

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD
ON FEBRUARY 4, 1975.

PRESENT: Messrs.: Achenbach, Chairman
Dawson, Secretary
Davis
Misenti
Novicki
Passanisi

ALSO

PRESENT: Haze
Guy
LaBella
Snow, Legal Counsel
Matteo, Council (6:12)
Lowry, City Plan
Beinhorn, Press
DeRring, Chamber of Commerce

ABSENT: Gionfriddo
Reier
Schmidt
Kelsey

The regular meeting of the Middletown Redevelopment Agency was called to order by the chairman at 6:02 P.M. A quorum was declared present.

Upon motion duly made and seconded, the minutes of the previous meeting were approved as remitted.

Mr. Haze then reported upon the status of the Downtown Planning Committee. A Main Street scheme had been completed and submitted to the committee by Raymond, Parish & Pine. No final decision has been made on the consultant's recommendation.

Copies of the reports were distributed to the Agency members.

Mr. Achenbach reported that the State had not as yet resolved the Route 9 ramps, but they were still under discussion. Additional DOT meetings were yet to be held.

Mr. Haze then presented to the Agency a copy of HB 6127 entitled, "AN ACT CONCERNING THE POWERS OF THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION".

This Act originating from the Stamford area provides for the exemption of urban renewal areas from indirect source air pollution permit regulations.

It was reported that support for the bill is being considered by CURA, our local Chamber of Commerce and other groups.

Mr. Haze requested that the Agency take an action to request our legislators to support the passage of the bill. Approval of the bill would expedite our development in Metro South.

Mr. Passanisi stated that Governor Grasso is requesting and urging the expediting of DEP legislation in urban renewal areas.

Mr. Haze reported that Attorney Pollock, Alco's attorney, was arranging a

meeting with DEP to discuss the request made for a waiver.

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

A motion was made by Mr. Misenti, seconded by Mr. Dawson and passed by all present to support the Stamford legislation and to contact local legislators to advise them of our support and to enlist theirs.

Mr. Haze then distributed an updated progress report concerning development areas and several were discussed.

Attorney Snow reported that Mr. Carabetta has a new attorney working on the Agency suit and there would be no change until he had time to review the file.

Mr. Haze reported on the "budget deficiency" as carried in the Press and received from HUD, and stated that it was a deficiency in the interest line only and not a budget deficiency.

In questioning this forthcoming deficiency, HUD requested local action to either adjust the Agency budget or use Community Development Funds to make up the deficit.

In discussing the problem with Mayor Sbona, it was decided that the Agency will file a hardship amendatory to try and gain discretionary funds.

During April, 1974, at HUD's suggestion, the Agency filed for an interest amendatory which HUD subsequently turned down for lack of funds.

Our present budget can be adjusted through the site improvement line if necessary.

Future costs will be better known after our March site improvement advertising and the May financing period.

HUD does want a definitive answer and will accept the proposition that we are prepared to adjust site improvements if necessary.

Mrs. Matteo asked Mr. Haze whether the Agency has make known its monetary needs over the next three years as part of the 3-year Community Development application.

Mr. Haze replied that we have not as yet but it will be done. Money would not be needed the first year.

Mr. Achenbach asked whether any further information was available concerning the skating rinks, and Mr. Haze replied that the developer had met with the Council to discuss leasing.

Council has professed interest in the proposal. Mrs. Matteo stated that the matter was being investigated by the members of the Council.

Mr. Achenbach then reported that Attorney Phil Holt had prepared a bill for the State Legislature that pertained to tax advantages for Urban Renewal developers in towns with population under 80,000.

Minutes of a Regular Meeting of the MRA of 2-4-75

Page 3

More information will be forthcoming on this subject.

Mrs. Matteo asked whether Alco developers were going to stage construction or carry out several areas simultaneously.

Mr. Haze replied that staging of the development has not as yet been fully discussed.

There being no further business to come before the Agency and upon motion duly made and seconded, the meeting was moved to executive session at 6:37 P.M.

Respectfully submitted,

Richard T. Dawson, Secretary

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