

SPECIAL MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN
HELD ON MARCH 18, 1969.

PRESENT: Messrs: Achenbach
Gamer
Thayer
Novicki

ABSENT: Messrs: Camp
Stone

ALSO

PRESENT: Atty. Snow
Messrs: Haze
Kaplan
Guy

The meeting was called to order at 5:30 P.M. by Chairman George Achenbach.

The first item of discussion on the Agenda concerned Ernest Field's burned out structure on the corner of Main and Church Streets. It was decided that we should continue to negotiate with Mr. Field and to avoid condemnation action if possible.

The next order of business concerned the staff's submission of a monthly budget report to the Agency as requested by Chairman Achenbach and a request to Messrs. Gamer and Thayer, the Agency's Budget Subcommittee, to investigate both the reinstatement of the income to the East Side Fund and to substantiate the rights of the Agency to its use.

At this time the next meeting of the Agency was reserved for Tuesday evening, March 25, 1969 at 5:30 P.M., and it was suggested by Chairman Achenbach that Agency staff and members be prepared to meet on 3 out of 4 Tuesday nights per month.

The next item discussed was the DiMauro property, Parcel 80-2 and the necessity for its acquisition. It was included at the time of planning in order to enhance the acquiring of a feasible disposition site. Action on the matter of acquisition of this parcel was deferred until more information is available on the development proposals for the area. Parcels 78-12, 13, were discussed for possible acquisition adjacent to the Police Station and the matter was deferred for action when the total project is approved.

At 6:30 P.M. Messrs. Richard O'Brien, Derry D'Oench, and Dave Smith, Chamber of Commerce, arrived for a joint discussion of a promotion fund for use of the Chamber in promoting Middletown to outside sources. One aspect of the discussion was a request for the Agency to make available from the East Side Fund the amount of \$5,000 as a portion of the first year's promotional budget. (See attached promotion fund explanation).

Mr. Gamer asked the question to Mr. D'Oench as to what the Chamber's "cash or in kind" figure of \$2,500 represented. It was answered that this figure was in time, labor, materials and supplies, etc. necessary to develop and launch this program.

Several of the Agency members felt that if this promotional program were to succeed it might be a tremendous aid in attracting developers into future redevelopment areas.

Mr. Achenbach questioned as to why the Hill Corporation was not listed as a working partner and donor to this group as listed and Mr. D'Oench stated that this was still a future possibility, but preferred the present composition.

Mr. Novicki asked whether or not the Chamber would contract for a professional Public Relations group to formulate a plan. Mr. D'Oench replied that Dave Smith was well versed in this area, but they might need technical help in the area on presentation. The committee which could have Agency participation would have to decide on the services required.

Mr. Novicki suggested State aid on the program but it was stated by Messrs. D'Oench and Smith that the State resists aiding a specified town or area, and it only really aids on a statewide promotional basis.

Mr. Kaplan asked whether his time would be considered as part of the City share, and it was suggested by Mr. D'Oench that it would not, and his time plus the City share would be gladly accepted.

Mr. Achenbach then stated to the Chamber representatives that the East Side Funds are used strictly on a priority basis and no answer could be given the Chamber for a few weeks.

It was suggested by the Chamber that money available to them through Wesleyan might be used in a manner beneficial to renewal and the City in the future. Also stated was the fact that a broker has already contacted the Chamber and that theater help may already be available in the form of cash.

The Chamber exited at 6:50 P.M. at which time the Agency and staff reviewed the Public Hearing Agenda and then temporarily adjourned at 7:15 P.M. and retired to the Council Chamber for the Public Hearing.

The meeting was reconvened at 8:30 P.M. following the conclusion of the Public Hearing.

Discussion of the DiMauro Acquisition parcel was continued at this time, and it was stated by Mr. Haze that the problem was with the elderly parents not wanting to move, not the children.

It was suggested by Mr. Gamer that assurance be given the family that there would be no immediate dislocation if at all possible.

BOORUM & PEASE "NOTAR"

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A motion was made by Mr. Thayer and seconded by Mr. Novicki that the ELA for the Goodyear site be approved but contingent upon the inclusion or exclusion of the DiMauro parcel in respect to whether it is needed for the development parcel.

This motion was unanimously approved.

A motion was made by Mr. Novicki and seconded by Mr. Thayer to approve the ELA for the Hospital Site.

This motion was unanimously approved.

The following entitled resolution was proposed by Mr. Thayer and seconded by Mr. Novicki:

"RESOLUTION OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN AUTHORIZING THE FILING OF AMENDATORY APPLICATION FOR EARLY LAND ACQUISITION LOAN FOR PROJECT NO. CONN. R-105 AND APPROVING THE CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE."

(See attached copy)

This resolution was approved unanimously.

There being no further business, the Chairman, upon motion duly made and seconded, declared the meeting adjourned at 9:00 P.M.

Respectfully submitted,

Robert W. Camp
Secretary