

MINUTES OF THE REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON MAY 1, 1984

PRESENT: Novicki, Chairman
Kelsey
Campbell
Townes
Makrogianis
Raczka

ALSO

PRESENT: Haze
WCNX Reporter (left prior to the start of the meeting)

ABSENT: Shapiro
Tine
Nelson
Steele

The meeting was called to order at 7:15 P.M.

The minutes of the special meeting of the Agency held on April 9, 1984 were approved on motion made by Mr. Raczka, seconded by Mr. Townes and unanimously approved by vote of the members present.

There were no comments during the public hearing portion of the meeting.

Mr. Haze then reported on the meeting held on April 11, 1984 with Attorney Poliner, Chairman Novicki and himself to receive material being submitted as documentation of the Middletown Plate Glass relocation claim.

The material received from Attorney Poliner was reviewed in detail by Mr. Haze, who presented his findings to the subcommittee. His report to the subcommittee concluded that no part of the summary of costs, totaling \$194,924.23 as submitted by Attorney Poliner was sufficient or adequate to permit the relocation claim submitted on 2-29-84 to be processed. (See attached copy of letter 3-8-84 to Attorney Poliner and memo of 4-26-84 to committee re findings of documentation review.)

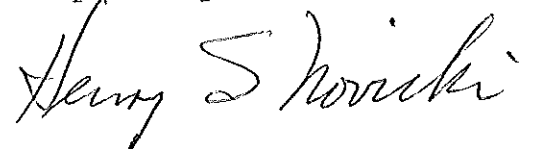
Attorney Raczka then made a motion to accept the Executive Director's findings regarding the documentation submitted on 4-11-84 and to deny the total relocation claim totaling \$107,301.18 submitted on 2-29-84. The motion was seconded by Mr. Makrogianis and unanimously approved by vote of the members present. The Director was instructed to check with the HUD regulations and Attorney O'Neill for the timing to initiate an appeal of the above decision.

Mr. Haze then recommended repayment of the Good Faith Deposit totaling \$1,500 to Mr. Ted Xenelis, Middlesex Fruiterery.

A motion was made by Mr. Makrogianis, seconded by Mrs. Campbell to refund the Good Faith Deposit of \$1,500 to Mr. Theodore Xenelis. The motion was unanimously approved.

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,



HENRY NOVICKI
Chairman



JOSEPH A. HAZE
Director of Redevelopment
347-2562

MIDDLETOWN REDEVELOPMENT AGENCY

STEDMAN MUNICIPAL ANNEX
62 LOVELAND STREET
MIDDLETOWN, CONNECTICUT 06457

MEMO TO: Subcommittee on Middletown Plate Glass Relocation
FROM: Joseph A. Haze
DATE: April 26, 1984
SUBJECT: Determination of Acceptability of Claim for Processing

1. Following Attorney O'Neill's advice, we have previously set a deadline for submission of a relocation claim. We have analyzed the submission and determined that it was not acceptable for processing.
2. We notified Attorney Poliner of the deficiencies that must be corrected and outlined the additional documentation that must be submitted in order to permit the claim to be processed. A new deadline of 4-11-84 was established for the submission of this info.
3. On 4-11-84, Attorney Poliner met with Mr. Haze, Mr. Novicki and Attorney Raczka to present his documentation totaling \$194,924.32. (See copy enclosed.)
4. I have reviewed and analyzed the submitted material and concluded the following:
 1. The entire submission is a construction cost summary for the new Middletown Plate Glass building on 40 Union Street.
 2. No attempt has been made to redate any of this information to the actual cost of relocating the personalty of the business, if, in fact such relationship exists.
 3. Based on the timing of the activities for which these construction costs are reported, it is my opinion that all of the costs shown are for the construction of a building and the necessary site development cost.
 4. It is my conclusion that none of this information is sufficient to permit the claim to be processed.
 5. Please review the enclosed material for concurrence and recommendation to the full Agency at the 5-1-84 meeting.

JAH:ad
Encl.



MIDDLETOWN REDEVELOPMENT AGENCY

STILLMAN MUNICIPAL ANNEX
62 LOVELAND STREET
MIDDLETOWN, CONNECTICUT 06457

March 8, 1984

Myron J. Poliner, Esq.
Poliner & Poliner
516 Main Street
Middletown, CT 06457

Subject: Middletown Plate Glass Relocation Claim

Dear Myron:

I have received the claim form and attachments that were prepared for the Middletown Plate Glass move from 151 William Street to 40 Union Street.

A preliminary review of the material submitted indicated that the claim is incomplete and unacceptable for processing.

