

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD  
ON MARCH 5, 1975

PRESENT: Messrs.: Achenbach, Chairman  
Reier, Vice-Chairman  
Dawson, Secretary  
Kelsey  
Misenti  
Novicki  
Passanisi  
Schmidt

ALSO

PRESENT: Haze  
Guy  
Champagne  
Cienava  
Dunn  
LaBella  
Snow, Legal Counsel  
DeRing, Chamber of Commerce  
Beinhorn, Middletown Press  
Katz, Hartford Courant  
Shaw, Lowry, Augustine, Reif - City Plan  
Kalita, Matteo - Council  
Cashman, Lombardo - Collegians  
Spinetta, Alco Associates, Inc.

ABSENT: Davis  
Gionfriddo

The special meeting of the Middletown Redevelopment Agency was called to order by Mr. Achenbach at 6:00 P.M. A quorum was declared present.

Upon motion by Mr. Novicki, seconded by Mr. Kelsey, the minutes of the previous meeting were approved as remitted.

Mr. Haze then presented to the Agency a request from the Middletown Collegian baseball team to allow the Great American Shows, Inc. the use of land on College Street for a carnival for the benefit of the Collegians.

Messrs Cashman and Lombardo, president of the Collegians, spoke for the group and requested the area for the period March 26 to April 6, 1975. Insurance would be available for the Agency as necessary.

Mr. Haze suggested that the land requested was newly filled and might be a problem for equipment.

Mr. Achenbach wanted to know exactly what type of rides and equipment were to be placed on the site, and Mr. Misenti questioned necessary police, fire, and city permits.

Mr. Cashman explained that the permits are necessary and would be filed for when an area is found for the circus. The performance is scheduled and only a site is needed.

Following further discussion, a motion was made by Mr. Misenti and seconded by Mr. Reier to approve the request subject to the insurance of the necessary City and State permits and approval by HUD.

Mr. DeRing stated that a Main Street program was to be put on by Mr. Coleman April 5 to 20, 1975 for the Chamber with the full participation of local merchants. He felt that this was in conflict.

Mr. Achenbach reiterated his request for clarification of the carnival make-up and an explanation of the Great American Shows, Inc.

Mr. Haze stated that the carnival was a profit-motivated organization and that HUD would have to be questioned on the legality.

Mr. Reier questioned whether the Agency has any right to choose who we let in or not at any given time.

Mr. Achenbach stated that he was against the request in principle because he felt that this was not the place for a carnival. He felt that the permits would not be granted due to parking and traffic problems and the lack of compaction in the area. He suggested that the committee not to rely solely on the renewal area for a site.

Mr. Misenti called for a vote on the motion to approve the Collegian request subject to the receipt of permits, the approval of insurance certificates by our attorney, and the approval of HUD.

The motion was approved as follows:

Ayes

Reier  
Kelsey  
Passanisi  
Novicki  
Misenti

Nays

Achenbach  
Dawson

Mr. Achenbach then addressed the next portion of the meeting to Mr. Shaw and the City Plan and Zoning members present.

He stated that the commercial block was still held up in DEP but that he was confident that things would work out O.K.

He felt that this was a good time to get together to find ways to save time in our proposal reviews and to find a way to take advantage of low money rates over the next few months.

Mr. Reier stated that zoning had special parking requirements for motels. He requested the Zoning Commission to study a proposal for use of the Municipal Parking Garage evenings when not in use as a portion of the motel needs. He also requested a discussion of the use of combined parking areas for establishments that had different peak periods of usage.

At this time Mr. Spinetta of Alco Associates reviewed his site plan for the Agency and guests.

He stated that this, the latest plan, had greater utilization of parking than the previous. The parking may not be in the required amount per use but considering the different peak periods of use there would be sufficient parking.

Mr. Reier presented the problem of zoning for drive-in bank facilities and Mr. Reif stated that there are presently no drive-in facilities allowed in the B-3 zoning.

Mr. Reier asked if they would be allowed and Mrs. Matteo stated that the question would have to go to public hearing.

Mr. Reier asked whether the garage could be considered toward the necessary parking needs and Mr. Shaw stated that his gut reaction was such that the use of overlap parking was not out of the question, but that the site plan must show the parking-usage relationship.

Mrs. Matteo questioned whether the Alco proposal was close to the Agency parking requirement and Mr. Reier stated that it was O.K. on commercial but short on others unless an overlap was considered.

Mrs. Matteo stated that a third deck on the parking garage was estimated at \$800,000.

Mr. Shaw questioned the fact that the Alco proposal reflected an overlap on the Middletown Press site and Mr. Spinetta replied that the plan was incorrect. This will be corrected and he would like to discuss the use of common parking in the area.

Mr. Shaw stated Alco should closely examine the layout of the bank's drive-in windows for both traffic pattern and possible stack-up pattern if this proposal is approved.

Mr. Spinetta asked Mr. Shaw about local zoning restrictions on liquor license and Mr. Shaw and Mr. Reif replied that the restaurant would be no problem but there may be one with a liquor store due to the 1,500 foot spacing law.

Mr. Shaw made a request that as soon as a site plan was available, he would appreciate a copy so as to be able to react to the plan at an early date.

Mr. Reier stated that the motel parking would be short on site but that use of the garage as overlap would satisfy the requirements and Howard Johnson.

