. Russo, the Agency voted to adjourn at 8:24 p.m.


Linda A. Ozga

LAO/lmk