

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON JANUARY 19, 1971.

PRESENT: Messrs.: Achenbach, Chairman
Thayer, Vice-Chairman
Camp, Secretary
Reier
Novicki
Sneed
Davis
Gionfriddo
Misenti

ALSO PRESENT: Kaplan
Haze
Guy
Snow, Legal Counsel
Beinhorn, Middletown Press
Allen, Legal Counsel, Hill Development
Malley, Legal Counsel, MMH
McWilliams, MMH

ABSENT: Stone

The Special Meeting of the Middletown Redevelopment Agency was called to order at 6:05 p.m.

The minutes of the previous meeting were approved as remitted upon motion of Mr. Thayer, seconded by Mr. Novicki and approved by all present.

Mr. Kaplan then reported that the advertisement for developer interest in Priority Areas I, II, & III was drawn up. The delivery date for Area I was designated for one year while Areas II & III were set at 18 months. The advertisement was left very flexible in order to encourage developer interest and initiative. One to one and one-half years was given for completion of staging, street alignment and other site improvements.

Mr. Thayer felt that he was in favor of advertising only Area I at this time. He felt that there were a few answers to be decided upon for Areas II & III prior to advertising, and these answers would not be available for a few weeks.

Following due discussion, it was decided that the advertising desired at this time would be general enough so that alternatives and decisions to be made would not affect the advertisement or the developer input.

The next item on the agenda was a report by Mr. Haze on the status of the City's request to the Agency for the purchase of the First Federal Loan Association building.

The Agency has previously assured the City that the structure would be acquired. The City has an option to acquire at \$265,000, approved by Common Council. The option expires February 15, 1971.

The Mayor has requested the Agency to acquire the parcel. Two appraisals are complete, one by the Agency at \$300,000 and one by Council at \$295,000.

The Agency appraisal has been revised to reflect the removal of realty and now stands at \$265,000 as of August, 1970.

Mr. Haze requested Agency approval to submit the \$265,000 figure to HUD for approval so that the Agency might purchase the property and sell it to the City for use as a public building at a write-down figure.

Mr. Achenbach further explained that the Agency might not be able to expend the money at this time due to financing problems and suggested that the Mayor should explore alternatives to the Agency making the purchase at this time, including extension of the option.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Novicki and approved by all present to submit the price recommendation of \$265,000 to HUD for their approval, to explain to the Mayor the Agency's financing problem and to check alternatives to the immediate acquisition.

Mr. Novicki then presented the December 31, 1970 fiscal report and a bill for the amount of \$600 from Peat, Marwick, and Mitchell for the Agency's share of the City's yearly audit.

Upon motion by Mr. Sneed, seconded by Mr. Gionfriddo, the fiscal report was accepted as read and the \$600 bill was approved for payment from East Side Funds.

Mr. Sneed then distributed the salary survey memo as prepared by Mr. Guy. The memo was distributed for study only at this time. Copies are to be remitted to Councilman Amato and Mayor Sbona.

Mr. Guy then reported upon the status of the Groundbreaking and project name ceremony. The groundbreaking was scheduled for March 15, 1971.

Following discussion, it was decided that the dignitaries to be invited should be given a second date to choose from, so a choice of March 15 or March 19, 1971 will be given as a choice toward final decision.

The project name will be finalized at the next Agency meeting, when Mr. Stone has more information.

Mr. Haze then presented the following listed commercial relocation claims for approval:

Carl's Package Store	\$3,000.00
Connecticut Employees Union Ind.	\$ 266.00

Following due discussion, a motion was made by Mr. Sneed, seconded by Mr. Camp and approved by all present to pay the claims as presented subject to approval of Mr. Reier's committee.

The next item on the agenda as presented by Mr. Achenbach was a request by Congressman Steele for office space in the Agency office.

This space would be used as a service office for the public and not a politically motivated office.

Following due discussion, a motion was made by Mr. Sneed, seconded by Mr. Gionfriddo and approved by all present to allow office space to Congressman Steele at a nominal rental charge.

Mr. Haze then introduced the Contract for Sale of Land by and between the City of Middletown and the Middlesex Memorial Hospital for Agency approval.

The format used is a standard form of contract formulated by DHUD and contains all the necessary conditions and agreements. The method of disposition, direct negotiation, has previously been approved at \$11,000.

A full contract format is entered into the book of original minutes.

Final plans are being completed by the Hospital's architects.

Attorney Snow stated that the Contract is standard and contains all necessary safeguards.

Mr. Misenti questioned the Hospital plan of incorporating retail stores in the complex.

Mr. McWilliams responded that at this time, there are no retail stores contemplated in the Medical Office Building, but the agreement is worded, according to Mr. Malley, Hospital Counsel, to allow other occupancy subject to zoning and renewal plan restrictions at some future date.

Mr. Misenti questioned the paid parking as it pertained to just the new building or the total Hospital parking area.

Mr. McWilliams responded that all Hospital parking, as is the case in most cities, will be subject to a parking fee.

There being no further discussion, a motion was made by Mr. Camp, seconded by Mr. Thayer and approved by all present to approve the Contract For Sale of Land For Private Redevelopment by and between the City of Middletown acting by and through the Middletown Redevelopment Agency and Middlesex Memorial Hospital, subject to public hearing.

Mr. Achenbach then announced that the next meeting of the Agency will be held on February 9, 1971.

The problem of many displacees in acclimating to their move, their psychological adjustment in the transition was a point of concern suggested by Mr. Achenbach.

He felt that perhaps a social counseling service was needed for displacees and that the Social Agencies in town could be very helpful in this respect.

Mr. Kaplan suggested that answers to this problem might be requested from the Inter-Agency Council for their input on the problem. Mr. Reier also suggested Human Relations input.

Counselling is needed for many of the displaced families in several areas of homemaking, housekeeping, change from renter to owner, etc.

This facet of relocation is to be further looked into.

The final item discussed was the Post Office need for land. Mr. Kaplan stated that he would re-activate the Post Office question and update the Post Office need to date.

There being no further business to come before the Agency and upon motion duly made and seconded, the Special Meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Robert W. Camp, Secretary