

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON MARCH 10, 1970.

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

ALSO

PRESENT: Kaplan
Haze
Guy
Higgins, City Plan
Dzialo, State Representative
Gillies, State Representative
Snow, LPA Counsel
Schaffer, Confrontation

ABSENT: Camp

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

The first item on the agenda was the request for approval of the minutes of the prior meeting.

A motion was made by Mr. Thayer, seconded by Mr. Sneed and approved by all present to approve said minutes as previously remitted to all Agency members.

Mr. Haze and Mr. Achenbach then presented to State Representatives Dzialo and Gillies the present status of Conn. R-105 and the problems that are being caused by the lack of the total State Grant-in-Aid allocation of \$1.8 million dollars toward the project.

It was explained to the Representatives that the Project was predicated upon the State's \$1.8 million in aid, and that the law stipulates that a program may not be approved unless the local cash is available.

On March 5, 1970, Messrs. Achenbach, Haze, and Mayor Sbona went to HUD to discuss this problem and received assurances that the project approval would be separated from funding, for approval only, but the amount of forthcoming grants could only be in a proportion equivalent to the Cash Grant-in-Aid actually available.

HUD stated that our application would be approved by the New York office by April 9, 1970 and be forwarded to Washington for final approval. Return is expected by May.

The New York office has requested that the Mayor submit a letter to HUD pledging that the City would take all steps necessary to cover the local cash share of the project cost in two fiscal periods if the state did not fulfill its promise.

approved

The State Representatives were requested to look into the matter of Conn. R-105 funding and to make every attempt to have funds re-allocated for Conn. R-105.

The next item on the agenda was a discussion concerning the advisability of continuing the Advance Acquisition program.

After due discussion, it was decided that the staff would continue with Advance Acquisition negotiations and would use a 60-day option to tie up available properties.

No closings would be scheduled until HUD approved the financing plan submitted by the Mayor.

Mr. Sneed then reported on the SEPAC meeting held on this date. He stated that the initial PAC feeling was that the PAC would run the renewal show and that the Agency was secondary. This attitude has now been clarified and the PAC is desirous of working with the Agency in an advisory capacity.

The group does feel that only project area residents should be on the PAC. The DHUD does stipulate that members of the PAC must be made up of area residents.

A memo on the restructure of the SEPAC to bring it to conform to HUD format has been submitted to the Mayor for his study and action.

Copies of this memo will be remitted to the Agency.

Mr. Achenbach then suggested that due to the close proximity of Part II approval, Agency members should study the staffing proposal submitted to them at a previous meeting and be prepared for comments and action.

The next meeting was called for April 7, 1970 with March 24, 1970 to be held open for a possible earlier meeting.

Mr. Kaplan then reported that a memo would be prepared for the Agency for the next meeting spelling out, for development of the Goodyear Area, the decisions to be made, alternatives with the advantages and disadvantages of each from the LPA view. The memo will go into types of development programs available and will be worked out on a step by step basis.

Mr. Novicki asked what Wesleyan's status was at present.

Mr. Kaplan stated that Wesleyan was assembling plans for application for a College Housing Loan which had an April 1, 1970 deadline. They are working with their architects and planners to complete their application by the deadline date.

Mr. Higgins suggested that the Redevelopment Agency should firm up and formally approve all arrangements for the Goodyear Area before any site plan approval is requested from the Planning Commission.

Mr. Thayer stated that the Agency was morally obligated to the previously discussed 50-50 split of the six acres.

Mr. Thayer also inquired about the need for moderate rental housing for the Goodyear Area.

Mr. Achenbach felt that a complete survey of the project area would be the only way that the Agency could really tell whether or not the low to moderate-income public housing is what is really needed for the Goodyear Area. Perhaps a full survey would turn up other needs. He suggested that the staff complete the project area survey as a first step.

Mr. Achenbach then read a staff memo to be remitted to all City Agencies concerned with housing that Mr. John Dunn, Relocation Officer, held the full responsibility for this Agency's residential relocation, its liaison with residential PAC and its surveys for housing needs. All questions and problems are to be funneled through Mr. Dunn.

Mr. Kaplan then reported that the YMCA needs an answer concerning our staging priorities. The Y must stage its own programs and has voted to expand in downtown Middletown. They will be approaching the Agency for a definite commitment and they are willing to play a role in planning their own expansion with area recreation needs in conjunction with planned neighborhoods.

Mr. Achenbach stated that it was perfectly O.K. for the YMCA to forge ahead with general plans for expansion.

Mr. Higgins questioned the Y's expertise in the planning field, and Mr. Haze answered by reading a letter from the local Y to the National office requesting their aid in planning development programs. The planning would be carried out by the National YMCA planners or by consultants.

Mr. Achenbach then read to the Agency a staff memo to be remitted to all City Agencies informing them that Mr. Sal LaBella, Relocation Officer, is responsible for all non-residential relocation, liaison with the commercial PAC, and all demolition and salvage programs.

The next item on the agenda was the presentation by Mr. Guy of a resolution to approve HUD-6155, "Schedule of Average Sales Prices For Standard Housing in Locality" (see book of original minutes for copy) used in conjunction with the Replacement Housing Payment.

After due discussion, a motion was made by Mr. Novicki, seconded by Mr. Sneed and approved by all present to approve and adopt the schedule as presented.

Mr. Haze then reported on the Demolition Eviction Schedule. He had a meeting with Mr. Schmidt and Schmidt's attorney, Attorney Poliner, and Mr. Schmidt is closing his laundry and is requesting a six-week extension of the eviction date.

Attorney Poliner stated that they would work things out within a time period as stipulated by the Agency.

Attorney Snow, LPA Counsel, suggested that we hold the right-of-possession date as set, March 15, 1970, but delay the sheriff's execution as long as possible to allow Mr. Schmidt the time needed.

Mr. Shaw has a commitment and the Agency will also delay execution as long as possible on this parcel.

Attorney Snow reported that the execution of the right-of-possession may be delayed for a 60-day period.

All steps necessary to aid Mr. Fountain in relocating will continue to be made. If Mr. Fountain makes no effort, the Agency will have no recourse but to order execution of the right-of-possession on March 15, 1970. Mr. Fountain has a new attorney, and it was suggested that all efforts be funneled through him.

After further discussion, a motion was made by Mr. Novicki, seconded by Mr. Stone and approved by all present to release available buildings to the demolition contractor no later than April 1, 1970.

The next item on the agenda was the presentation by Mr. Novicki of the February monthly expense statements.

After due discussion, a motion was duly made, seconded, and passed to approve the statements as read.

Approval for four staff members and one Agency member to attend a development conference by NAHRO in Providence, March 18 and 19 was requested by Mr. Haze.

A motion was made by Mr. Thayer, seconded by Mr. Stone and passed by all present to approve attendance at the conference as requested.

There being no further business to come before the Agency, a motion was made by Mr. Novicki, seconded by Mr. Sneed, and passed by all present to adjourn the special meeting.

The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Robert W. Camp
Secretary