

REDEVELOPMENT AGENCY

MINUTES

December 28, 1987

PRESENT

H. Novicki, Chairman  
S. Leinwand  
H. Langille  
V. Loffredo  
E. Rak  
D. Shapiro  
G. Russo  
J. Tine  
S. Gionfriddo

ALSO PRESENT

S. Beinhorn, Press  
G. Escobar, Courant  
Atty. M. Dowley  
D. Krampf  
WCNX Reporter  
W. Kuehn  
L. Ozga

ABSENT

T. Raczka  
S. Shapiro  
W. Kelsey  
D. Campanelli  
N. Campbell  
J. Makrogianis

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

S. Leinwand made a motion to approve the minutes of the November 23, 1987 Regular Meeting and the Special Meetings of December 8, 1987 and December 16, 1987. S. Gionfriddo seconded. Discussion followed. H. Novicki mentioned the minutes of November 23, 1987 need to be amended to include the following: The vote on the motion to postpone the demolition of the Polish Falcon's building for six months - ADD H. Novicki under Nays; and the vote to go forward with the demolition of the Polish Falcon's building - ADD H. Novicki under Ayes.

D. Shapiro said the minutes of December 16, 1987 need to be amended for he made the motions, not S. Shapiro.

Upon a motion, duly seconded, the minutes of November 23, 1987, December 8, 1987, and December 16, 1987, as amended, were unanimously approved.

River's Edge

Upon a motion by S. Gionfriddo, seconded by S. Leinwand, the Agency voted unanimously to ratify a telephone poll to accept the Alternate Elevation #2; the use of Condo financing; and, the Easement Agreement with the bank.

College/Court Project

W. Kuehn explained the latest design for County Lane as prepared by the Maguire Group in concert with Farmers & Mechanics architect and Jeter, Cook & Jepson Architects. The new drawing shows lane arrangements for the Court Street/CBT area; the College Street/F & M area; and, the Pedestrian Walk and Plaza area.

W. Kuehn mentioned the Fire Department has its 15 feet clearance. S. Leinwand asked that the new design be forwarded to the Police Department for preliminary discussions regarding the impact the new land design may have on off street parking on Court Street.

H. Novicki asked if County Lane would be owned by the City. W. Kuehn said there will be no City ownership. Upon completion of the redesign of County Lane, the ownership will be split between Farmers & Mechanics and CBT.

Regarding the temporary construction request for the Farmer's & Mechanics Parking Area agenda item, W. Kuehn said the request has been withdrawn because DED said we must go out to bid. W. Kuehn stated that we have until Farmer's & Mechanic employees move into the new building on February 16, 1988. This item was tabled.

Upon a motion by S. Gionfriddo, seconded by S. Leinwand, the (2) invoices from Dzialo, Pickett & Allen for \$3,440 and \$240 were unanimously approved.

Two new members were appointed to the Real Estate Subcommittee to replace B. Adams and E. Dzialo. They are S. Gionfriddo and G. Russo.

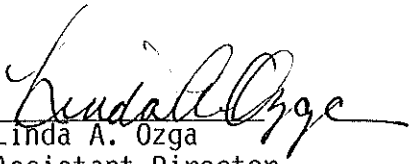
#### Executive Session

Upon a motion by S. Gionfriddo, seconded by D. Shapiro, the Agency unanimously voted to go into Executive Session at 7:15 p.m. pursuant to Section 1-21(a) of the Connecticut General Statutes for the purpose of discussing the purchase of real estate.

Upon a motion by S. Leinwand, seconded by H. Langille, the Agency voted to move the meeting out of Executive Session at 7:50 p.m.

S. Gionfriddo moved to authorize staff to get two appraisals on the two F & M parcels. The motion was seconded by V. Loffredo and unanimously approved.

There being no further business, the meeting was adjourned at 7:53 p.m.

  
Linda A. Ozga  
Assistant Director

LA0/is

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, H. Novicki; Abstention - N. Campbell.

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, H. Novicki; 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.