

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON SEPTEMBER 9, 1975.

PRESENT: Messrs.: Achenbach, Chairman  
Reier, Vice-Chairman  
Dawson  
Davis  
Kelsey  
Misenti  
Novicki  
Passanisi  
Schmidt

ALSO

PRESENT: Haze  
Guy  
Cienava  
Champagne  
Dunn  
Snow, Legal Counsel  
Garafola, Council  
Lowry, Planning Commission  
Beinhorn, Middletown Press  
Bergen, Hartford Courant  
Hartford Times Reporter  
Weitzman, Pelton's

ABSENT: Gionfriddo

The special meeting of the Middletown Redevelopment Agency was called to order by the Chairman at 6:00 p.m. A quorum was declared present

Upon motion by Mr. Davis, seconded by Mr. Reier, the minutes of the previous meeting were approved as remitted.

Mr. Achenbach updated the Agency on the meetings held with the Council and Alco to discuss the rink lease. He stated that the Press write-ups were good and were correct in their explanations and reporting.

Mr. Garafola stated that it was the consensus of the Council that there has been enough discussion and it was not time to act. There will be a decision made officially at the forthcoming Municipal Development Committee meeting with the Council ratifying the action at their October meeting. The action looks to be favorable on the lease with decision to be made concerning only the number of rinks. The public may then petition for referendum.

Mr. Achenbach then reported that Dr. Lublin had received his construction permit and is going ahead with his excavation while John Reynolds was having success with the Council on a change in the fire district for his planned historic restoration.

Mr. Garafola felt that the Council was rapped unfairly on the Reynold's question. He had never approached the Council on his problems, and the Council outlook on his request seems favorable.

Mr. Reier then reported that the Planning Committee had discussed parcel A-10 and had voted to designate Errichetti Associates as developer for parcel A-10.

The only hang-up is the Eagles and they are holding a meeting on Monday, September 15, 1975 to decide upon whether they will move their structure or not.

Mr. Errichetti is ready to go either way, with changes as necessary.

Mr. Reier made a motion to designate Errichetti Associates as developer for A-10. Mr. Passanisi seconded the motion, which was approved by the Agency.

It was noted that Errichetti's initial proposal contained doctors' offices, elderly housing, and conventional housing.

Mr. Garafola requested that the Agency give a consensus of opinion concerning the question of 1 or 2 rinks.

The consensus of Agency members was a strong feeling for 2 rinks.

Mr. Weitzman felt that there was negative public feeling on the rink question.

Mr. Achenbach then reported on the status of the open house suggested at a prior meeting. The open house was held off in deference to forthcoming Council actions. It can be used to inform the public of renewal actions and tie it in with the theater to show the public the shape which the structure is in.

The program will be scheduled as soon as possible following Council action on the rinks.

Mr. Schmidt then questioned the 6:00 o'clock meeting time for the Agency. He felt that the "normal" commission meeting time of 7:30 would allow everyone to go home, eat, freshen up and be more readily available.

He also felt that a 7:30 meeting time would encourage more of the public to attend without interfering with their supper hours.

Mr. Passanisi felt that the Agency should reconsider its meeting time. Mr. Misenti felt that it was O.K. for him at any time, while the balance of the commission preferred the early meeting time as is.

Mr. Achenbach suggested that we pose this question to the public at the open house program.

In returning to the question on the Eagle's status, Mr. Achenbach stated that the Agency must have an immediate answer on status following their Monday meeting.

Mr. Haze then reported on the status of the Housing Authority and stated that the Middletown Housing Authority had submitted a request to the City for \$250,000 which they would need to carry out their development of elderly housing on parcel B-1.

The Middletown Housing Authority has received no answer as yet, but if the request is refused, they will not build on this site. Mr. Achenbach stated that a decision on B-1 must also be reached quickly.

Attorney Snow reported his findings on the Historic designation of the South Green stating that the law states that the owner can alter the site as he wishes as long as he did not file for Federal Money for preservation of the site.

This filing by the owner would then restrict use of the area.

He also stated that the designation does not alter the fact that previous Federal Approval of the site for Renewal supercedes the designation.

Mr. Reier discussed the submission of sign layouts for Didato's and preferred to take no formal action until the layout could be discussed with the City Planning Commission. It is his feeling that the present R-4 designation of the site should be changed.

Mr. Haze then presented for final approval the two small parcels totalling 414 Sq. Ft. for disposition to CL & P. Initial approval was recorded in July with Council approval in August.

A motion was made by Mr. Reier, seconded by Mr. Davis and approved by all present to give final approval for the disposition of parcels A-1D and A-1E to CL & P at \$1.25 per square foot, or the amount of \$517.50.

Mr. Haze then reported that use of the dump on the Coleman site has been verbally approved by the Department of Environmental Protection. The Fire Marshall has requested that we clear the debris left by the 49 Union Street fire.

In accordance with this request the staff asked for bids for the clean-up and received two, one from Fava at \$650.00 and one from Stamford House Wrecking at \$725.00.

Following due discussion, a motion was made by Mr. Kelsey, seconded by Mr. Reier and passed by all present to award the job to Fava's Building Wreckers and to adjust the Fava D-9 Contract an additional \$650.00.

Attorney Snow was then asked for his opinion on who actually controls the use of the East Side Fund.

Attorney Snow replied that he has had a conference with City Attorney O'Neil and the question boils down to one question of fact: whether the entitlement of the HUD monies returned to the City was that of the City or the Agency.

Attorney Snow stated that he will check these facts and will have a report by next meeting.

Mr. Garafola requested the Agency feeling on the Main Street design plan stating that it was planned for Public Hearing in the near future.

Mr. Reier replied that with Alco design and D-3 design still incomplete his committee and the Agency cannot approve Main Street design at this time.

Other aspects of design, including the removal of Main Street parking as it affects Smith & Bishel are still questionable.

Mr. Garafola requested that the Agency formalize the problems in writing and remit them to Mr. Kuehn prior to any scheduled public hearing.

Mr. Weitzman stated that the general area of the empty structures on Main Street needed cleaning up. Debris and open doorways were making the area look very bad.

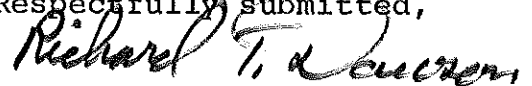
Mr. Achenbach requested that staff look into the matter.

Mr. Passanisi questioned as to when Alco Associates would be ready to start construction.

Mr. Haze replied that the start was dependent upon the lease approval. If the lease was formally signed, Alco would start within 30 days of the signing, but if no lease was forthcoming, the development would have to be revised and renegotiated with tenants.

There being no further business to come before the regular session, and with motion duly made and seconded, the meeting was moved to executive session.

Respectfully submitted,



Richard T. Dawson  
Secretary