

Committee Members

**Chairperson:** Kelly Sweeney – Council member  
**Vice-Chair:** Harold Panciera – Board of Education  
Adeshola "Shola" Shokunbi  
Andrea Dallas  
Bobbie Knoll Peterson  
Daniel Penny  
John Giuliano  
Kelly Lenihan  
Kimberly Ciccio  
Lauren Belair  
Linda Salafia – Council member  
Molly Carta  
Patrick McKenna  
Rachel Drake  
Shanay Fulton – Council member  
Sigrid Atherton  
Susan Owens – Board of Education



Staff to the Committee

Steven Kovach, Chief of Staff

**Macdonough School Building Committee  
MIDDLETOWN CONNECTICUT**

**DRAFT MEETING MINUTES  
TUESDAY, February 24, 2026 – 6:00 PM  
City Hall, Room 2028 and via Webex**

**Committee Members/Officials Present:** Kelly Sweeney, Harold Panciera, Kelly Lenihan, Lauren Belair, Patrick McKenna, Rachel Drake, Shanay Fulton, Andrea Dallas, Susan Owens and Sigrid Atherton

**Staff Members Present:** Steven Kovach, Marco Gaylord(BOE), Natalie Forbes(BOE)

**Members of the Public Present:** Michael Scott, Joe Vetro, Maghan Heslin, John Scheib, Sheila Daniels, Alain Munkittrick, Renee Tribert, Dean Krupa

1. **Call to Order:** Chairperson Kelly Sweeney called the meeting to order at 6:04pm.
2. **Election of new Chairperson:** No action taken.
3. **Public Session:** Alain Munkittrick introduced himself from the Middlesex Historical Society and was here to learn more about the City's interest in 76 Spring Street. Renee Tribert introduces herself as staff at Preservation CT and from the Middlesex Historical Society. She was also interested in learning more about 76 Spring Street and advocates for preservation of the building.

Rachel Drake motioned to add item 5C. 76 Spring Street discussion to the agenda, seconded by Kelly Lenihan. Vote: Unanimously approved.

4. **Approval of Minutes**

- A. **January 27<sup>th</sup>, 2025:** Harold Panciera motioned to approve the minutes, seconded by Rachel Drake. Vote: Unanimously approved.

5. **New Business**

- A. **Adjust Macdonough School Building Committee Budget:** Staff explained the changes to the budget reflected in line items 90130- BI Macdonough School Apprais, 91400- Construction and 98900- BI Macdonough School Moving. Harold Panciera motioned to approve the budget changes, seconded by Rachel Drake: Vote: Unanimously approved.
- B. **Bid waiver for TSKP Studio:** Staff gave an overview of why the City needed a Bid waiver to continue using TSKP Studios for architectural services for the project. Chairperson Kelly Sweeney gave an overview of the City's new purchasing ordinance. Patrick McKenna shared TSKP did go through a bidding process when they were originally hired for the feasibility study. Shanay Fulton motioned to approve the bid waiver for TSKP Studios, seconded by Lauren Belair. Vote: Unanimously approved.
- C. **76 Spring Street discussion:** Staff updated that it was brought to the committee's attention that 76 Spring Street is listed on the State Historical Registry. Michael Scott (TSKP) added that his team is working with the City's Land Use Department to review all parcels and see what is on the registry. Patrick McKenna expressed opposition to demolishing building units and that a government priority is affordable housing. Demolishing 76 Spring Street would displace five families, reduce the tax base and the committee should consider only acquiring a portion of the back yard or spend the \$600,000 allocated towards making the school net zero. Chairperson Kelly Sweeney asked what the rental rates goes for. Staff will look into it and follow up.

6. **Old Business**

- A. **RFP to hire a Construction Manager:** Staff updated that the RFP was edited by the Purchasing Department, was reviewed by the Legal Division and was waiting for review by the Risk Division. Should be finalized soon.
- B. **Commissioning Agent:** No update.

C. **Staff to the commission:** No update.

7. **Adjournment:** Rachel Drake motioned to adjourn at 6:37pm, seconded by Kelly Lenihan. Vote: Unanimously approved.