

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON APRIL 4, 1972.

PRESENT: Messrs.: Achenbach, Chairman
Reier
Sneed
Davis
Dawson
Gionfriddo
Stone
Mayor Sbona

ALSO

PRESENT: Kaplan
Haze
Guy
Cienava
Snow, Legal Counsel
Beinhorn, Middletown Press
Mylchreest, City Plan

ABSENT: Misenti
Novicki
Thayer

Chairman Achenbach called the meeting to order at 6:15 P.M.

Upon motion by Mr. Stone, seconded by Mr. Sneed and passed by all present, the minutes of the previous meeting were approved as remitted.

Mr. Guy then reported that the State had remitted a payment of \$250,000 to the Agency as a portion of the \$1,075,570 which the Agency has under contract with DCA.

This is the second payment, the first being \$337,000. Approximately \$1,000,000 additional funds must be placed under agreement with the State to fulfill the State's funding share.

Mr. Guy also reported that the yearly refinancing period for the Agency was approaching and that \$3,710,000 in notes were to be sold to cover \$3,900,000 in outstanding notes maturing May 14, 1972. The balance of \$190,000 is to be paid from the Temporary Loan Repayment Fund which is used for this purpose. Moneys in the Fund are from sale of land.

3.19% BANK NAME Nat City & Bank
Further money need for operation over the next year is expected to come from Federal Progress Grants and the State.

The next item on the agenda concerned quarterly reports on Acquisition, Relocation, Demolition, EEA personnel, Property Management, and Rehabilitation, as given by Mr. Haze. These reports will be made available to the Agency members.

Mr. Haze also reported that HUD approval for the South End to be utilized for subsidized housing is still in question. Certain environmental deficiencies have kept HUD from approving the area, although it could be used for market rate FHA Housing or 221(d)4.

HUD will entertain a review of their criteria upon submission of a full report on the local tenants' feelings on the environmental deficiencies, i.e., the gas ball and proximity of Route 9.

The present status of developer interest was then questioned by Mr. Reier.

Mr. Achenbach then stated that the previous deadline for submission of letters of interest in our advertised parcels has been extended from March 8, 1972 in order to consider the forthcoming parking referendums and additional downtown activities.

The information by Priority Area was given by Mr. Achenbach:

Area I: Interest by Errichetti Associates and one other developer.

Area II & III: HUD's present position precludes 235 or 236 Housing, but, as previously reported, is open to non-subsidized housing of 50 units. Interest by GMCC and two others.

Area IV: Hoberman Area; Interest by Errichetti and Hospital.

Area V: Errichetti also interested with Area I.

Area VI: Consideration being given owners and tenants in this area for a plan submission.

Area VII: Temporary relocation uses by Agency.

Area VIII: Commercial Block 15; there are three developers showing interest, not counting the local interest which will be assimilated no matter who develops. A possible fourth interest may develop shortly.

Area IX: William Street Strip: Middletown Press plus one.

Area X: Theater Area; SNETCO and Theater interest.

Mayor Sbona questioned as to whether the Agency should plan for one large developer for the Commercial Area or give greater consideration to the existing businesses in the area.

Mr. Achenbach replied that the Agency has always worked with the local people but that the Agency was looking for a total package which would include the locals.

It was suggested by Mr. Reier that due to the interest of the present commercials in remaining, a developer had a ready made selection of tenants.

Mayor Sbona stated that the local group was ready to sit down and discuss development and Mr. Achenbach replied that a meeting was to be set up with the Commercial PAC.

It was noted by Mr. Haze that one of the big problems of the present commercial establishments was its inability to take on a new large

rent which will most likely go with new development.

He also reported that there is discussion in Washington concerning rent subsidies to commercials as there is for residential tenants.

Mr. Haze then reported on the following meetings:

1) The Commission on Planning and Zoning: Discussion was held on the scheduling of road and utility work as proposed by Cahn Engineers for the first construction stage. Cahn Engineers is still working on final plans and timing. It was suggested that the sanitary sewer system could be installed between the present structures and the RR ROW without disturbing the structures present, but the storm drainage lines would have to wait for the roadwork.

2) Congressman Steele: Mr. Redford has suggested that the DeKoven Drive Extension be redesigned to bypass his structure. He requested a meeting with Congressman Steele to discuss timing and acquisition and further suggested that the existing owners in his area are interested in rehabing and developing the area themselves.

If this change is to be made, it would constitute a major change in the Urban Renewal Plan due to changes in circulation, land use, and acquisition. A major change in the Plan would call for a Public Hearing, Agency approval, Planning Commission, Common Council, and HUD approval.

A request was made to Mr. Redford to submit a plan to the Agency for consideration.

3) Mr. Haze then reported that a request had been submitted to HUD for price approval to resell the bank building (library extension) back to the City for the price of \$265,000, already approved by HUD, less the estimated rehab cost for library conversion. This sale figure would be approximately \$82,000.

To date, HUD has balked on the resale figure, feeling that it is a windfall to the City and has submitted the request to Boston Regional Office for clarification.

The next item on the agenda concerned the meeting between the Ad Hoc Committee and SNETCO in reference to their development needs.

Mr. Reier reported that the Phone Company does not need an answer on the theater in 30 days but would like to know by September or October in order to break ground in one year.

A new site must be within 1,000 feet of its present location. Other alternatives to the theater were the City parking lot on Broad Street and the corner of Broad and William. Location would also be subject to the City parking referendum.

Mayor Sbona stated that he would hesitate to place a priority on the City lot. The Middlesex Mutual Assurance Company would also like to expand in this direction. Use of the lot would necessitate finding further parking areas.

Mr. Haze then reported that there had been confusion in HUD as to the applicability of the Uniform Relocation Act to Open Spaces, but this has now been clarified and the additional cost caused by the Act are 100% Federal.

He also stated that Gilbert Switzer has been given the assignment to design the open spaces area for the Elderly Site. Federal Grant money of \$150,000 will be available if plan and application is submitted to HUD by 4-10-72. Any work done on the Goodyear Site will be pertinent to the Public Housing only.

Mr. Achenbach announced to the Agency members that staff meetings will hereafter be held on Tuesday afternoons at 3:30 P.M. All are invited to attend.

Mr. Sneed then read a memo from Mr. Dunn requesting that \$.10/mile be paid to EEA personnel for use of their cars.

A motion was made by Mr. Sneed, seconded by Mr. Davis and passed by all present to pay mileage to EEA personnel on the same basis as staff.

Mr. Guy then presented a letter from CURA requesting that the Agency consider an Agency CURA yearly membership at \$250 per year.

Following due discussion, the request was tabled for further information to be remitted to the Agency.

A request was then made by Mr. Guy for authorization to send five staff members to Norwich for a CURA Conference on April 20 and 21, 1972.

This request was tabled for further information.

A general report on the Spiegel structural survey was given by Mr. Kaplan. The report stated that the building was structurally sound but with much deterioration and was more than adequate for the loads planned for following rehabilitation.

It was estimated that structural repair work on the frame, masonry and decks would approximate \$140,000 \pm 25%.

Mr. Guy then requested Agency approval to advertise for bids for a new demolition contract.

This contract would cover 17 parcels and 35 structures, all within early priority areas.

A motion was made by Mr. Davis, seconded by Mr. Sneed and approved by all present to authorize the advertising.

There being no further business to come before the regular session and upon motion duly made and seconded, the meeting was adjourned to executive session at 7:40 P.M.

Respectfully submitted,

David Reier, Secretary