

SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON
TUESDAY, JUNE 17, 1970.

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

ABSENT: Misenti

ALSO

PRESENT: Kaplan
Haze
Guy
Tibbetts, Hill Development
DeRing, Chamber of Commerce
Clew, Hartford Courant
Higgins, City Plan

The special meeting of the Middletown Redevelopment Agency was called to order at 6:00 P.M. by Chairman George Achenbach.

The minutes of the previous meeting were approved upon a motion made by Mr. Novicki and seconded by Mr. Gionfriddo with one correction. Mr. Reier stated that he was not present at the Executive Session as stated. The correction was duly made and noted.

Mr. Stone then reported upon the results of the advertising for Residential Relocation Officer.

The Personnel Committee held interviews with four applicants and recommended Mr. Raymond Townes for the position. The choice of Mr. Townes by the Committee was not unanimous due to the excellent qualifications of the applicants but no objections were voiced against the choice of Mr. Townes.

A motion was made by Mr. Sneed, seconded by Mr. Novicki and passed by all present to approve the Committee's recommendation to hire Mr. Townes as Residential Relocation Officer to be effective in approximately two weeks.

Mr. Thayer then gave a report on the Proposed North & Judd NDP area and distributed to all members a preliminary written report by Raymond, May, Parish & Pine, a copy of which is attached.

The NDP proposition was discussed and ultimately tabled for study and consultation with North & Judd.

Mr. Kaplan suggested that at this time HUD be contacted for a Pre-Planning Conference.

Mr. Achenbach then reported that a meeting would be scheduled around June 29, 1970 with the Housing Authority to study the Goodyear proposals and effect a choice of developers.

Mr. Achenbach then requested that the staff prepare a report on the minimum and maximum needs for the parcels across Church Street from the Goodyear area and the South End, especially housing recommendations, so that direct negotiations with developers may be started as soon as possible.

Mr. Camp suggested that the area across from Goodyear might possibly be used for condominium home ownership. The home ownership potential might blend in well with the adjoining rehab areas.

Mr. Novicki stated that the vacant silver factory should be acquired and razed.

Mr. Haze stated that this area is recommended for priority acquisition and he is contacting appraisers for second acquisition appraisals of the area.

Mr. Reier then suggested the placement of an early priority upon the Central School area. Following due discussion, it was suggested that the staff contact the school department for its needs in this area.

Mr. Achenbach then suggested that he would like to be prepared by September to release an acquisition schedule to the public.

Mr. Kaplan then reported to the Agency that the original placement of the Senior Citizen's Center in the tower might not be readily acceptable to HUD. Its placement might restrict its use to residents of the structure rather than have it openly available to all senior citizens.

It was suggested that the plan be changed to include the center in the low-rise area facing Main Street for easier public access.

This change will not affect the building volume, size, cost, or delivery date.

Mr. Higgins suggested that this plan must go before the Planning Commission for its approval.

Following due discussion, a motion was made by Mr. Davis, seconded by Mr. Reier and approved by all present to approve the plan change and to have it submitted to the Planning Commission for its approval.

Mr. Haze then reported upon the Commercial PAC meeting scheduled for June 25, 1970 with the area businessmen and the SBA. The purpose of the meeting is to help the business community form a Commercial Development Corporation to aid in development financing and relocating displaced businesses.

Mr. Achenbach then read three letters received as follows:

- 1) Letter from Carabetta stipulating his interest in becoming

a developer in the Central Business District and housing in the project area.

2) Letter from Hill Development requesting information on our commercial survey showing the needs of businesses scheduled for displacement.

3) Letter from the Middlesex Memorial Hospital stipulating their present schedule for the Medical Office Building, that is, ground-breaking by September 30, 1970 and occupancy by August 1, 1971. See letter attached.

The letter requests a time schedule for acquisition and delivery of parcels by the Agency for other hospital uses including temporary parking.

It was suggested that the hospital be asked to prepare a permanent parking schedule for Agency study.

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

The meeting was adjourned to Executive Session at 7:05 P.M.

Respectfully submitted,

Robert W. Camp, Secretary