

REDEVELOPMENT AGENCY

MINUTES

November 23, 1987

PRESENT

H. Novicki, Chairman  
H. Langille  
J. Tine  
T. Raczka  
D. Shapiro  
S. Leinwand  
V. Loffredo  
N. Campbell  
D. Campanelli  
S. Gionfriddo  
J. Makrogianis

ALSO PRESENT

A. Street  
D. Krampf  
S. Beinhorn - Press  
WCNX Reporter  
V. Amato  
P. Kabachnick  
W. Corvo  
W. Kuehn  
L. Ozga  
C. Wilcox  
S. Shapiro

ABSENT

G. Roccapriore  
E. Dzialo  
W. Kelsey  
B. Adams

The meeting was called to order by H. Novicki, Chairman, at 7:02 p.m. in Room 208 of the Municipal Building.

MINUTES

Upon a motion by S. Gionfriddo, seconded by V. Loffredo, the minutes of the September 28, 1987 regular meeting; September 21, 1987 Real Estate Subcommittee meeting; September 28, 1987 River's Edge Subcommittee meeting; and, October 13, 1987 River's Edge Subcommittee meeting were unanimously approved.

Temporary Parking Parcel D-1-B

Upon a motion by S. Leinwand, seconded by T. Raczka, the Agency unanimously voted to grant the request from the business community to use Parcel D-1-B for holiday season parking on the same terms as used in past years.

River's Edge

Chairman Novicki mentioned that R. Wilson, City Attorney, had a recent conversation with W. Mattos, from the HUD Regional Office, concerning the conveyance of Parcel D-1-B. W. Kuehn explained that (according to HUD), when the land is conveyed, it must reflect an appraisal that was done within 18 months of the closing date. Our appraisal has exceeded the 18 month deadline. Additionally, W. Kuehn mentioned HUD feels the land value is much greater if developed for condominiums. W. Kuehn told the Agency R. Wilson would like to schedule a meeting with W. Mattos and the River's Edge Subcommittee. S. Gionfriddo said that Redevelopment property should be sold for a fair market rate. H. Novicki said the appraisal should reflect that this is a Redevelopment project. W. Corvo stated that Ron Black, from the HUD Hartford Office, claims HUD has closed out this project. W. Corvo also mentioned the City offered the parcel for \$150,000. They are ready to close and begin

construction on the multi-million dollar complex consisting of 102 apartments. W. Corvo said their position is that the City can resolve the problems with HUD and Carabetta can resolve its problems with the City. V. Loffredo asked for an explanation and questioned why nothing is in writing. S. Gionfriddo responded that we need an appraisal because the current appraisal is beyond the 18 months limit. But, we should get W. Mattos here before we have another appraisal done.

After discussion, S. Leinwand moved, seconded by S. Gionfriddo, that the River's Edge issue be tabled and a meeting be held as soon as possible with W. Mattos, the Subcommittee and staff. Upon a unanimous vote, the item was tabled.

#### Middletown Plate Glass

Upon a motion, duly seconded, the Agency voted unanimously to approve the \$39,057.08 settlement payment to Middletown Plate Glass.

#### College/Court Project

S. Leinwand moved to postpone the demolition of the Polish Falcon's Building for 6 months. D. Shapiro seconded. Discussion followed.

S. Leinwand said that the people who can save the building have not made enough effort. The two critical issues have been: (1) where to put the building; and, (2) the necessity for a State Grant. S. Leinwand stated that Middlesex Mutual could sell the north portion of the CBT lot and that we did not make the kind of proposal for a State Grant that we could have. The building can be moved if the two critical issues are worked through.

S. Gionfriddo responded that a lot of effort has been put into trying to save the building. However, from a financial standpoint, it didn't make sense. S. Gionfriddo also said a State Grant is not available.

H. Novicki felt the building is not functional and would have to be gutted.

A. Street said it was the Greater Middletown Preservation Trust's belief that the building should not be demolished without State approval. The Trust withdrew their appeal when the State concluded that there were no alternatives available to the City to save the building.

T. Raczka mentioned that Middlesex Mutual is the only one who can make the project work. However, they clearly do not want to be part of it. Furthermore, we never told Middlesex Mutual, in the beginning, that they had to move the building.

L. McHugh said the project was not financially possible and he was concerned that the project has already been delayed for 2 to 3 months.

V. Loffredo said that Middlesex Mutual has its own history in Middletown, and that we were sensitive in keeping Middlesex Mutual in Middletown. What we are now faced with is taking a bit more time before destroying something of our past. Therefore, the motion should be supported. We should put forward that extra effort.

The vote on the motion to postpone the demolition of the Polish Falcon's building for six months was as follows: Ayes - V. Loffredo, S. Leinwand, D. Shapiro J. Makrogianis; Nays - H. Langille, J. Tine, T. Raczka, D. Campanelli, S. Gionfriddo; Abstention - N. Campbell. *- DONOR*

Upon a motion by S. Gionfriddo, seconded by D. Campanelli, the vote to go forward with the demolition of the Polish Falcon's Building was as follows: Ayes - H. Langille, J. Tine, T. Raczka, D. Campanelli, S. Gionfriddo; Nays - V. Loffredo, S. Leinwand, D. Shapiro, J. Makrogianis; Abstention - N. Campbell.

W. Kuehn explained to the Agency that the State Historical Commission has requested that photos and a written description of the Polish Falcon's building be completed prior to demolition. W. Kuehn mentioned, of the two quotes received, only the one received from Raber Associates was complete. Upon a motion by S. Gionfriddo, seconded by J. Tine, the Agency unanimously voted to retain Raber Associates for a fee of \$2,440.

County Lane

W. Kuehn explained that there has been a minor revision to the Project Plan involving County Lane. The revision calls for the elimination of thru traffic on County Lane. The Maguire Group has discussed the change with Farmers & Mechanics' architect. The closing of County Lane to thru traffic will allow for pedestrian movement. Upon a motion by S. Gionfriddo, seconded by H. Langille, the Agency unanimously voted to adopt the resolution concerning acceptance of the Revised Project Plan.

Invoices

Upon a motion by S. Gionfriddo, seconded by S. Leinwand, the Agency unanimously voted to authorize the payment of the following invoices:

Burton Van Houten	\$4,000.00
R. Julier	\$ 26.00
Dzialo Pickett & Allen	\$3,660.06

Middletown Preservation Board

H. Novicki and H. Langille volunteered to serve as members of the Middletown Preservation Board.

Upon a motion by V. Loffredo, seconded by J. Tine, the Agency unanimously voted to adjourn at 8:20 p.m.

*LOA*  
LOA/is