

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY  
HELD ON MAY 19, 1970.

PRESENT: Messrs.: Achenbach, Chairman  
Thayer, Vice-Chairman  
Stone  
Novicki  
Sneed  
Gionfriddo  
Davis

ALSO

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

ABSENT: Camp  
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The Special Meeting of the Middletown Redevelopment Agency was called to order by Chairman Achenbach at 6:00 P.M.

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

A motion was made by Mr. Thayer, seconded by Mr. Sneed and approved by all present to accept the minutes as previously remitted.

The Agency then discussed the Table or Organization and Staffing draft as mailed to them reflecting the needs for Agency staff for project execution and the necessity for Agency committees to work in conjunction with staff.

Following due discussion, a motion was made by Mr. Stone, seconded by Mr. Davis and approved by all present that Agency committees be assigned for the purpose of working with staff in individual areas as necessary to more effectively carry out the total renewal process.

The following committees and committee members were then assigned by Chairman Achenbach:

- 1) Planning  
Thayer, Achenbach
- 2) Finance  
Novicki, Gionfriddo, Achenbach
- 3) Developer Relations  
Camp, Misenti, Achenbach
- 4) Community Relations  
Davis, Achenbach
- 5) Personnel  
Stone, Sneed

Following due discussion, it was decided that one of the personnel committee's functions would be to approve all advertising for new staff, interview candidates as necessary, and make the recommendations to the Agency.

Mr. Sneed then suggested that Mr. Higgins, City Plan's liaison with the Redevelopment Agency, also work with the Planning Committee.

Mr. Higgins accepted the suggestion and stated that his commitments might limit his participation but that he would work with the committee as much as possible.

Mr. Kaplan then distributed copies of a memorandum report concerning 1) Goodyear; 2) North End PAC; 3) NDP-Wilcox Crittenden area.

On the basis of this report, the following actions were taken:

1) A motion was made by Mr. Thayer, seconded by Mr. Novicki and approved by all present that the Middletown Redevelopment Agency does concur in the Accelerated Turnkey method of disposition to be used by the Housing Authority for the Goodyear area.

2) Approval of the Agency for staff to request that the Housing Authority submit a request to the Planning Commission by May 28, 1970 for a special exception for the construction of multi-family housing on the Goodyear site.

3) A motion was made by Mr. Sneed, seconded by Mr. Gionfriddo and approved by all present to submit a request to Mayor Sbona with a copy to the Planning Commission for a partial abandonment and re-alignment of Church Street as per the Urban Renewal Plan.

4) A motion was made by Mr. Stone, seconded by Mr. Thayer and approved by all present to make a minor change in the Urban Renewal Plan as follows, subject to legal opinion:

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Multi-family Residences and One-Family Attached Dwellings

Delete: (3) Neither the basement nor the half-story shall be occupied as living or sleeping quarter.

5) A motion was made by Mr. Thayer, seconded by Mr. Davis and approved by all present to use a Design Review Panel to evaluate developers proposals concerning Goodyear submissions; to inform the Housing Authority of this decision and request their concurrence.

The final selection of a developer will include careful scrutiny of developer qualifications.

The next item on the agenda was the submission of the Financial reports by Mr. Novicki. The reports were accepted as read.

Mr. Haze then reported that the Giordano Construction Company had requested permission to lay foundations on the Elderly Site prior to conveyance of the property.

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Attorney Snow stated that this action could be approved with proper legal protection and insurance protection.

Mr. Haze stated that since all land disposition must be approved by Common Council, the Mayor was polling Council members for their approval on the early start of construction.

All action on this request was tabled to await the legal format and procedures to be prepared by Attorney Snow.

Mr. Guy then introduced the Second Amendatory Contract, Conn. R-105 (TL) for Agency action. The amendment calls for deletion of the 6% ceiling on interest rates for direct loans as incorporated in the original contract. This deletion is necessitated by market conditions.

A motion was made by Mr. Thayer, seconded by Mr. Sneed and approved by all present to approve the amendment as presented.

The next item on the agenda was a request by Mr. Haze to approve the use of Mr. R. J. Santa for Hospital and Goodyear second reuse appraisals at a maximum cost of \$1,000.

A motion was made by Mr. Thayer, seconded by Mr. Sneed and approved by all present to retain Mr. Santa for Goodyear and Hospital second reuse appraisal at a figure not to exceed \$1,000.

Mr. Haze then requested the Agency's approval to retain Mrs. Ballard to update first reuse appraisals on the Hospital and Goodyear sites, due to changes in the previously designated disposition parcels. The cost of the revision is to be \$100 per disposition parcel.

A motion was made by Mr. Gionfriddo, seconded by Mr. Davis and approved by all present to retain Mrs. Ballard to update the first reuse appraisals as presented by Mr. Haze at a figure not to exceed \$300.

The next item on the agenda was a report by Mr. Stone on the results of the advertising for Real Estate Officer.

Mr. Stone reported that 12 applications had been received. The list was refined to a final four of which three reported for final interview by the Personnel Committee.

The unanimous choice of the committee for presentation to the Agency as Real Estate Officer was Daniel Cienava.

After due discussion, a motion was made by Mr. Davis, seconded by Mr. Novicki and approved by all present to hire Mr. Cienava as Real Estate Officer to commence June 1, 1970 at a salary of \$12,500 per year.

Mr. Stone then presented to the Agency the following recommendations concerning 6-month reviews of the following staff:

Helen Kmietek - from \$5,600 to \$6,367 per year

Jerry Byrd - from \$6,850 to \$7,261 per year.

A motion was made by Mr. Stone, seconded by Mr. Thayer and approved by all present to approve the pay increases recommended retroactive to the date of 6-month anniversary of employment.

The next item on the agenda presented by Mr. Guy was a request to the Agency to approve the eviction of the Donald Bond family, 8 South Street, for non-payment of Use and Occupancy charges.

After due discussion, a motion was made by Mr. Sneed, seconded by Mr. Davis, and approved by all present to submit the eviction to the Agency's Legal Counsel for immediate action.

The Agency members were alerted to the June NAHRO conference in New Hampshire.

There being no further business to come before the Agency, and upon motion duly made and seconded, the meeting was adjourned by Chairman Achenbach at 7:50 P.M.

Respectfully submitted,

Robert W. Camp, Secretary

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