

**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 -- 23 October 2002*

The meeting commenced at 5:36 PM. Members present included J. Coughlin, G. Daley, Deputy Mayor, J. Fortuna, S. Gionfriddo, J. Robinson, L. Russo, J. Tine, P. Busari, and W. Dreaher. Also present were M. Johnson and W. Warner.

On a motion by L. Russo, seconded by J. Tine, with G. Daley abstaining, the Agency unanimously approved the minutes of the September meeting.

W. Warner then updated members on the Miller and Bridge Streets Redevelopment Plan and recommended that the Agency designate a relocation subcommittee and retain L. Wagner to administer the very cumbersome process of relocation. L. Russo inquired what would happen to properties that were difficult to afford? W. Warner responded that some phase-swapping was possible, but that eventually, all the properties would be acquired and demolished. G. Daley inquired who would be relocated. W. Warner responded everybody would.

Next, M. Johnson updated members on the North End / CBD Urban Renewal Plan, providing members with a final draft of the Request for Proposals (RFP). S. Gionfriddo suggested some revisions, and, upon a motion by him, seconded by L. Russo, the RFP was approved, as amended.

Next, W. Warner updated members on the Waterfront redevelopment initiative, providing members with a final draft of the Request for Qualifications (RFQ) and the add appearing in this month's Urban Land magazine. J. Coughlin inquired about the project's timeline. W. Warner responded that it depended on the DOT's interchange project and the decommissioning of the Sewage Treatment Plant. J. Robinson inquired about the relocation that would be necessary. W. Warner responded that residential relocation would be minimal; most would be commercial / industrial. J. Coughlin asked if, with the new hotel, there would be demand for another? Agency members discussed possible alternatives to a hotel in the new development. J. Fortuna asked if the development was likely to flood badly? W. Warner responded that flooding could be regulated with a flood gate and the inner harbor feature.

Next, the Agency discussed the YMCA proposal. G. Daley and L. Russo remarked that the waterfront project shed a whole new light on the proposal. W. Warner informed the Agency that the YMCA had only recently gotten in touch and that time was running out on their extension. G. Daley remarked that the discussion at the previous meeting about the potential need to retain air rights, J. Alexander's comment that ground floor street frontage was also important, and that keeping the city's options open on both accounts would be good. G. Daley directed staff to inform the YMCA that the Agency is aware that time is running out on their extension and that now was the time to hammer out an agreement. G. Daley additionally directed staff to talk to the City Attorney's office to develop a proposal.

The Agency next agreed to hold future meetings on 4th Wednesdays at 5:30PM (except for the upcoming November meeting, the date falling on the evening before Thanksgiving). There being no further business, upon a motion made by J. Fortuna, seconded by J. Tine, the meeting adjourned at 6:37 PM.

Respectfully submitted,

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Munro W. Johnson  
Community Development Specialist