Mr. Spinetta mentioned that Howard Johnsons wants 100 spaces for rooms and 200 spaces for banquet and restaurant needs.

Mr. Shaw questioned as to whether H.J. would need a specific assignment of spaces in the garage and Mrs. Matteo stated that spaces cannot be assigned.

Mr. Achenbach suggested that Alco check H.J. for what they need as a commitment; parking only or certain numbers reserved.

Mr. Achenbach stated that if we assume a space problem with parking, one suggestion might be to reduce the commercial base in the central portion of the block to reduce the immediate parking need.

In place of the commercial cutback, two other commercial units would be constructed in the DeKoven Drive - Union Street area.

It was suggested that the difference in tax revenue resulting from the added commercial around Union Street might justify the construction of a

third deck on the garage or underground parking at the rink to serve the area.

Mr. Achenbach felt that this type of change might be looked into and was worth pursuing.

Mr. Haze suggested that the lower rate of city financing of the skating rinks might be explored so that the cost difference in the financing might be used to pay for needed parking.

Mrs. Matteo replied that the City cannot finance a private development and Mr. Reier stated that it could go to referendum and become a City function.

Mrs. Matteo asked what would happen if the City rink lease proposition should go to referendum and fail.

Mr. Spinetta replied that this might change the entire plan. He stated that the skating rinks were sold to his future tenants as a drawing card. Other possibilities would have to be explored and time, right now, is essential. Alco's financing package is based upon inclusion of the rinks and any new financing package would have to be acceptable to tenants and his financial sources.

Mr. Achenbach suggested that we may want to consider other financing possibilities at this time. Should MIDC involvement be explored to investigate the formation of a local corporation for leasing that might help in the financing, was a question raised.

Mr. DeRing stated that other alternatives are possible but that Alco needs a lease and this is the path presently being followed. He asked what affect it would have on Alco if others built and owned the rink.

Mr. Spinetta reiterated that it was an integral part of his financing package.

Mr. Achenbach requested a full feasibility study on the subject and stated that at present there were four areas of discussion voiced; rink financing, parking, drive-in banking facilities, and liquor-license.

Mr. Shaw added traffic patterns, driveways, and the drive-in bank layout. He also voiced concern over the ultimate site plan for the D-3 site and the possible need for parking for D-3 in the commercial area. He was assured that this would not be so.

Mrs. Matteo asked when site plans would be available for A-10 and D-3, and suggested readvertising for developers.

Mr. Achenbach replied that we were not pushing these sites as yet but we had requested definite site plans from Alco as an interested developer.

Mr. Reier stated that he did not want any other sites pushed at this time until D-1 was fully clarified.

Mr. Spinetta stated that Alco was working on the sites and that new housing laws were being investigated at HUD.

Mr. Achenbach stated that housing was the priority for both sites and he also felt that due to the forthcoming lower financing rates perhaps we should explore the non-subsidized housing possibilities under Section 8.

Mrs. Matteo asked what the Agency status was with EPA on the D-1 Block.

Mr. Haze replied that the Agency had been turned down on the request for variance but in meetings with Mr. Beal, it was learned that several of the areas of traffic analysis needed for a formal application has been modified and relaxed.

Mrs. Matteo questioned whether the Agency has used its staff at all as yet to start the necessary surveys and Mr. Haze stated that we have not but our consultants, Harris Associates, are prepared to launch the studies when necessary. They would take 2 - 3 weeks.

Mr. Achenbach explained that with the pursuit of the exemption and the forthcoming introduction of the Stamford Bill he did not want to start on any application.

Mr. Shaw asked whether any new information on Route 9 had been received from the State DOT, and Mr. Achenbach replied that no new information had been received as yet.

Attorney Snow then presented the disposition agreement for the Police Parking area and Mr. Haze recommended its submission to the Common Council for approval.

Following due discussion, a motion was made by Mr. Novicki, seconded by Mr. Reier and passed by all present to approve the agreement for submission to Common Council.

Mr. Haze then reported that he had attended a meeting at DCA with one of our legislators, Mr. Dzialo and Deputy Commissioner Mancuso to review our application for \$965,000 in renewal funds.

On our application we had requested \$320,000 from current funds and the balance to be forthcoming from new appropriations.

At present there are no new funds being appropriated by the legislature but both the Conference of Mayors and CURA are pursuing this matter.

We have been assured that our request will be recommended to the State Bond Counsel in April.

Mrs. Matteo asked what would be done if there are no further allocations and the Agency stands to lose \$670,000.

Mr. Haze replied that the situation is being worked on and Mrs. Matteo suggested that we should pursue the problem with our legislators and the Governor and take as many alternate roads as necessary to insure the financing.

Mr. Champagne then presented two changeorders for the Tomasso S.I.-I Contract as follows:

1. Increase of contract cost to refurbish Traffic Controller up to

standard at a cost of \$1,336.88.

2. Decrease in contract cost to reflect difference between the Jacking Process and Open Trenching in the amount of \$1,159.75.

The total contract would be adjusted from \$1,270,217.04 to \$1,271,394.17, an overall increase of \$177.13.

Motion made by Mr. Novicki, seconded by Mr. Dawson and passed by all present to approve the changeorders as presented.

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 8:05 P.M.

Respectfully submitted,



Richard T. Dawson, Secretary

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