

MINUTES OF REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD  
ON APRIL 21, 1970

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

ALSO

PRESENT: Kaplan  
Haze  
Snow, LPA Counsel  
Higgins, City Plan  
Clew, Hartford Courant

ABSENT: Thayer  
Misenti

The meeting was called to order by Chairman Achenbach at 6:10 P.M.

A motion was made by Mr. Camp, seconded by Mr. Novicki and unanimously approved by all members to approve the minutes of the previous meeting as mailed to each of the members.

The first item of business concerned revisions to the by-laws presented at the previous meeting to change the composition of the Agency from six to ten members. A motion was made by Mr. Sneed, seconded by Mr. Novicki and unanimously approved by all of the members present.

Mr. Achenbach reported that staffing proposals previously discussed with the members are in process and reports will be presented at the next agency meeting.

The assignment of a new developer under the Invitation for Proposals for Elderly Housing was the next item of discussion. Mr. Haze gave a report on the events leading to the request for assignment by Fusco-Amatruda. Copies of letters of agreement and the release from Fusco-Amatruda were presented to each of the Agency members.

Mr. Haze reported that the redeveloper's Statement for Public Disclosure had been submitted to HUD for their approval on Friday.

Mr. Stone asked what information was available about the Giordano Construction Company and what projects he had completed. Mr. Haze referred to the redeveloper's Statement for Public Disclosure and read the list of public housing completed by the firm in New Haven, Stratford, Bristol, and Meriden.

There was some discussion concerning the assignment opportunity for the other developers who had submitted proposals in the original design competition.

It was reported that the design competition was anonymous and both the Housing Authority and the Redevelopment Agency with the advice of the Design Panel selected the best design for the project. It was then mentioned that the Housing Authority has already accepted the assignment of the developer's rights under the Invitation for Proposal from the Fusco-Amatruda to the Giordano Construction Company and it was so voted at the special meeting of the Housing Authority.

Mr. Camp then suggested that the Agency check on the previous work experience of the Giordano Construction Company in the cities listed on the Public Disclosure Statement. A motion was then made by Mr. William Sneed and seconded by John Davis to approve the assignment by the Fusco-Amatruda Company of all terms and conditions as set forth in the original Invitation for Proposals for Elderly Housing Project Conn. R-105 to the Giordano Construction Company. Approval of this assignment is subject to the approval of the Public Disclosure Statement by HUD and further investigation on work experience in other communities. This motion was unanimously approved by a vote of all members present.

The next item on the Agenda was a report on the Goodyear area. Mr. Achenbach reported that Mr. John Adams had been engaged to do the third appraisal on the Carlson property. He then read a letter from Mr. Colin Campbell outlining a schedule of development for construction of a proposed graduate married student housing project on the Goodyear site. He then mentioned that the Wesleyan schedule did not necessarily apply to the construction of relocation housing.

The construction of the relocation housing could be expedited by action on the following three items:

- 1) Authorization to advertise for the position of real estate officer to negotiate the acquisition of property.
- 2) A joint meeting of the Housing Authority, Planning Commission, Mayor Sbona, and the Redevelopment Agency on May 5, 1970.
- 3) Completion of the Family Relocation Survey to determine exact needs for Project Conn. R-105.

The Agency then reviewed preliminary site plans for the Goodyear area and the closing of Hotchkiss and Hamlin Streets between Church and William Streets was mentioned.

Mr. Higgins suggested that the Agency write to the Mayor to request the Planning Commission to recommend the closing of Hotchkiss and Hamlin Streets under Section 8-24 of the Connecticut General Statutes. If expedited, the Planning Commission could consider such recommendation at its meeting on Wednesday, April 22, 1970.

The next item discussed was the need for staff assistance to provide real estate negotiation service, appraisal analysis, and price recommendations, etc. Mr. Camp moved that the Director be authorized to

advertise for the prospective candidates for the positions and to report back recommendations to the Board at the next meeting. A motion was seconded by Mr. Stone and unanimously approved.

Mr. Camp expressed concern about the uniform design and treatment for the entire Goodyear area and it was suggested by Mr. Achenbach that the joint meeting proposed for the 5th of May could answer many of the questions concerning design and coordination.

Mr. LaBella was then asked to report on the status of the demolition contract for the Goodyear factory area. He reported that Cahn Engineers had prepared the specs and contract documents for the Goodyear factory complex for all of the buildings in the Goodyear factory complex, excluding the Goodyear store building on Church Street. The estimated completion time is four months. Cahn Engineers had prepared the legal advertisement and engineering cost estimate for the contract. A motion was then made by Mr. Stone to authorize advertising for bids. The motion was seconded by Mr. Novicki and unanimously approved.

Mr. Achenbach reported that the Middlesex Memorial Hospital expects to have final arrangements for the construction of proposed medical facilities on South Main Street within several weeks.

Mr. Sneed was then asked to report on the meeting of the South End Neighborhood Association. In his report, Mr. Sneed noted the concern of project residents that renewal was moving too slowly and the need for a black relocation officer to represent the families of the South End.

Mr. LaBella reported on the activities of the Commercial Project Area Committee and noted that he has a meeting scheduled with the Chamber of Commerce officials on April 22, 1970. He stated that both MIDC and the Chamber of Commerce have expressed interest in the formulation of community development corporations to take advantage of Small Business Administration assistance of the 502 program. A meeting of all project area businessmen is being scheduled for some time in June with Mr. Burke of SBA.

Mr. Achenbach suggested that copies of the 502 program brochure be sent to Agency members.

The next item for discussion was the Mayor's request to the Redevelopment Agency to prepare an NDP application for the Wilcox-Crittenden plant area. Mr. Haze reported that he has received a proposal from Raymond & May to prepare the NDP application for a total fee of \$15,000. The application would be prepared in two stages. It would take six weeks to prepare sufficient documentation to refine the first year program and to hold an NDP preparatory conference with HUD officials. After HUD reviews it, it would take 12 weeks to complete the application for the required city actions and approvals. It was noted that the agreement with Raymond & May may be terminated at any time by the Redevelopment Agency. In that event, Raymond & May would be entitled to payment for work completed up to the date of termination. In the event that the NDP conference with HUD indicates that there is no possibility of funding

for our application, it was estimated by Raymond & May that the cost for work completed to that point would be approximately 4 or \$5,000. It was the consensus of the Board members that the Agency should proceed with the NDP application to be paid from the East Side Fund.

A motion was then made by Mr. Camp to accept Raymond & May's proposal for the preparation of the NDP application for a maximum fee not to exceed \$15,000 for all services as outlined in their proposal of April 21, 1970. A motion was seconded by Mr. Davis and unanimously approved.

The Relocation Claim for the Shaw Belting Company was then presented for Agency approval by Mr. LaBella. The total claim amounted to \$7,168 and was supported by the required documentations. A motion was made by Mr. Stone to approve the relocation claim not to exceed \$7,168. Mr. Gionfriddo seconded the motion which was unanimously approved.

In the final item for discussion, Mr. Novicki reported that the Agency has invested \$380,000 of the \$1,080,000 received as a direct loan from HUD in Treasury Bills for 180 days at an interest rate of 6.28%.

He also reported that the Agency has received approval of a revised Survey and Planning budget and is expecting receipt of its requisition for \$140,000 very shortly.

There being no further business to discuss, upon motion duly made and seconded, the Chairman declared the meeting adjourned at 8:00 P.M.

Respectfully submitted,

Robert W. Camp  
Secretary