

REDEVELOPMENT AGENCY

MINUTES

November 28, 1988

PRESENT

H. Novicki, Chairman
S. Gionfriddo
D. Campanelli
J. Milardo
S. Shapiro
L. Russo
E. Rak-Roberts
J. Makrogianis
S. Leinwand
V. Loffredo
D. Shapiro
W. Howard (7:06)

ALSO PRESENT

W. Kuehn
L. Ozga
R. Brennan, WCNX
S. Mazzotta
S. Beinhorn, Press
D. Krampf
Atty. C. Dzialo
M. Cheater, Courant

ABSENT

G. Russo
J. Tine
H. Langille
T. Raczka

Chairman H. Novicki called the meeting to order at 7:03 p.m. in Room 208 of the Municipal Building.

Minutes

There was a discussion regarding the format of the August 29, 1988 meeting minutes. The consensus of the Agency was to neither have future meeting minutes in the form of a transcript nor reduced to only motions. Upon a motion by S. Leinwand, seconded by S. Shapiro, the vote on the acceptance of the August 29, 1988 meeting transcript was as follows: Ayes - H. Novicki, D. Campanelli, J. Milardo, S. Shapiro, E. Rak-Roberts, J. Makrogianis, S. Leinwand, V. Loffredo, D. Shapiro and W. Howard; Nay - S. Gionfriddo; Abstain - L. Russo.

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency voted unanimously to approve the minutes of the October 24, 1988 regular meeting; the October 24, 1988 Real Estate Subcommittee meeting; and, the October 24, 1988 MMA Construction Invoices Subcommittee meeting.

College/Court Project Status Report

D. Krampf reported the office building construction schedule as having no changes since her last report to the Agency. D. Krampf also reported the fence is being erected around the entire construction site; the asbestos is being removed from the Brown building; the demolition of the Polly's and Brown buildings is scheduled beginning the week of December 12th; and, the closing of County Lane will occur on December 5th. D. Krampf reported that MMA has received verbal confirmation that CBT will be prepared for the December 5, 1988 closing of their drive-thru teller area.

W. Kuehn reported that Raber Associates archeological dig will be complete, weather permitting, next week. The final report will follow. W. Kuehn also reported that he is waiting for a written confirmation from CBT regarding their decision to for-go the temporary drive-thru.

Report by Attorney C. Dzialo regarding the October 11, 1988 Closing

Per the request of the Agency, Atty. C. Dzialo was present to review all the documents that were executed relative to the October 11, 1988 closing of all the project parcels, except Mazzotta's.

Atty. Dzialo touched upon the following:

- . CBT was not represented at the October 11, 1988 closing.
- . Amendments to Sale & Purchase Agreements were made extending the September 1, 1988 date to October 17, 1988 for the City to transfer all project parcels, except Mazzotta's, to MMA.
- . CBT and Liberty Bank for Savings still own a portion of County Lane.
- . As of October 11, 1988, MMA has all the land needed to begin garage construction. Construction must begin within 2 months and finish within 24 months.
- . Once MMA gives the City the "go-ahead", the improvements to County Lane must begin within 3 months and with a 6 month construction period.
- . The costs associated with the improvements to County Lane must fall within the Agency's budget and additional costs will be absorbed by CBT and F&M.
- . The garage will contain 1,075 parking spaces, 374 of which will be set aside for the public (City). Initially, the 100 spaces for F&M will come out of the 701 MMA parking spaces, until MMA has a demonstrated need for the 701 parking slots. At that time, the 100 F&M spaces will come out of the 374 public parking spaces.

Request for Transfer Title from Robinson & Cole in letter dated November 14, 1988

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency voted unanimously to approve the letter from Robinson & Cole dated November 14, 1988 regarding the transfer of title and authorize the Agency Chairman to sign.

Construction Easement

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency voted unanimously to authorize the signatures of the required parties to expedite the Construction Easement as requested in Robinson & Cole's letter of November 15, 1988 with modifications as recommended by Atty. C. Dzialo.

MMA Construction Invoices Subcommittee Report

S. Gionfriddo reported that the payment of the invoices was tabled until questions raised during the meeting are answered.

Mazzotta's Property

Chairman Novicki recognized Sebastian Mazzotta, owner of the Mazzotta's Restaurant business and property. Mr. Mazzotta discussed the future of his business relative to the Middlesex Mutual Assurance Company Development Project.

Mr. Mazzotta told the Agency he was initially offered space in the MMA Tower at \$8 per square foot, then more recently, at \$12 per square foot. Mr. Mazzotta also mentioned he has wanted to expand his business, but has been unable to do so because of the MMA project.

Several Agency members mentioned the need to use leverage against MMA to assist in resolving the relocation of Mazzotta's Restaurant.

Upon a motion by S. Gionfriddo, seconded by V. Loffredo, the Agency voted unanimously to have staff set up a meeting, within the next two weeks, with the Mazzotta's, legal counsel and 2-3 Agency members to discuss the options which exist relative to the future of Mazzotta's Restaurant.

Invoices

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

Raber Associates	\$ 8,000.00
Dzialo, Pickett & Allen	\$ 14,636.70
Northeast Utilities (Atkins House)	\$ 224.08
Water & Sewer (Atkins House)	\$ 40.88

December Meeting

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency voted unanimously to hold their December meeting on December 27th, as December 26th is a holiday.

Upon a motion by S. Gionfriddo, seconded by S. Shapiro, the Agency unanimously voted to adjourn at 8:40 p.m.


Linda A. Ozga

LAO/is