

# MINUTES

## MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON FEBRUARY 17, 1970.

PRESENT: Messrs.: Achenbach, Chairman  
Camp, Secretary  
Stone  
Novicki  
Sneed

ABSENT: Thayer

ALSO

PRESENT: Kaplan  
Haze  
Guy  
Snow, LPA Attorney  
Tibbetts, Hill Development  
Schaffer, Confrontation Series

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

Mr. Guy presented the minutes of the previous meeting for approval.

A motion was made by Mr. Novicki, seconded by Mr. Stone and approved by all members present to approve the minutes as previously remitted to the Agency.

Mr. Sneed then reported that a fire in the South End over the weekend had displaced a family and that the Agency Relocation staff had relocated the family to a city-owned property acquired in Advance Acquisition at 11 Greenfield Avenue.

Mr. Haze then stated that the Commission on City Plan and Zoning has given its preliminary approval of height change in the zoning ordinance for a B-4 zone in which the Elderly Housing site is located.

The zone called for a maximum of 10 stories but has been changed so as not to restrict the 12-story structure proposed.

A motion was then proposed by Mr. Camp, seconded by Mr. Sneed and approved by all present to make a minor revision in the Urban Renewal Plan, Section C, paragraph c - Residential Use Area - C (High Density), line (3);

Delete: "10 stories or 100 feet in height"  
Insert: "12 stories".

Mr. Achenbach then presented the following resolutions to the Agency:

1) For Direct Loan Application in the amount of \$1,200,000 as follows;

Resolution Authorizing the Issuance of Project Loan Notes in Connection with Urban Renewal Projects.

- 2) For Execution of the First Amendatory Contract Amending Temporary Loan Contract No. Conn. R-105 (TL);
- a) Resolution Approving and Providing for the Execution of First Amendatory Contract, Conn. R-105 (TL).
  - b) Resolution Authorizing the Issuance of Project Loan Notes in Connection with Urban Renewal Projects.

A motion was made by Mr. Novicki, seconded by Mr. Camp and approved by all present to adopt the above stated resolutions as presented.

Mr. Achenbach then presented a letter from the local Trades Unions requesting that the Agency insert in the land disposition contracts a clause that compels developers to be either union or to pay the prevailing wage scale. Information is to be mailed to the Agency for further study.

A letter from the Adath Israel Synagogue requesting the use of the Goodyear Retail Store for an auction was presented by Chairman Achenbach. The Agency concurred that all cooperation would be given to the Synagogue as with other non-profit organizations and that they could use the structure if acquired by that time, April 15, 1970 to the end of May, as long as all costs incurred in the usage were paid by the Synagogue, including necessary insurance coverage.

Mr. Kaplan then presented a request submitted by the North End PAC for \$2,000 for a Survey and Planning Application to be prepared by Raymond and May Associates.

Mr. Sneed questioned how this might affect the South End and was told by Mr. Achenbach that it would in no way affect the area at all.

A motion was made by Mr. Camp, seconded by Mr. Stone and approved by all present to make available \$2,000 from the City's East Side Development Fund for the requested application. This \$2,000 is to come from the \$10,000 set aside for the North End at a previous meeting.

Mr. Achenbach then reported that the Part II application was delivered to HUD by Mr. Kaplan and Mr. Haze and a trip to HUD in New York was contemplated for March 5, 1970 with Mayor Sbona.

Mr. Achenbach then suggested that he felt at this time that someone was needed as a design coordinator for all development to be carried out shortly in our ELA areas.

He stated that Ulrich Franzen and Associates was preparing preliminary concept sketches for the Goodyear site.

After due discussion, a motion was made by Mr. Camp, seconded by Mr. Novicki and approved by all present to request that Mr. Wallace of Wallace, McHarg, Roberts and Todd act as this Agency's design coordinator for this development.

Mr. Haze requested that travel expenses of \$26.00 incurred in a trip to New York for a development consultation concerning the Goodyear area be approved for reimbursement.

After motion duly made and seconded, the Agency approved the reimbursement for expenses incurred.

A request for permission for staff and Agency to attend a NAHRO Conference in Providence dealing with development was presented to the Agency. Mr. Achenbach requested that costs be submitted prior to approval at the next meeting.

Mr. Haze then requested ratification of a telephone poll resolution of the Redevelopment Agency concerning parking for the senior citizens center taken on 2-3-70.

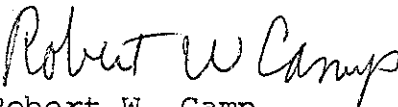
A motion was made by Mr. Novicki, seconded by Mr. Sneed and approved by all present to ratify and approve the said poll.

Mr. Novicki then submitted the budget reports for the period ending January 31, 1970. A motion was made by Mr. Camp, seconded by Mr. Sneed and approved by all present to approve the reports as read.

There being no further business to come before the Agency, a motion was made by Mr. Camp, seconded by Mr. Sneed and approved by all present to adjourn the Special Meeting.

The Chairman adjourned the meeting at 7:00 P.M.

Respectfully submitted,

  
Robert W. Camp  
Secretary