

**CITY OF MIDDLETOWN  
REDEVELOPMENT AGENCY**

**MINUTES**

*October-16-2007*

**Present**

G. DALEY (CHAIR)  
M. LONG (VICE-CHAIR)  
J. INGLIS  
J. FORTUNA  
J. ALEXANDER  
R. SANTANGELO  
S. BROWN  
D. BAUER  
F. GANGULI  
R. WHITNEY  
P. BUSARI  
L. RUSSO  
J. TINE  
J. MAKROGIANIS

**Absent**

H. NOVICKI  
S. SHAPIRO

**Also Present**

M. WACKERS  
J. SARBAUGH  
M. TAYLOR  
D. BERTO  
L. BREWSTER  
R. ROSENTHAL  
E. MCKEON  
C. JOHNSON  
S. KILGORE  
T. HIBBARD  
P. KING

Gerald Daley called the meeting to order at 5:01PM.

Gerald Daley called for the Agency review the minutes from the September meeting. Shannon Brown motioned to amend the September minutes by adding: *“Shannon Brown strongly recommended that no contracts be signed with contractors before construction costs are clearly known and the amount of non-city funding has been firmly committed by the funding sources and it is sufficient to complete the project without additional city resources”*. Joe Tine seconded and the amendment to the minutes was approved.

Motion to amend the September minutes by adding: *“Shannon Brown strongly recommended that no contracts be signed with contractors before construction costs are clearly known and the amount of non-city funding has been firmly committed by the funding sources and it is sufficient to complete the project without additional city resources”*.

<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Michael Long					X	
Jennifer Alexander			X			
David Bauer			X			
Shannon Brown	X		X			
Peggy Busari			X			
Jim Fortuna			X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis						
Hank Novicki			X			X
Louise Russo			X			
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine		X	X			
Robert Whitney			X			
<u>TALLY</u>			<u>13</u>	<u>0</u>	<u>1</u>	<u>2</u>

Gerald Daley called for a vote on the amended minutes. Joe Tine seconded and the amended minutes were approved.

Motion to approve the amended minutes						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley	X		X			
Michael Long					X	
Jennifer Alexander			X			
David Bauer			X			
Shannon Brown			X			
Peggy Busari			X			
Jim Fortuna			X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis			X			
Hank Novicki						X
Louise Russo			X			
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine		X	X			
Robert Whitney			X			
<u>TALLY</u>			<u>13</u>	<u>0</u>	<u>1</u>	<u>2</u>

Gerald Daley called for public comments for items on the agenda.

Catherine Johnson commented on the Ferry Street project, specifically the need to preserve 51-55 Ferry Street.

Gerald Daley called for the first item on the agenda, the update by the Richman Group. Pam Mikus of the Richman Group reported that the property is 52% occupied, and has obtained a Certificate of Occupancy for all six buildings from the City. Pam Mikus expressed concern about the lack of progress by Broad Park Development Corporation with the Homeownership properties across the street.

Gerald Daley asked Pam Mikus to explain the income levels for the properties. Pam Mikus replied that 67 of the units are at 60% of area median income, 10 units are at 50% of area median income and 19 units are at 25% of area median income. Based on these incomes the rents are fixed, and then a range of minimum and maximum incomes are determined, since they do not want to lease to anyone that cannot afford to pay the monthly rent.

Gerald Daley then asked if someone can be caught between these levels and are therefore not eligible to rent one of these properties? Pam Mikus replied that that is possible.

Gerald Daley asked if all of the 25% of area median income apartment have been leased? Pam Mikus replied that they have all been leased and it was a surprise for the Richman Group since the low income apartments are usually the last to lease in other markets they have invested in. However, there is no method that the Richman Group can deny or defer clients who qualify, since federal requirements entitle clients to a first-come first-serve standard. Jennifer Alexander commented that this has provided potentially harmful concentration of low income households in the upper section of Ferry Street.

Jennifer Alexander asked if Section 8 voucher holders are allowed to reside at Wharfside Commons? Pam Mikus replied that they are allowed, and added that to date there have only been a handful of tenants that have Section 8 vouchers.

Lydia Brewster asked if there maybe the opportunity to disperse the 25% of median income apartments to the buildings on lower Ferry Street as there is turnover? Pam Mikus replied that there maybe that opportunity, but would have to investigate how that could be accomplished.

Gerald Daley called for the second item on the agenda, Broad Park Development Corporation and Nehemiah Housing Corporation's Homeownership Project update.

