

MINUTES OF THE REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON SEPTEMBER 4, 1984.

PRESENT: Novicki, Chairman
Campbell
Makrogianis
Raczka
Shapiro

ABSENT: Kelsey

ALSO PRESENT: Haze
Mayo, YMCA
Evert

Mr. Novicki called the meeting to order at 7:05 P.M.

The minutes of the July 25th Agency meeting were unanimously approved on motion by Mr. Raczka, seconded by Mr. Makrogianis.

There were no comments in the public hearing portion of the meeting.

Mr. Novicki introduced Mr. Herb Mayo, Executive Director of the YMCA and Mr. Harry Evert, Associate Director of Administrative Services, Middlesex Memorial Hospital who requested an opportunity to discuss a proposal for parking use of land previously sold to the YMCA.

Mr. Mayo discussed the history and present status of development on Parcel E-2 as shown on the site plan originally approved by the Agency. He referred to previous lease arrangements with the City of Middletown for temporary parking, and a request by the Agency to consider a permanent parking arrangement with Old Harbor Associates for off-site parking for a proposed hotel development in the area. He further explained a current lease proposal from the hospital for a 5-year program to develop a parking use on Parcel E-2 which could meet the needs of the hospital, the YMCA and public parking for special events at the Harbor Park. (See attached letter from Mr. Mayo and the fact sheet for the status of YMCA development.

Mr. Evert then explained the severe parking shortage at the hospital. The hospital has approximately 750 parking spaces and needs approximately 1,100 spaces to meet the total demand. Their objective is to provide visitor parking close to the hospital. Approximately 85 students could be accommodated on Parcel E-2. The hospital proposes to pave the area and to provide lighting and security, if necessary.

Long range plans for parking facility expansion to the east of their present garage are being considered when funding is available.

In conclusion, Mr. Mayo requested an Agency recommendation of the concept. He stated that final site plans would be submitted to the P & Z Commission before final approval of the arrangement is requested.

At 7:30 P.M., Chairman Novicki called a recess for an opportunity attend the Common Council meeting.

The meeting was reconvened at 8:10 P.M.

Mr. Haze presented a report on the status of the Settlement Grant Closeout, audit schedule, Parcel DI-B and funding status.

Recommendations for Agency action on the Agency bank accounts and several other matters were tabled until the status of the Agency is known.

A motion was made by Mr. Shapiro, seconded by Attorney Raczka to approve payment of \$520 to Attorney Snow for court and legal services in connection with a liability case involving the Agency and the City for personal injury incurred by Mr. Faraci in the project area. The matter was settled at no cost to the Agency. The motion was unanimously approved.

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Theodore V. Raczka, Secretary

ad

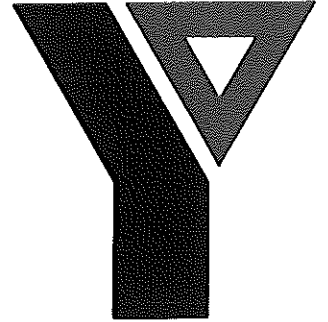
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MIDDLETOWN REDEVELOPMENT
AGENCY



August 13, 1984

Joseph Haze
Middletown Redevelopment
P.O. Box 1300
Middletown, Ct. 06457

Dear Joe:

Now that it has become apparent that YMCA land will not be necessary to the establishment of a down-town motel, it is time for us to plan for the best use of the land that we had reserved for that purpose.

Our approved use of that area, from Greenfield Ave to the brook, was for additional parking and a play area. This is still our Long Range Plan. However, recent communication from the Middlesex Memorial Hospital indicates that they have a critical need for additional parking for students and new employees. We believe that it would be in the best interest of the YMCA, the Hospital, and the Community, to use this area to meet this need for the next few years.

The YMCA would like to meet with you and whatever other city officials necessary to receive approval to use the land in that manner. I would appreciate it if you could arrange for a meeting to preliminarily discuss this plan. The Hospital's need is immediate, and we would appreciate moving ahead as quickly as possible.

If you have any further questions, you can contact me or Harry Evert, Associate Director of Administrative Services, at Middlesex Memorial Hospital. Thank you for your time and attention.

8/14/84

Herb Mayo Vac Back 7/20
Harry Evert Vac Back 7/23

Sincerely,

Herb
Herbert G. Mayo
Executive Director

J. A. H.

Copy to: Agency
Mayor
MDC

HGM: jn

cc: Harry Evert
Irwin Sitkin



NORTHERN MIDDLESEX YOUNG MEN'S CHRISTIAN ASSOCIATION
99 Union Street / Middletown, Connecticut 06457-3483 / Telephone: (203) 347-6907

FACT SHEET - YMCA
DEVELOPMENT PLAN

1. Date of Conveyance

- a) Parcel Ala 1-4-72
- b) Parcel E-I, E-2 8-1-79

2. Description of Area

	Area	Price
a) Parcel Ala Development - New YMCA addition	.7 acres	\$6,500
b) Parcel E-1 Development - Parking and HNB Lease	51,679 sq. ft.	57,250 (Price for E-1 and E-2)

Bounded
North - Union Street
East - DeKoven Drive
South - Greenfield Ave.
West - Land of YMCA and
Zion Baptist Church

Parcel E-2
Development - 72,800 sq. ft.
Undeveloped

Bounded
North - Greenfield Ave.
East - DeKoven Drive
South - Center line - Sumner Creek
West - Land of Angelina Guibelif

3. Development Info

- a) Parcel Ala, Parcel E-1, HN Bank are completed
- b) YMCA Development - non-taxable
HN Bank - taxable
- c) Parcel E-2 - No building permitted in this area
which is below flood elevation 22 ft.

The development plan originally approved called for outdoor recreational uses and parking.

Action taken by Agency 1-4-83 not to sell land to Old Harbor Associates until a formal agreement for off-site parking is executed with the YMCA on Parcel E-2.

The YMCA is now prepared to develop Parcel E-2 and will discuss their plans which will eventually be formally submitted for consideration and approval by all regulatory agencies.

cc: All Agency Members
Mr. Mayo