

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD
ON JANUARY 7, 1975.

PRESENT: Messrs.: Achenbach
Reier
Dawson
Davis
Kelsey
Misenti
Novicki
Passanisi
Schmidt

ALSO

PRESENT: Haze
Guy
Cienava
Champagne
Dunn
LaBella
Carr & Samuelson, Cahn Engineers
Snow, Legal Counsel
Lowry, City Plan
DeRing, Chamber of Commerce
Spinetta, Alco Associates
Beinhorn, Press
Matteo, Council
Carta, Owner 76-10

ABSENT: Gionfriddo

The regular meeting of the Middletown Redevelopment Agency was called to order by Chairman Achenbach at 6:00 P.M.

The Chairman declared a quorum present.

Upon motion by Mr. Misenti, seconded by Mr. Davis and passed by all present, the minutes of the previous meeting were approved as remitted.

Mr. Fred Schmidt, a newly appointed member of the Commission was introduced to the Agency.

The first item on the agenda concerned election of officers for the 1975 calendar year.

A motion was made by Mr. Novicki opening nominations and nominating the present slate of officers consisting of George J. Achenbach, Chairman; David W. Reier, Vice-Chairman; and Richard T. Dawson, Secretary, to retain their present offices.

This motion was seconded by Mr. Misenti.

A motion was made by Mr. Misenti and seconded by Mr. Davis that nominations be closed. The motion was approved by all present.

The slate, as nominated, was unanimously re-elected as recorded by a single ballot cast by the Secretary.

Mr. Achenbach then took a few moments to compliment the staff on their activity and achievements over the previous calendar year.

Mr. Haze then distributed a 1974 Progress Report to the Agency (see book of original minutes).

Mr. Achenbach stated that the financial condition of the Agency was good, especially in funding between the Agency and Hartford. Better than most in the State. A letter of commendation on Agency relocation activity was distributed to the Commission (see book of original minutes).

Mr. Achenbach further stated that so far our expenditures for acquisition were only less than 1% off revised budget estimates and that he appreciated the effectiveness and high caliber of the staff operation.

Mr. Reier then introduced Mr. Spinetta of Alco Associates, Inc. who presented two new concepts for the D-1 area. Mr. Spinetta noted that these were not final plans and would be somewhat combined in accordance with the Agency's desires and the needs of tenants and shoppers.

Mrs. Matteo and Mr. DeRing entered the meeting at 6:12 P.M.

Mr. Reier stated that Alco had done an excellent job as requested in tying in Main Street. He asked Mr. Spinetta how close the plans were to the Agency parking ratio. The reply was "a little below the Agency requirement".

Mr. Achenbach referred to the schedule on Parcel D-1 and stated that the Agency was awaiting EPA reply to the waiver request submitted by the Agency and Alco. The request was sent just before the holidays and no response has been received as yet.

It was noted that the Federal requirements were suspended for 6 months.

Mr. Spinetta also reported the possibility of a cocktail lounge being included on the top floor of the Hotel overlooking the river or a restaurant-cocktail lounge over the skating rinks.

Mr. Achenbach reported that Alco had been requested to submit a proposal for parcel A-10 as has Dr. Zimmitti's group.

A summary of changes to the Development Parcel Schedules was distributed to the Agency.

Mr. Haze then reported that the Common Council, at its meeting of January 6, 1975, approved the authorization to enter into a Contract for Sale of Land with the East Hartford Hospital, Inc.

He also commented that the negative report on the operation of the East Hartford facility in the Press was not as he had seen in the hospital. Mr. Haze was invited to inspect the hospital and was impressed with its construction, safety features, neat appearance, etc. He felt confident that the Middletown facility would be well constructed with facilities to ensure good services to the patients. In response to a question on type of service to be provided, Mr. Haze noted that state regulatory agencies and local agencies would have the responsibility to monitor.

Revised site plans are being prepared to show more information. Preliminary indications reflect adequacy of parking.

Mr. Haze recommended Agency action to authorize execution of a Contract for Sale of Land.

A motion was made by Mr. Reier, seconded by Mr. Dawson and passed by all present to authorize the Chairman to execute a Contract for Sale of Land by and between the Middletown Redevelopment Agency and the East Hartford Hospital, Inc.

Messers Carr and Samuelson were then introduced to explain the Cahn proposal in reference to the dumping of demolition debris (see book of original minutes).

The Cahn proposal concerning the upgrading of the dumping area to DEP standards was remitted to the Agency in January.

The dump site on Newfield Street being used by the Agency was closed by DEP, but we have authorization to use it for the completion of our present demo contract.

The DEP would entertain continued use of the area for demolition debris if certain things are carried out to alleviate the different areas of pollution in a program approved by them.

The areas of control necessary concern the disposition of solid waste, a positive plan of what controls will be instituted in the area and how these controls will be carried out, compaction, cover, and control of ground water contamination.

The Cahn report reflects the savings to the Agency of preparing specs for demo contractors to follow in their dumping and other costs necessary to institute a control program.

Without a plan for the area, we would have to pay for dumping in other cities at a cost of \$40-\$50 per load.

Following due discussion, a motion was made by Mr. Davis, seconded by Mr. Misenti, and passed by all present to approve an expenditure of \$7,000 in accordance with the Cahn Engineers recommendation to prepare a plan acceptable to DEP.

Mr. Haze then stated to the Agency that when the budget was revised and certain areas were removed from acquisition, including block 76, Parcel 76-10 was to remain in the acquisition workload due to its deteriorated condition.

The structure is vacant, boarded up, and under Health Department order to rehabilitate or demolish.

It is estimated that rehabilitation of the structure would cost in excess of \$22,000 and was not feasible.

Mr. Reier felt that if the parcel was acquired it could be worked into the development area as a part of the LHA elderly proposal or for school use in the block.

A motion was made by Mr. Kelsey, seconded by Mr. Reier and passed by all to acquire the parcel and order the necessary appraisals.

Mr. Carta, owner of the property, asked when acquisition would occur and he wanted a price. Mr. Achenbach replied that the process would be expedited as quickly as possible.

Attorney Snow reported that a suit similar to the Carabetta suit was knocked out of court in Hartford based upon lack of state jurisdiction in Federal money matters.

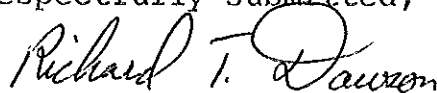
Attorney Snow intends to file for dismissal of the Carabetta suit on the same grounds.

Commenting on the previous action taken to discuss the conflict of interest charges against the chairman, Attorney Snow reported that the Agency's legal position has not changed.

Mr. Reier stated that almost any individual qualified to serve on an Agency would be in some kind of conflict. Any time a conflict suit could be carried out against a commission member, it would be detrimental toward gaining good men to serve.

There being no further business to come before the regular session, and with motion duly made and seconded, the meeting was moved to executive session at 7:15 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Richard T. Dawson". The signature is written in dark ink and is positioned above the typed name.

Richard T. Dawson, Secretary