

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON MARCH 2, 1971.

PRESENT: Messrs.: Achenbach, Chairman
Thayer, Vice-Chairman
Sneed
Novicki
Reier
Misenti
Davis
Stone

ALSO

PRESENT: Kaplan
Haze
Guy
Cienava
Beinhorn, Middletown Press
DeRing, Chamber of Commerce
Alexander, City Plan

ABSENT: Camp
Gionfriddo

The meeting was called to order by Chairman Achenbach at 6:00 P.M.

In the absence of the Secretary, the Chairman appointed the Vice-Chairman as Acting Secretary.

Upon motion made by Mr. Misenti, seconded by Mr. Sneed and passed by all present, the minutes of the previous meeting dated February 9, 1971 were approved as submitted.

Mr. Achenbach then read correspondence from the Governor and Representative Steele.

The Governor thanked Mr. Achenbach for the invitation to the ground-breaking ceremony and hoped he would be available for the new date when set.

Representative Steele thanked the Agency for its offer of office space but has decided to use space elsewhere in town.

The next item on the agenda concerned presentation of a revised estimated cash flow. Mr. Haze first reported on the meeting held on February 19, 1971 at Commissioner Dorsey's office with the Mayor. This meeting was held to discuss State Funding for the additional \$1.2 M. needed by this Agency to fulfill its local cash commitment.

Possible reallocation of unused monies from other programs and new funding by the next legislature were discussed. It was explained to Commissioner Dorsey that the Agency was staffed and ready to go, progress has been made in providing relocation housing, and the fact that the project would generate over \$45 M in other activity.

The Mayor is now awaiting an answer from the Commissioner.

Mr. Haze then distributed a new expanded priority schedule draft showing distribution of the \$14 M approved budget for the Project (see copy attached to original minutes).

It was explained that the original \$14 M budget was inadequate to complete the total Project due to rising costs and HUD increases in benefits to Project displacees and property owners.

Mr. Haze explained that certain low-priority areas would have to wait until further Federal Funding could be ascertained and questioned as to whether notification should be sent to people in these areas advising them that it would be approximately 3 years before the Agency could get to their area.

Mr. Kaplan stated that present acquisition in these low priority areas would detract from our present schedule.

Mr. Alexander suggested that the Agency use long term options for those interested in selling now.

Mr. Reier questioned as to whether anything could be done to make provision for Police Parking.

Following further discussion, a motion was made by Mr. Reier, seconded by Mr. Sneed and approved by all present to request staff to communicate with all persons included in the low priority areas, including the City and School Department, and inform them of the delay and examine alternatives.

Mr. Haze then informed the Agency that some owners of property, in areas not scheduled for delivery until 1974, have requested us to buy their property now.

Following due discussion, it was decided to weigh each request as received.

Mr. Kaplan then gave a status report on the Elderly Site, stating that there was no new information and that the Mayor was in touch with Mr. Thompson at HUD.

Mr. Novicki then presented a financial report to the Agency and a request to approve the new Sullivan & Harris Accounting Contract at \$150.00 per month effective February 1, 1971.

A motion was made by Mr. Sneed, seconded by Mr. Davis and passed by all present to approve the Sullivan & Harris Contract as submitted.

Mr. Novicki also reported on the new financing for \$4.2 M scheduled for May 14, 1971.

A report was made by Mr. Haze on the Carlson property. A meeting will be scheduled when Mr. Carlson receives his own appraisal.

A report was then given by Mr. Thayer concerning the status of the Planning Committee. He reported that the Ads for the first three priority areas are in and that half a dozen responses showing interest have been received. The next step is to sit down with the prospective developers, develop a format and translate their interest into a definite program. It was suggested that the acquisition in these areas be expedited.

The Planning Committee will have a summary report for the next meeting.

Mr. Thayer also stated that the Planning Committee was in favor of the Commercial Temporary Parking Plan as submitted by Mr. Reed and felt that the initiative shown is a great plus. Further work on the plan must be coordinated with MDIC, City Plan, Parking Authority and other agencies.

The next item on the agenda concerned the setting up of a Social Counseling System in the Agency using the social services available throughout the City without adding further Agency staff.

Following due discussion, a motion was made by Mr. Sneed, seconded by Mr. Davis and approved by all present to instruct staff to prepare a program outline for necessary social services for relocatees.

There being no further business to come before the regular session, and upon motion duly made and seconded, the regular portion of the meeting was adjourned to executive session at 7:20 P.M.

Respectfully submitted,

Donald Thayer, Acting Secretary