

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT  
AGENCY HELD ON MARCH 8, 1972.

PRESENT: Messrs.: Achenbach, Chairman  
Reier, Secretary  
Novicki  
Gionfriddo  
Davis  
Stone

ALSO

PRESENT: Haze  
Guy  
Kaplan  
Cienava  
Snow, Legal Counsel  
DeRing, Chamber of Commerce  
Reif, City Plan  
Shaw, City Plan  
Bart, Middletown Press

ABSENT: Thayer  
Sneed  
Dawson  
Misenti

Chairman Achenbach called the meeting to order at 6:00 P.M.

The first item on the Agenda was an informal meeting with the Commercial Block Ad Hoc Committee. The following members were present:

Messrs.: D'Oench  
O'Brien  
Levin  
Weiner  
Ryan (for Campbell)

Mr. Levin reported that he had spoken to Mr. Spiegel of Spiegel & Zamecnik, Inc. concerning the Middlesex Theater structural engineering survey. He felt that there would be no problem in telling if the structure was physically sound.

It was suggested by Mr. Achenbach that the survey should include information on recommendations and the cost of correcting defects. Mr. Levin felt that this information would be forthcoming from Mr. Spiegel.

Mr. O'Brien reported a meeting is being set up with Mortenson to ascertain an idea of management costs for the theater.

Mr. Levin stated that the Council was of the opinion that there was a break between the Agency and the Ad Hoc Committee and it was disturbed at having to heal this break. Council felt that the Agency should take the initial step toward the theater proposition and be willing to pay half the cost of the engineering survey. In fact, if the Agency did not share in the survey, the Council would withdraw their support and bow out of the proposition.

Mr. Achenbach stated that the Agency, in previous years, had been against rehab of the theater. He stated that he was in favor of getting further information before a final decision is made.

Mr. Weiner stated that the theater block was a necessity to go hand in hand with Block 15.

Mr. Ryan stated that a meeting was being set up with SNETCO top level personnel to discuss their needs, timing, and criteria.

Following further discussion, the Ad Hoc Committee excused themselves from the meeting at 6:50 P.M.

A motion was made by Mr. Davis, seconded by Mr. Novicki and passed by all present to approve the minutes of the previous meeting as remitted.

Mr. Haze then explained that at the previous Agency meeting, a motion was approved to request the Common Council to expend an amount, not to exceed \$10,000, for a structural engineering survey of the Middlesex Theater.

The Council then requested the Agency to split the cost of this survey with them.

Upon telephone poll of members, the following vote was recorded pertinent to the request for split of the survey cost:

<u>Aye</u>	<u>Nay</u>
Achenbach	Sneed
Thayer	Reier
Dawson	Gionfriddo
Novicki	Misenti
Stone	Davis

Mr. Achenbach stated that there is a local interest in the theater and he feels that the Agency should undertake a portion of the study to gather vital information and to retain the interest of the Ad Hoc Committee and Common Council in the project. He felt that the study would open the way for a choice of options. The actual total cost of the survey would be \$5,300.

Following further discussion, a motion was made by Mr. Novicki, seconded by Mr. Stone and passed by all present as follows:

That the Middletown Redevelopment Agency participate in the structural engineering survey to the amount of \$2,650 with the stipulation that the study be completed within 30 days with Council recommendation on the theater acquisition within 15 days following receipt of the survey information.

Mr. Novicki then presented a resolution for Amendatory Loan and Grant Contract for funds to cover the new Relocation Act Provisions.

A motion was made by Mr. Novicki, seconded by Mr. Reier and passed by all present to approve the following resolution:

"Resolution of the Middletown Redevelopment Agency Authorizing the Filing of an Amendatory Loan and Grant Application For Project No. Conn. R-105" and authorizing the Chairman to execute and file said application.

