

MINUTES OF THE REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY  
HELD ON MAY 5, 1970

PRESENT: MESSRS.: Achenbach, Chairman  
Thayer, Vice-Chairman  
Camp, Secretary  
Novicki  
Sneed  
Stone  
Davis  
Gionfriddo

ABSENT: Misenti

ALSO

PRESENT: Kaplan  
Haze  
Guy  
Byrd  
Dunn  
Mayor Sbona  
Coleman, Housing Authority  
Newcomer, Housing Authority  
Chamberlain, Housing Authority  
McCrea, Housing Authority  
Palmer, Housing Authority  
Buttons, City Planning  
Salafia, City Planning  
Colonghi, City Planning  
Rolle, City Planning  
Clew, Courant  
Beinhorn, Press

The meeting was called to order by Chairman Achenbach at 7:30 P.M.

The first item on the agenda was a request for approval of the minutes of the previous meeting as remitted to the Agency.

A motion was made by Mr. Thayer, seconded by Mr. Gionfriddo, and approved by all present to accept said minutes as remitted.

Mr. Haze then requested that the Agency confirm the motion to approve the assignment by Fusco-Amatruda Company 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.

Mr. Haze reported that HUD approval of the Public Disclosure Statement had been received and satisfactory reports on Giordano had been received from other cities.

A motion was made by Mr. Camp, seconded by Mr. Novicki and approved by all present to approve the assignment as requested.

Mr. Achenbach then reported that he and Mr. Haze had met and that a staffing schedule was almost concluded. The proposed schedule will be ready for the Agency at its next meeting called for May 19, 1970. Agency member sub-committees will also be discussed at that time.

BOORUM & PEASE "INDIAN"

BOORUM & PEASE "INDIAN" ①

The meeting was then adjourned to a discussion session with the Housing Authority and Planning Commission members. See attached memos and notes of discussion.

After the discussion concerning the expediting of relocation housing on the Goodyear Site, the following action was taken by the members present.

In response to the problem posed in Accelerated Turnkey which calls for the developer to complete working drawings at his own risk, a risk which most developers will not take, a resolution was introduced by Mr. Camp, seconded by Mr. Gionfriddo as follows:

"Resolution authorizing the use of the East Side Development Fund as a guarantee to the Housing Authority toward payment for working plans for the Goodyear Relocation Housing Area in the event construction is not carried out due to reasons beyond the control of the developer."

This resolution was unanimously approved by all members present subject to legal approval.

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

The meeting was adjourned at 9:40 P.M.

Respectfully submitted,

Robert W. Camp  
Secretary

NOTES: RE: GOODYEAR SITE

The background material concerning the Project and Goodyear Early Land Acquisition Area was related to all present.

Following the background material further information was dispensed concerning the Relocation and Student Housing plan for the area as prepared by Ulrich Franzen, the architect for Wesleyan.

The results of a newly completed family relocation survey were made available to the group and reflected a total of 350 families in the project area, 151 Black families and 199 White with an income breakdown as follows by LHA limits:

115	-	low-income
12	-	middle-income
138	-	over-income
37	-	FHA - 236 housing

The low-income needs in respect to BR's:

42	-	1 BR
44	-	2 BR
21	-	3 BR
8	-	4 BR

The accuracy of the reported income figures was questioned and it was stated that the income figures were believed to be very accurate.

It was suggested that the survey results be made available to the Housing Authority and the Planning Commission. This will be done when totally completed.

It was stated the single person survey would be completed shortly and this information made available.

The schedule for Wesleyan's portion of the Goodyear Development was then presented to the group.

The question then arose as to whether the Wesleyan housing would be taxable.

Another point in question was whether the LHA housing should fall into the rental or ownership category. It was suggested that the door be kept open on home ownership potential.

An opinion was voiced that college housing was not taxable and being that there is no tax abatement monies available from the State at this time, the City should not go overboard in considering tax abatements.

The Goodyear Housing Site will be a 50-50 split between the LHA and Wesleyan University.

It was noted that Franzen site plan did not allow Police access to William Street and this would have to be checked in final plan to allow egress from the rear of the Police Station.

The question arose as to whether the City or any Agency was committed to pay for Franzen's plans. The unanimous reply was "no".

Further discussion revolved around the type of program to be chosen for development of the area. Turnkey or Accelerated Turnkey were favored.

It was noted that the local Turnkey projects were running into problems. It is the nature of Turnkey that the developer takes all the risks of preparation of working drawings and cannot be reimbursed for them if actual development does not take place. Few contractors desire to take this risk.

The question then arose as to whether the working plans could, in some way, be purchased, or can purchase of the plans be guaranteed in order to expedite completion of the working drawings; perhaps from East Side Funds.

It was suggested that the use of the East Side Funds if deemed a proper use would

require reimbursement.

It was left that the Redevelopment Agency would consider providing the necessary guarantee.

It was also stated that HUD preference in development, if any, would be investigated and that all safeguards available would be used in further Turnkey ventures to forestall development problems.

It was noted that the Franzen design was predicated upon the realignment of Church Street and it was suggested that the design not be dependent upon the street line change, but rather it should be a self-sufficient design not dependent upon future plans.

It was stated that Police Station access to William Street was necessary in the site plan.

The question of retaining the Goodyear retail store as a Day-care center was discussed and one suggestion was that it might be better to demolish the structure than to spend a large sum on rehab.

The group felt that full Agency and City Department coordination was necessary to quickly carry out the Goodyear Housing Development, and it was suggested that the Redevelopment Agency coordinate the total development, possibly through the Director of Community Development.

It was asked whether or not there would be any advantage in bidding both the Wesleyan and LHA portions together, but the Wesleyan schedule was too slow. Wesleyan is to be questioned as to acceleration of their schedule.

The Redevelopment Agency will request the Mayor to obtain Planning Commission report under Sec. 8-24 for the relocation of Church Street.

There was some discussion of the possibility of starting the development program conventionally and then switching to a Turnkey method.

Mr. Achenbach summarized the alternatives under this possibility as follows:

Housing Authority to select an architect for

- a) Final working drawings and plans or;
- b) Preliminary working drawings and plans
- c) After preparation of either final or preliminary plans, switch to Turnkey method