

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON TUESDAY, JUNE 2, 1970.

PRESENT: Messrs.: Achenbach, Chairman
Thayer
Camp
Novicki
Misenti
Sneed
Gionfriddo
Reier

ALSO

PRESENT: Haze
Kaplan
Atty. Snow
Beinhorn, Middletown Press
Clew, Hartford Courant

ABSENT: Stone
Davis

The meeting was called to order by Chairman Achenbach at 6:00 P.M.

The minutes of the previous meeting were approved upon motion made by Mr. Novicki and seconded by Mr. Sneed.

Mr. Kaplan then gave a report on the Goodyear area and noted that the Advertisement for Proposals has gone into the newspaper with the submission deadline set for June 29, 1970. He mentioned the Design Review Committee recommended by the Housing Authority and the disposition controls created for the design submission.

The following three items which were approved by telephone poll of the Agency members were ratified by motion of Mr. Thayer and seconded by Mr. Novicki:

- 1) Authorization to advertise for developer proposals.
- 2) Authorization for the Chairman to select a Design Review Committee for review of proposals.
- 3) Authorization to engage Attorney Cogen for legal review of disposition documents at a fee not to exceed \$500.

Mr. Kaplan then showed a slide presentation on the Goodyear area, including the site plan, a model of the proposed development, and illustrative renderings. A comment was made that since the public housing construction schedule will precede the college housing, the Wesleyan college housing will have to conform to the public housing.

It was suggested that the site plan for the Goodyear area be submitted to the Planning Commission for preliminary review before the June 29th submission date for proposals.

Mr. Achenbach then appointed Mr. Camp and Mr. Thayer to serve on the Design Review Committee.

The next item for discussion was the location of the Post Office in the downtown area. The alternatives are to retain a combined central Post Office operation in the renewal area or to separate the facility and retain a substation for downtown service. Mr. Thayer spoke in favor of separating the receiving portion of the operation which would generate heavy trucking and traffic and require a two-acre site in the project area to be used predominately for surface parking.

Mr. Camp suggested the involvement of the Chamber of Commerce and members who formerly served on the Post Office Committee. It was suggested that the matter be referred to the Planning Committee of the Agency and that advice be sought from the Municipal Development Committee and Commercial Project Area Committee.

Mr. Kaplan then spoke on his meeting with Mr. Williams concerning the Hill Development Inn location report. It was noted that the report centered around the four-corner block at the intersection of College and Main Street.

Information pertaining to the relocation requirements of the project area and the reuse value for the sale of land have been requested by the Hill Development Corporation.

Mr. Camp then suggested that the Hill Development Corporation show their plans to the full Agency at its next meeting on June 16, 1970. The proposals would then be referred to the Planning Committee of the Agency. It was suggested that the meeting on the 16th of June be limited to the Hill Development Corporation presentation and the Personnel Committee report.

A report on the status of the Elderly Housing Program indicated that a minor change in location of the community space for the project is being contemplated by the Housing Authority. This would not materially affect the design or site plan for the project.

Mr. Haze then reported that demolition in the Elderly area was progressing satisfactorily with completion expected next week. There was a general consensus of the Agency members to deny the request by the Giordano Construction Company to retain a portion of the Stewart Press building as a construction shed.

Mr. Achenbach then noted that with the expanded activities of the staff and the anticipated project approval, the Personnel Committee recommended the creation of several new positions. He noted that the procedure for hiring new staff would be to advertise locally and to have the Personnel Committee make a final recommendation to the Board after interviewing applicants screened down to three or four. A motion was made by Mr. Misenti, seconded by Mr. Sneed to authorize

the immediate advertising for a Relocation Officer and to authorize the Personnel Committee to advertise for a Community Information Officer and Assistant Relocation Officer and two secretaries as needed. The motion was approved by unanimous vote of the members present.

A motion was then made by Mr. Camp, seconded by Mr. Sneed to promote Mr. Dunn to the position of Director of Residential Relocation and Rehabilitation and Mr. LaBella to the position of Director of Commercial Relocation and Property Management. The motion was unanimously approved.

The following items were unanimously approved by a vote of the Agency upon motion duly made and seconded:

- 1) Authorization to lease the westerly portion of our office from the State for \$150 per month effective July 1, 1970. A motion was made by Mr. Sneed and seconded by Mr. Gionfriddo.

It was suggested that the Finance Committee consider the authorization for office clean-up and painting and for additional office furniture for our expanded staff needs.

- 2) A rent reduction to Reverend Fennel for a \$20 credit for two months was authorized by motion of Mr. Camp and seconded by Mr. Novicki.
- 3) Exterminator contract for the Goodyear factory area was awarded to the A-Ban Company for the low bid of \$250 on motion by Mr. Camp and seconded by Mr. Novicki.
- 4) The demolition contract award to the Stamford House Wrecking Company for the low bid of \$47,747, subject to HUD approval of the contractor was authorized by motion made by Mr. Camp and seconded by Mr. Sneed.

The other bids were:

Lew Morris Demolition Co., Inc. 31-50 College Point Causeway Flushing, New York	\$153,700
S.A.S. Equipment Company, Inc. 8512 Kennedy Blvd. No. Bergen, New Jersey	\$ 74,000
Manafort Brothers, Inc. New Britain Ave. Plainville, Conn. 06062	\$106,800
Dunn Bros., Inc. 420 John Fitch Blvd. P.O. Box 173 So. Windsor, Conn. 06074	\$ 73,000

Bristol Crane Service
93 Ridge Road
Bristol, Conn. 06010

\$119,000

Upon motion made by Mr. Camp, seconded by Mr. Sneed and approved by a vote of the Agency, the Chairman declared the public portion of the meeting closed and adjourned to Executive Session at 7:45 P.M.

Respectfully submitted,

Robert W. Camp, Secretary