The Acquisition and Procedures Committee recommended the following maximum acquisition prices for approval under the proclaimer procedure as presented by Mr. Cienava:

- 1) Hoberman Apts., 93-12 & 29, \$250,000; to include furniture presently being used by tenants. Motion by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the acquisition price of \$250,000.
- 2) Mazzotta, 15-2, \$32,000; Motion by Mr. Reier, seconded by Mr. Novicki and passed by all present to approve the acquisition price of \$32,000.
- 3) Marchesi, 16-5, \$35,000; Motion made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the acquisition price of \$35,000.
- 4) Katz, 15-14, \$31,600; Motion made by Mr. Reier, seconded by Mr. Gionfriddo and passed by all present to approve the acquisition price of \$31,600.
- 5) Carta, 16-6, \$50,000; Motion made by Mr. Davis, seconded by Mr. Reier and passed by all present to approve the acquisition price of \$50,000.
- 6) Fazzino, 19-6, \$22,000; Motion made by Mr. Reier, seconded by Mr. Novicki and passed by all present to approve the acquisition price of \$22,000.
- 7) Vecca, 19-7, \$36,500; Motion made by Mr. Reier, seconded by Mr. Novicki and passed by all present to approve the acquisition price of \$36,500.
- 8) Sennik, 15-28, \$24,000; Motion made by Mr. Reier, seconded by Mr. Novicki, and passed by all present to approve the acquisition price of \$24,000.
- 9) Wallace, 95-12, \$36,000; Motion made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the acquisition price of \$36,000.
- 10) Puglisi, 15-27, \$25,000; Motion made by Mr. Reier, seconded by Mr. Novicki and passed by all present to approve the acquisition price of \$25,000.

- 11) Parmelee, 96-7, \$40,500; Motion made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the acquisition price of \$40,500.
- 12) Rafala, 20-3, \$40,000; Motion made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the acquisition price of \$40,000.
- 13) Krokulski, 93-9, \$25,000; Motion made by Mr. Reier, seconded by Mr. Stone and passed by all present to approve the acquisition price of \$25,000.

Mr. Guy then presented the following Commercial Relocation claims for approval:

Ronald P. Gilbert Agency Alternate Payment	\$10,000
Frank Malek Auto Body Alternate Payment	\$8,903.35

A motion was made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the Malek claim for \$8,903.35

Following further discussion, the Gilbert claim was tabled for further discussion and clarification of eligibility under the new act.

The next item on the agenda was a presentation by Cahn Engineers of street alignment and storm, water, and sewer systems within the project area.

Present for the presentation were the following:

Messrs.: Reif  
Kuehn  
Passanesi  
Lowry  
Congdon  
Chamberlain  
Shaw  
Mylchreest  
T. Brown and J. Carr of Cahn Engineers

Mr. Brown presented maps showing street alignment changes, widths, minor changes from the original plan and William Street alternates which could be planned subject to final disposition of the Commercial Block 15.

Mr. Carr presented the water, sewer, and sanitation layout, stating that portions of the Middletown system were in excess of 100 years old.

It was suggested by Cahn Engineers that the first site improvement contract include the extension of DeKoven Drive, the realignment of South Street and the length of William Street from High to DeKoven and Union Street. This first phase would start in the Fall and take 400 days to complete to install new underground systems, surfacing, walks, planting, etc.

Mr. Haze stated that the recommendation of Mr. Thayer's committee was that the portion of William Street between Main and DeKoven might be left until development was set for the Commercial Block. The Planning and Development Committee recommend approval of the alignment of streets and authorization to proceed into final design.

The question arose as to whether early work on storm and sanitary sewers could bypass the Redford and Mylchreest structures. Mr. Carr stated that this might be possible but would have to be investigated.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Stone and approved by all present to accept the preliminary design of site improvements and authorize final design for the first stage of construction, subject to referral to the City Planning Commission.

There being no further business to come before the Agency, and with motion duly made and seconded, the meeting was adjourned at 10:05 P.M.

Respectfully submitted,

David Reier, Secretary