

MIDDLETOWN REDEVELOPMENT AGENCY

Minutes

September 30, 1991

PRESENT

H. Novicki, Chairperson
J. Makrogianis
D. Russell *R*
S. Gionfriddo *R*
S. Shapiro *R*
L. Russo *R*
G. Woods
G. Duggan
D. Campanelli
M. Berlin (7:11)
G. Russo (7:30)

ABSENT

S. Leinwand
T. Raczka
E. Rak-Roberts *R*
T. Hutton *R*
J. Tine

ALSO PRESENT

W. Kuehn

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The meeting was called to order by Chairman H. Novicki at 7:09 p.m. in Room B-20 of the Municipal Building.

Minutes

S. Shapiro moved, seconded by D. Campanelli, approval of the special meeting minutes of September 5, 1991. In discussion, S. Gionfriddo wished the minutes to reflect that he was not present at the time when the votes were taken. With that correction, the minutes were unanimously approved.

College/Court Project

W. Kuehn reported on the closing of September 18, 1991 involving MMA, Farmers & Mechanics, Mazzotta's and the City. The major financial transactions were: the payment to Mazzotta's for the acquisition of the Mazzotta's Restaurant property; payment of the balance of the special development grant to MMA; and, receipt from MMA of monies for the purchase of the Mazzotta's parcel.

Staff is working with legal counsel on the final revisions to the County Lane specifications/manual which must be reviewed by Attorney Dowley. Staff is also developing a contract for the dismantling of the Mazzotta's Restaurant building.

Upon a motion by S. Gionfriddo, seconded by J. Makrogianis, the Agency unanimously voted to approve the invoice from Maguire dated 9/6/91 in the amount of \$650.00 and the invoice from Dzialo, Pickett & Allen dated 9/25/91 in the amount of \$8,410.

North End Project Area

The Agency discussed the desire to extend the project boundaries in several places along the west side of Main Street near the former Bob's Warehouse and near the Arriwani Hotel. S. Gionfriddo suggested the areas be identified for potential acquisition with the potential uses being housing and/or commercial retail.

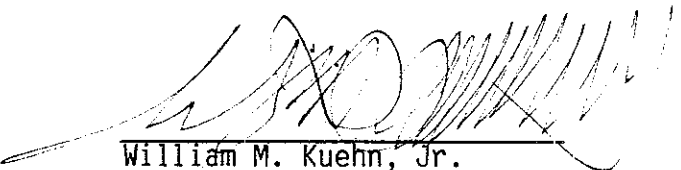
S. Shapiro moved, seconded by G. Woods, that: the project boundaries be extended as shown in the staff sketch to include properties on the south side of King's Avenue and two additional properties behind St. Vincent dePaul's Shelter/Arriwani Hotel westerly along Liberty Street; potential acquisition areas be identified as the former Bob's Warehouse and those areas on the south side of King's Avenue and a block of four properties on the northwest corner of Liberty Street and Main Street including the Arriwani Hotel, St. Vincent dePaul Shelter and the next two properties immediately behind the Arriwani Hotel along Liberty Street; and finally, the uses for these potential acquisition areas be identified as housing and/or commercial retail.

In discussion, M. Berlin suggested the project boundary south of King's Avenue be extended across the rear of lot #3. W. Kuehn mentioned the possibility of light industrial uses coming back into the Bob's facility and asked if the Agency had any objection to showing a wider range of uses in that building..... from theater to light industry. The Agency responded that light industry was fine as long as it was job producing. With those understandings, the Agency unanimously approved the motion.

W. Kuehn reported that M. Stronz, executive director of INFORM wished to give a status report on the North End industrial area at the November meeting.

S. Gionfriddo asked that the DeCarlo & Doll report be put on the Agency's agenda for the next meeting for review and updating.

There being no further business, the meeting was adjourned at 7:38 p.m.



William M. Kuehn, Jr.

WMK/lmk