

Committee Members

Chairperson Councilman Vincent Loffredo
Members Councilwoman Jeanette Blackwell
 Councilman Anthony Gennaro
 Councilwoman Ava Hart
 Councilwoman Linda Salafia



Staff to the Committee

Christine Marques, Director of ECD
Brian Gartner, Community Development Specialist
Judith Lamson-Rockwell, Economic Development Specialist

**ECONOMIC DEVELOPMENT COMMITTEE
MIDDLETOWN CONNECTICUT**

**SPECIAL MEETING
TUESDAY, FEBRUARY 10, 2026 – 7:30 PM
MINUTES**

A Regular Meeting of the Economic Development Committee of the City of Middletown was held on Tuesday, February 10, 2026 at 7:30 PM. This meeting was a hybrid meeting with in-person participation in room 208 of the municipal building, Middletown and remote access via WebEx.

Committee Members Present: Councilman Vincent Loffredo, Councilwoman Ava Hart, Councilwoman Linda Salafia (via WebEx), Councilwoman Jeanette Blackwell (via WebEx)

Staff Members Present: Director of Economic and Community Development Christine Marques, Economic Development Specialist Judith Lamson-Rockwell, Community Development Specialist Brian Gartner (via WebEx)

Members of the Public Present: Karon Johnsn, Pamela Steele, General Council for Middletown Brig Smith, Mike

1. **Call to Order-** Councilman V. Loffredo called the meeting to order at 7:30 PM.
2. **Public Session**
3. **Approval of Minutes**
 - A. **Minutes of the January 13th 2026 Regular Meeting.**
 - a. Motion to approve the minutes made by Councilman V. Loffredo, seconded by Councilwoman Hart, all in favor.
4. **New Business - None**
5. **Old Business**
 - A. **Presentation to EDC by Brig Smith – The Village at Riverside (Arcade Redevelopment Project)**
 - a. **Objective:** Brig Smith describes the objective of the project as a public development with river access including housing, offices, shopping, and/or entertainment that fits in Middletown’s historic downtown.
 - b. **Design:** Brig goes on to show a photo of what the project aims to look like, with townhouses, office/commercial/residential buildings across from them (creating a green area/square in the middle), and a public plaza at the corner and going across part of deKoven Drive facing the river. The plaza also includes a pedestrian bridge going over deKoven Drive and Route 9 to get to the river.
 - c. **Execution:** There will be two project phases: phase one (the public phase) involves the construction of the plaza and the parking underneath the plaza (~\$26.44 million). Phase two (the private phase) (~\$26.5 million).
 - d. **Challenges:** The pedestrian bridge would be going over a railroad, and there are federal regulations regarding the amount of clearance needed for the train (~55 ft.). The courthouse is adjacent to the property which could be a safety concern. There are geotechnical concerns with the slope of the project from Main Street to the river (underground parking concerns). The estimated cost per parking space is between \$119,000 and \$130,000.
 - e. **Funding:** A consultant submit a CIF grant application. Possible CMDA application. Local funding.
 - f. **Plans:** Multiple plans are included for a flexible framework. Plan A includes maximum parking capacity for all stakeholders and a fully realized plaza and development. Plan B is a scaled back version of Plan A, reducing density, footprint, elevation, and amount of parking. Plan C is the bare essentials, using only local funding, creating surface parking, and reevaluating the extent and scope of the project.
 - g. **Path Forward:** Refine cost estimates, seek state funding, and determine which plan is best suited for the project budget, scope, and timeframe.

- h. Discussion (after presentation):** Brig states that a timeline for the project cannot be estimated until the state responds with their allocation(s) for grant funding which will be a large factor in determining which plan is best (CIF and CMDA grant application rounds have not opened yet, so applications have not been submitted). Councilwoman L. Salafia is in favor of plan C due to the focus on more parking downtown. Brig emphasizes that the RFP is not a legally binding document, but that it is an understanding between parties/stakeholders as to what the project might look like; therefore scaling down the scope of the project (plan C rather than plans A or B) would not create any issues. Councilman V. Loffredo suggests that plan C is the most realistic, as this project has been discussed since May 2022; costs have increased two fold and parking needs are a top priority. Director Marques suggests contacting the contracted architect about the design of the garage and advocates for a plaza with a welcoming pedestrian bridge connecting the plaza to the river. Director Marques also emphasizes that businesses on Main Street make complaints when Main Street is shut down for events and the plaza could be a hub for some of those events.

6. Staff Reports

A. Riverfront Environmental Testing Update

- a.** Director Marques states that Jackson and the decommissioned wastewater treatment plant have undergone hazardous building material testing. It is hoped that once the testing is complete, Jackson will be demoed, further testing can be done, and build residential buildings. There is also a plan to realign River Road through the parcel so that it connects the west of the train tussle because it's a very narrow passage. This would allow better vehicular traffic to Eastern Drive.

7. Adjournment

- A.** Movement to adjourn made by Councilman V. Loffredo, seconded by Councilwoman J. Blackwell, all in favor.