Please correct the following deficiencies and provide the following documentation that must be submitted in order to permit the claim to be processed.

1. Complete Section A 3B Date First Occupied _____
2. Complete Section A 3C Date Move Started _____
3. Complete Section A8 Lines 1 through 6. Each line must be filled out with the amount claimed as reported in the respective supporting sections B through F for that line. If no amount is claimed for a specific line, write 0.
4. Section B Supporting Data for Moving. See page 4 for examples of expenses allowable and non-allowable moving and related expenses.

For each item of work reported and described in Section B for reimbursement of actual cost, please submit a copy of the invoice that was paid.

For any portion of the moving expense being claimed as a "self-move" as supported by an estimate, please submit documentation to show the actual cost incurred by Middletown Plate Glass to accomplish the move. Based on an inventory or list of items moved and a description of the work performed, submit documentation for the actual cost of accomplishing the move with the firm's own employees and equipment.

5. Section C Supporting Data for Storage Cost. You make a statement on the claim form to "see attached statement". The attached statement provides no explanation nor documentation of actual cost incurred. If this item is claimed, complete Section C and provide documentation on actual cost incurred.

6. Section D Determination of Reasonable Amount of Search Expense. Again, you make a statement on the claim form to "see attached statement".

If this item is claimed, complete Section D and provide documentation on actual cost incurred.

7. Section E Actual Direct Loss of Property. This entire section must be filled out with attached documentation if any actual direct loss of property is claimed.

A complete list of items for which property loss is claimed with evidence to support the fair market value of each item, advertisements for sale of property, proceeds from sale of each item must be reported.

Please note that the amount that can be paid for property loss is the lesser of the value not recovered from the sale of an item or the estimated cost of moving the property to the new location.

8. Section F Cost of Substitute Personal Property. The statement attached to the claim form does not provide required information.

This entire section must be filled out with attached documentation if any cost for substitute equipment or personal property is claimed.

A complete list of items for which substitute equipment is claimed with evidence of actual cost of equipment delivered and installed at new location, advertisements for sale of property, proceeds from sale or trade-in of each item must be reported.

Please note that the amount that can be paid for the cost of substitute equipment is the lesser of the cost of the substitute equipment delivered and installed at the new location, less the proceeds from the sale of or trade-in of the old equipment; or the estimated cost to relocate the old equipment to the old location.

No payment for direct loss of property may be made for equipment for which a substitute is allowed.

To summarize, the information and documentation that you require to complete the claim form for the relocation of Middletown Plate Glass that was completed in November, 1978 are listed below:

1. A list of equipment, supplies, material and glass inventory that was actually moved from William Street to Union Street.
2. Copies of all paid invoices for eligible costs claimed for reimbursement.
3. For moving costs that were incurred as part of a self-move with company employees and equipment, submit payroll documentation for wages paid to persons who physically participated in the move and the cost of the use of equipment to accomplish the move.
4. If property loss or substitute equipment are claimed, submit a list of the items included in the claim with the supporting documentation as clearly indicated in the respective section.

March 8, 1984

The above information was previously requested and it might help you to refer to the HUD Relocation Handbook that was transmitted with my letter dated March 1, 1978.

The Agency had established a deadline of March 1, 1984 for the submission of a documented relocation claim as reported to you in a letter dated January 6, 1984.

As previously suggested, an alternative to the submission of a claim for Actual Moving Costs and Related Expenses is the submission of a Claim for a Fixed Payment-in-lieu of Payment for Actual Moving and Related Expenses.

The submission of this type of claim requires no documentation for the actual moving costs and related expenses.

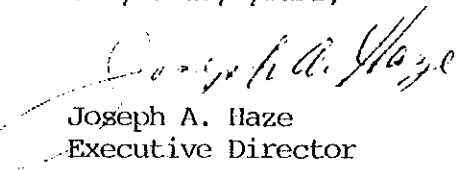
Please refer to the attached criteria for submission requirements for this type of claim.

The Agency has established a deadline of March 27, 1984 for the submission of the documentation to support the Relocation Claim for Actual Moving Costs and Related Expenses or a new claim for a Fixed Payment-in-lieu of Actual Moving and Related Expenses with evidence of the business net income for the two years preceding the date of the move.

Failure to submit the documentation for the Claim for Actual Moving Costs and Related Expenses or a new Claim for Fixed Payment-in-lieu of Payment for Actual Moving and Related Expenses which is acceptable for processing by March 27, 1984, will result in a determination of ineligibility for payment.

Please call me if I can help you with any questions regarding the preparation of documentation required with either type of claim.

Very truly yours,


Joseph A. Haze
Executive Director

JAH:ad
Encl.