

CITY OF MIDDLETOWN CONNECTICUT
Department of Planning, Conservation, & Development

C O M M U N I T Y D E V E L O P M E N T

Middletown Redevelopment Agency

MRA

Regular Meeting Minutes -- 14 September 2002

The meeting commenced at 5:09 PM.

Members present included H. Novicki, acting Chairman, J. Alexander, J. Blancato, P. Busari, J. Coughlin, G. Daley, Deputy Mayor, W. Drehr, J. Fortuna, S. Gionfriddo, J. Makrogianis, L. Russo, S. Shapiro, and J. Tine. Also present were M. Johnson, W. Warner, F. Sumpter, and C. Ashton.

First, W. Warner and M. Johnson updated the agency on the Miller and Bridge Streets Redevelopment Plan, the Ferry and Green Streets Redevelopment Plan, and the Waterfront Redevelopment Project. W. Warner said that staff would prepare a visual presentation of the Waterfront initiative to the agency at the next meeting.

Next, the agency heard and discussed a proposal from the YMCA to perpetuate their agreement with the city to utilize the land between their facility and deKoven Drive as a parking lot. The YMCA's director, F. Sumpter, accompanied by C. Ashton of Middlesex Hospital, presented a proposal with drawings to improve the parking lots and perpetuate their use as such into the future, and to utilize revenue collected through the sub-leasing of the lots to Middlesex Hospital for the improvements and other YMCA expenditures.

J. Alexander inquired if the hospital was still using the lots. F. Sumpter replied that the hospital's first shift employees still used them.

H. Novicki remarked that the original deal with the YMCA was meant to be temporary with respect to parking. F. Sumpter replied that the original plan had included a provision for some parking, along with space for track and volleyball. H. Novicki asked where the money had been coming from and going. F. Sumpter replied from the hospital to the YMCA, held in escrow. J. Tine asked if the parking, other than first shift for hospital employees, was being provided freely to the public. F. Sumpter replied yes it was. J. Makrogianis inquired if there was definitely demand for the parking. F. Sumpter replied there was. J. Makrogianis said he'd heard parking was being developed separately for the hospital. C. Ashton said that was correct but it would be insufficient for all their needs. Also, hospital estimates for developing a parking garage are in the ballpark of \$10,000 per parking space.

Here, W. Warner reminded agency members that the parcel's proximity to the waterfront development area could make it highly valuable for the future of that project, and that it would be important to reserve the right to use it for that purpose later on.

G. Daley stated that the City would want to retain an option to use the land for other uses in the future. F. Sumpter responded that they could be receptive to that. S. Shapiro emphasized that the agency's first obligation was to see the big picture, and that it wasn't their charge to give away city land to organizations for parking lots from which to derive revenue. G. Daley said a deal needed to be struck that could be considered mutually beneficial and flexible. J. Makrogianis said that cash flow from this land should not necessarily be going to YMCA revenue.

J. Alexander urged agency members to visualize Union Street, its future development, and its streetscape in the context of the new hotel, YMCA, etc. G. Daley moved that agency staff, in conjunction with the YMCA and

city attorney's office, explore one or more possible deal structures that could allow some flexibility with respect to the city's future use of the area, and that in the meantime, a resolution be sent to Common Council authorizing a three month extension. S. Shapiro seconded and the motion was approved unanimously.

Next, J. Coughlin proposed that more timely agenda notices be sent and/or that a regular meeting schedule be established and adhered to. Other members agreed. H. Novicki welcomed new agency member W. Drehr.

There being no further business, upon a motion made by J. Coughlin, seconded by J. Tine, the meeting adjourned.

Respectfully submitted,

Munro W. Johnson
Community Development Specialist