

REGULAR MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN
HELD ON MARCH 4, 1969.

PRESENT: Messrs: Gamer
Achenbach
Camp
Stone
Thayer
Novicki

ALSO

PRESENT: Atty. Snow
Messrs: Haze
Kaplan
Guy

The meeting was called to order at 5:30 P.M. by Vice-Chairman Harry Gamer.

Mr. Gamer then welcomed the two new members of the Agency to their first Agency meeting.

The first item of business on the Agenda was the election of officers. The Vice-Chairman called for nominations from the floor for Chairman. Mr. Camp nominated Mr. Achenbach for Chairman and the nomination was seconded by Mr. Thayer. There being no further nominations, Mr. Achenbach was unanimously voted Chairman of the Agency.

Upon the call for nominations for Vice-Chairman, Mr. Achenbach nominated Mr. Gamer. The nomination was seconded by Mr. Novicki. There being no further nominations, Mr. Gamer was unanimously voted Vice-Chairman of the Agency.

A nomination for Secretary of the Agency was made by Mr. Thayer who nominated Mr. Camp. The nomination was seconded by Mr. Achenbach. There being no further nominations, Mr. Camp was unanimously voted Secretary of the Agency.

Mr. Achenbach then assumed the chairmanship of the meeting and proceeded to the next item of business on the Agenda, the discussion of Agency plans to recognize the long years of service to the Agency and the City by former Chairman Goundrey. Mr. Gamer was asked to assist the staff in making arrangements.

The next item on the Agenda was a Joint meeting with the Housing Authority on Tuesday, March 11, 1969 at 7:30 P.M. to discuss the Elderly Housing program.

It was suggested that the Agency meet first at 5:30 P.M. on Tuesday, March 11, 1969 with Attorney Joel Cogen to discuss land disposition alternatives, Memorandum of Understanding with the Housing Authority, technical plan review panel and timing of activity, Forty Broad Street retainage.

The Chairman requested the staff to prepare material in advance of the meeting to include information sheet, proposed actions to be taken and staff recommendations.

The Public Hearing, set for March 18, 1969 on the Hospital and Goodyear Areas, was the next item discussed. The timetable for activity and an information sheet will be prepared for the members before the meeting.

A request for appraisal information for the Bidwell property on South Main Street in the rehabilitation area was reported to the Agency. The request was denied.

The Director reported that the reclassification of Mrs. Duda's position from Secretary-Bookkeeper to Administrative Aide has been discussed with Mr. Dunn, Director of Finance, Mr. Fortuna, Chairman of the Personnel Committee, and the Mayor.

It was suggested that the change of title, responsibility and grade can properly be made by the Agency since Federal money is being used. Mr. Haze recommended that the job title be changed to Administrative Aide with the salary in the 4th step of Grade Vlll.

After due discussion a motion was made by Mr. Thayer and seconded by Mr. Novicki to change Mrs Duda's title to Administrative Aide with salary to be set in Grade Vlll step 4 (\$6,410) retroactive to January 1, 1969. Before the discussion of this item, Mr. Camp left the meeting to attend other business. Upon call for a vote by the Chairman, the five members present voted in favor of the motion.

The Agency members briefly discussed the Agency's relationship to the City's classified Service, including fringe benefits and personnel practices.

It was reported that more complete information will be reported to the Agency in the form of a memo shortly.

It was reported to the Agency that Mr. Goundrey has offered to continue his assistance in negotiating the acquisition of property in the Elderly ELA, Goodyear and the Church and Main Street property. In the discussion that followed, it was agreed to accept Mr. Goundrey's offer to finish the negotiations already begun.

Discussion of the Agency's financing was the next item on the Agenda. Mr. Haze reported that the direct loan of \$625,000 for the Elderly ELA had been received from HUD on February 18, 1969 and deposited in the Project Expenditures Account at the Connecticut Bank and Trust Company. After consultation with Mr. Goundrey, the bank was instructed to invest \$500,000 in 60-day Treasury Bills. The Agency's cash needs for property acquisition and relocation^{is} to be met by the \$125,000 to remain in the checking account. The Agency also received its first federal planning advance funds for Project Conn. R-105. This check totaling

\$244,881 has been deposited in the Planning Account at the Hartford National Bank and Trust Company.

There was a discussion of fiscal control and the provision of monthly financial reports to the Agency. Mr. Haze also reported that a proposal has been received from Peat, Marwick, Mitchell & Co. for accounting services for the Agency's expanded financial program. Funds are being received for planning and early acquisition through both federal and private financial sources.

The members suggested a separate meeting to be devoted to financing and fiscal control. The staff will prepare financial reports and informational statements before the meeting.

Mr. Haze then reported that outstanding bills for contract services for Raymond & May for planning; John Rowson for appraisals; Mr. Ballard for Reuse Appraisal and Transient Housing Study, Mr. Jerome Silverstein for Second Reuse Appraisal; Mr. Benddict for Second Acquisition Appraisal; and Mr. Kaffenberger for Third Acquisition Appraisals; and NAHRO dues; totaling \$23,320. Mr. Haze recommended payment for these contract progress payments. A motion to pay the outstanding bills was made by Mr. Thayer, seconded by Mr. Novicki and approved by the vote of the five members present.

Mr. Haze then recommended the refund of \$200,000 to the East Side Improvement Account for funds that were borrowed for project planning activity. A motion was made by Mr. Novicki, seconded by Mr. Thayer to refund \$200,000 to the East Side Improvement Account. The motion was approved by vote of the five members present.

In final recap of the Agency members requests, the staff will prepare informational material, financial statements, action items, and staff recommendations in advance of Agency meetings.

There being no further business, the Chairman, upon motion duly made and seconded, declared the meeting adjourned at 9:30 P.M.

Respectfully submitted,

Robert W. Camp, Secretary