

Present: **13 Zoom Participants:**

The meeting began at 6:30 pm

**Raymond Mazzeo– Redniss & Mead:** advised there were no updates on the development of the Sprague site since they are not quite there yet. When information becomes available, he will give an update.

**Sue Halpern** read a letter sent out in 2020 from Rick Redniss regarding the Sprague site stating:

- The zoning map change from zone 10 to zone 9
- The proposed remediation of the Sprague site which is a key in the connection with the pedestrian greenway.

**Sue Halpern** inquired if there is a big push to complete the Mill River Greenway then what is taking so long to take down the tanks or remediation to make Sprague site more profitable?

**Ray Mazzeo** advised the site was for sale and they were looking at different buyers at the time of development but those didn't pan out. The Sprague site is not an easy site just by way of its access, configuration and some sensitivities of what's around it.

**Question-Sue Halpern:** They can't take down the tanks?

**Answer-Rick Redniss:**

They didn't go through with the other sale. There has been a change of ownership, and they are still operating as an oil facility until a decision is made. Upon the last conversation they were thinking about co-developing the site but until then the business is still operating so there is no reason to take down the tanks.

**Question-Sue Halpern:** I thought the site is supposed to be part of the Mill River Corridor?

**Answer-Rick Redniss:**

It is and whatever goes on the site must make the connection. The connection will be made as there are a variety of ways being looked at depending on what the city wants to do with the park and 2187.

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**Question-Terry Adams:** The 3 properties indicated on the previous sketch are those the only zones to be changed and nothing else?

**Answer-Rick Redniss:**

The 3 properties are in the RHD zone inclusive of 2187. BLT properties are not included.

**Question-Sue Halpern:** What are the 3 properties?

**Answer-Rick Redniss:**

Only 2 properties changed zones, 2187 office building and the Sprague site. The 2 residential properties at the end of Berkely Street didn't change zones.

**The community space at the Hazel:**

**Ray Mazzeo** inquired as to how the community think the space has been operating and is there anything the community would like to see differently?

**Sonya Van Norden-Community Action Agency of Western Connecticut (CAAWC)** advised they have been using the community room for computer classes since February 2025. There was touch and go with the kitchen as we weren't too sure if they wanted to share the space. At times **Hudson table** were not good neighbors as they would play music when classes were in session. They would be asked to turn the music down and they would comply but would turn the music right back up. This went on a couple of times leading to Michael Hyman speaking with Hudson table and they finally stop playing the music.

In addition, **Hudson table** uses the community space in the evening once the computer classes are done at 6:30 but unfortunately, they don't leave the area clean. The users of the community space or **Lori Hyatt** who works with **Michael Hyman** must clean the space. This is not fair, if you're going to use the space then keep it clean. **Hudson Table** is not respectful when the community space is being used. Many times, for practice exams, students need it to be quiet, but **Hudson Table** would come over to show the space and talk out loud not cognizant that people are there to take exams and to concentrate on their courses.

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CAAWC is Still waiting for an exact date to return to Lathan Wider Community Center. Depending on whether the community want the Action Agency to continue to use the space they will return. The Agency can offer classes at Lathan Wider Community Center and at the community room.

**Terry Adams** stated it would be great if the agency continues to use the space. The community was under the impression the space was not being used.

**Sonya** advised they have keys to the community room since they are using the room every day.

**Rick Redniss** stated he was sorry to hear the negative feedback about Hudson Table and advised Sonya to get in touch with him if things are not going well.

**Sonya** stated that through observation there has not been any parents or kids of color who have been to the kitchen. **Rick** advised that the Hudson Table has been collaborating with the Boys and Girls club who are of color, but he will look into the concern.

**Question-Sue Halpern:** Is the community room open to anyone to use?

**Answer-Raymond Mazzeo:**

The community room is open generally to the public with some coordination. Ray suggested a master scheduling so people can sign out regularly and in advance.

**Rick Redniss** inquired about the status of insurance; What is covered by ownership? What is covered by Hudson Table? What is covered by Domus? and What extra is needed for the South End Community?

A question was also raised as to How would the community room be advertised?

**Ray Mazzeo** suggested that the building management coordinate access.

**Sue Halpern** announced that the city has a tree planting program for anyone interested in planting a tree on their property.

**Question-Sheila Barney:** Was the Manhattan Street property sold? Who was the buyer? and What is going on the site?

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**Answer-Rick Redniss:** Nothing has moved. The Spitzer organization bought the property last year.

Rick advised they would return for the May 12<sup>th</sup> NRZ meeting to discuss and resolve any issues with the community room.

**Meeting adjourned at 7:30 pm**