

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD  
ON JANUARY 6, 1976

PRESENT: Messrs.: Achenbach, Chairman  
Reier, Vice-Chairman  
Dawson, Secretary  
Cartelli  
Davis  
Kelsey  
Misenti  
Novicki  
Passanisi  
Schmidt  
Mayor Marino, Ex-officio

ALSO

PRESENT: Haze  
Guy  
Champagne  
Cienava  
Dunn  
LaBella  
Snow, Legal Counsel  
Daley, Administrative Assistant  
Marino, Councilman  
Parisi, Councilman  
Loffredo  
Nocera, Errichetti Associates  
Spinetta, ALCO  
Matteo  
Weitzman, Pelton's  
Lowry, Planning & Zoning  
Beinhorn, Press  
Millstein, Courant  
Caprioglio, Times

ABSENT: none

The meeting was called to order by the chairman at 6:00 P.M. A quorum was declared present.

Mr. Passanisi raised a point of order pertinent to the seating of Mr. Cartelli. Following due discussion, the chairman accepted Legal Counsel's Memorandum of Law pertinent to the appointment of Mr. Cartelli to the Redevelopment Agency. See Book of Original Minutes for copy.

The chairman read the legal opinion of counsel concerning time of meeting. The opinion states that the meetings, as held, are legal when correct notice is filed. See Book of Original Minutes for copy.

Mr. Achenbach called for comments or corrections on the previous minutes as mailed.

Mr. Guy stated that the date on the minutes should read December 2, not December 3 as shown.

A motion was made by Mr. Cartelli, seconded by Mr. Novicki and passed by all present to approve the minutes as remitted, noting the date change.

The next item on the agenda was the annual election of officers:

The chairman called for nominations for chairman.

Mr. Reier nominated Mr. Achenbach, seconded by Mr. Dawson.

Mr. Novicki moved nominations be closed, seconded by Mr. Cartelli and approved by all present.

Mr. Passanisi moved for a roll call vote, seconded by Mr. Schmidt and approved by all present.

The vote was tabulated as follows:

<u>Ayes</u>	<u>Nays</u>
Messers: Cartelli	Schmidt
Kelsey	Passanisi
Misenti	
Novicki	
Reier	
Davis	
Dawson	
Achenbach	

Mr. Achenbach was re-elected as chairman.

Nominations were called for Vice-Chairman.

Mr. Davis nominated Mr. Reier, seconded by Mr. Schmidt.

Mr. Dawson moved nominations be closed, seconded by Mr. Novicki and approved by all present.

Mr. Misenti moved that the secretary cast a single ballot, seconded by Mr. Passanisi and approved by all present.

Mr. Reier was unanimously re-elected vice-chairman recorded by a single ballot cast by the secretary.

Nominations were called for secretary.

Mr. Cartelli nominated Mr. Dawson, seconded by Mr. Schmidt.

Mr. Passanisi moved that nominations be closed, seconded by Mr. Reier and approved by all present.

Mr. Reier moved that the secretary cast a single ballot, seconded by Mr. Schmidt and approved by all present.

Mr. Dawson was unanimously re-elected secretary as recorded by a single ballot cast by the secretary.

Mr. Haze then recommended to the Agency that since meetings were being recorded, transcriptions of Agency minutes follow the format of the Common Council, limiting the written minutes to actions taken and not all of the comments.

Mr. Kelsey moved to accept Mr. Haze's recommendation, seconded by Mr. Schmidt and approved by all present.

Mr. Reier presented a report on the several aspects of the SI-2 Contract, stating that HELCO would not share the cost of undergrounding utilities on a 50-50 basis with the Agency leaving no alternative but to remain overhead.

The suit instigated by the Agency and several meetings held with HELCO were to no avail and the Agency could not legally pay 85% of the underground conversion costs.

Mr. Reier moved that the Agency approve overhead utilities in SI-2, seconded by Mr. Kelsey and passed by all present.

Mr. Reier further explained the concept of the present Church Street being ended in a cul-de-sac when the street and the South Green are realigned, stating that the concept has been approved by the police, fire and planning departments.

Mr. Reier moved that the cul-de-sac, as shown in SI-2 plans, be approved, seconded by Mr. Davis and passed by all present.

Mr. Reier further explained that he and his committee recommend leaving the easterly end of the South Green at its present line as shown on SI-2 plans until final plans for Main Street design are complete.

Mr. Reier moved this recommendation, seconded by Mr. Passanisi and approved by all present.

Mr. Reier then explained that meetings had been held with Mr. D'Angelo of D'Angelo's Funeral Home, pertinent to the design of the traffic triangle to be situated between Pleasant Street and the relocated South Main Street.

He stated that further meetings were to be held with owners and tenants on Pleasant Street and moved that the Agency authorize the Planning Committee to make a final decision on SI-2 for Cahn Engineers unless the plan was radically changed and confirmation by phone is necessary.

The motion was seconded by Mr. Schmidt and approved by all present.

It was noted that ramping at curbs would be incorporated in SI-2 in accordance with statutory requirements.

Mr. Reier presented the tabulation of bids pertinent to the advertisement for demolition and moved that the contract be awarded to the apparent low bidder, Associated Wreckers of Springfield, Massachusetts, at a figure of \$53,750.00, subject to HUD approval.

The motion was seconded by Mr. Dawson and following due discussion concerning minor irregularities in the bid and in consideration of Cahn Engineers' recommendations and Attorney Snow's legal opinion was voted as follows:

Ayes

Messers: Reier  
Dawson  
Davis  
Cartelli  
Novicki  
Schmidt  
Passanisi  
Kelsey

Nays

Achenbach  
Misenti

Motion approved by 8 to 2 vote.

Mr. Kelsey recommended and moved the following rent reductions as requested by the tenants:

1. Modern Barber Shop; 20%; \$100 to \$80/mo.
2. Karate School; addition 10% from original rent of \$125.00 to \$100/mo.

Motion seconded by Mr. Reier and approved by all present, both effective 12-1-75.

Mr. Kelsey presented a letter of request for a \$200 reduction in rent from Mr. Simpson of Simpson Ambulance Service. Mr. Simpson is presently paying \$600/mo.

Following due discussion, a motion was made by Mr. Davis, seconded by Mr. Kelsey and passed by all present to approve Mr. Simpson's request effective 1-1-76.

Mr. Snow then presented his Legal Reports to the Agency. See Book of Original Minutes for copy.

There being no further business to come before the regular session, a motion was made by Mr. Cartelli and duly seconded and approved to move into executive session at 8:35 P.M. for the purpose of acting upon Acquisition, Relocation and personnel matters.

Respectfully submitted,

Richard T. Dawson, Secretary