David Berto, of Broad Park and Michael Taylor of Nehemiah presented the update. Michael Taylor summarized the handout that reported the results of the meeting with staff on September 24, 2007. The handout stated that once the 2007 CDBG grant is available, the City will begin to relocation tenants from Ferry Street, and demolish 25-29 Ferry Street and 41-43 Green Street. Michiel Wackers replied that the City had received official approval of the 2007 CDBG plan and are completing the final requirements to allow US Department of Housing and Urban Development to increase the City's line-of-credit. Michael Taylor reported that the final components of the DECD application are being completed and hope to have HOME money available by Spring of 2008.

Shannon Brown asked if the City's commit of funds is open-ended, since the contract states a minimum of \$720,000 will be provide by the City. Michiel Wackers replied that the original wording of the contract stated maximum of \$720,000 would be contributed by the City, but other funders wanted a guarantee that the City would contribute \$720,000 and not less. The City is not required to provide anything more than \$720,000 and can not provide anything less than \$720,000.

David Berto presented the latest architectural renderings and floor plans.

Pam Mikus how will the City funds be allocated. Michiel Wackers stated that the priority of spending of the \$720,000 if first on relocation, second on demolition and third on any rehabilitation, not new construction.

Catherine Johnson commented that the designs for the new housing were not half bad, but ultimately the details will determine the success of this project. Specifically quality materials will need to be selected, and should not be substituted as a cost saving measure. Concerning 9-11 Liberty Street building, the existing street facade should face Rapallo Avenue.

Jim Sarbaugh commented that the Board of the Greater Middletown Preservation Trust are pleased with the changes to the project and overall have been a win for preservation in the City. The evolution of the project that started with the proposed demolition of six buildings to the rehabilitation of four buildings and the relocation of 9-11 Liberty Street have been a marked improvement. The trust will continue to work and make sure that the project maintains an eye to details.

Shannon Brown commented that financial report that has been developed for this project, still provide difficulty in determining what the numbers mean.

Gerald Daley commented that project numbers should be fixed to what they are currently and should be a reference to future changes in the project. Comparing today's numbers to a few years ago, is not comparing apples to apples since the overall project has changes from one of primarily new construction to one of rehabilitation.

Gerald Daley called for the next item on the agenda, Response by the Connecticut Department of Transportation to the May meeting of the Redevelopment Agency request to increase safety and access for the Miller and Bridge Street Area.

Gerald Daley introduced Deputy Police Chief Patrick McMahon who was representing the Police Chief. Since he is new in the position of Deputy Chief, he was present to learn more than to offer comments.

Gerald Daley commented that he feels that while the Department Transportation determined that there is little in the way of increasing safety or access, they did put the amount of \$2.3 million as the cost of implementing a solution. This he felt was the starting point for the City to pressure the State and Middletown legislators to appropriate funds.

Lydia Brewster commented that there is no safe way to access the neighborhood and the City or the State should take responsible steps to correct it today before it becomes a liability and someone is hurt or killed as a result.

Deputy Police Chief asked if there was open space funding available to acquire the remaining property owners.

Gerald Daley asked what it would take to finish the project? Michiel Wackers replied that it would cost approximately \$3 million to purchase the residential properties, the restaurant is the unknown variable, in terms of what it would cost to compensate the owner for their business.

Shelia Kilgore commented that closing the northbound left turn lane into the neighborhood was not a big deal for her, so long as emergency vehicles could still have access to the neighborhood and a quick response time.

Gerald Daley asked that the following options be investigated for the next meeting; 1, FEMA Disaster Mitigation funding; 2, Open Space funding; 3, other options to raise \$2.3 to \$ 4 million; and 4, Access options into the neighborhood.

Gerald Daley called for public comments for items not on the agenda.

Jim Fortuna motioned to adjourn. John Makrogainis seconded and the motion was approved unanimously.

Motion to adjourn.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gerald Daley			X			
Michael Long			X			
Jennifer Alexander			X			
David Bauer			X			
Shannon Brown			X			
Peggy Busari			X			
Jim Fortuna	X		X			
Frances Ganguli			X			
Joan Inglis			X			
John Makrogainis		X	X			
Hank Novicki						X
Louise Russo			X			
Robert Santangelo			X			
Steven Shapiro						X
Joseph Tine			X			
Robert Whitney			X			
<u>TALLY</u>			<u>14</u>	<u>0</u>	<u>0</u>	<u>2</u>
Approved						

The meeting adjourned at 6:55 PM.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation and Development