

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD
ON JULY 1, 1975.

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

ALSO

PRESENT: Haze
LaBella
Lowry, Planning Commission
Snow, Legal Counsel
Beinhorn, Middletown Press
Bergan, Hartford Courant
Anthony Marino

ABSENT: Gionfriddo

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

The minutes of the previous meeting were approved upon motion by Mr. Davis, seconded by Mr. Kelsey.

Mr. Achenbach announced that plans are being made for a groundbreaking ceremony for Dr. Lublin's rest home facility during the week of July 14, 1975. It was suggested that the program be in the morning and Mayor Gowin was asked to select the day.

It was reported that the Theater Study Committee is being formed and that a public open house is being considered for some Saturday in August. It was the consensus of the Agency that the open house should be held later in August on the 16th or 23rd. The open house would provide information and ideas to cover all points on renewal, development plans, the theater, timing, site improvements, etc. It was suggested that questions be solicited from the public in advance of the open house.

The status of Alco negotiations with the City for the ice skating facility was discussed. Mayor Gowin reported that legislation pertaining to the proposed lease was being reviewed and that a revised P.A. 566 is being prepared.

Copies of the Alco feasibility report were distributed and Mr. Achenbach stated that he felt that the figures are conservative and that the Alco development will benefit the City of Middletown.

Mr. Haze then reported that a meeting had been held with the Eagles Fraternal Club regarding their interest in preservation of the Douglas Mather House. As suggested by HUD, the Agency would acquire the land only and have the Eagles retain the structure and relocate it to the new site. A decision from the club is expected within 30 days.

It was also reported that discussions were held with the owners of the

Mylchreest property pertaining to acquisition of a portion of their property and their plans for the remainder. A decision from the owners is expected within two weeks.

Mr. Haze then reported that the Municipal Development Committee has decided to decline the offer of the Agency for the former Davis Lumber building. There has been considerable private interest in acquisition of the structure. It was recommended that the Agency offer the structure for sale and removal from the site through a public bid in accordance with HUD regulations. A motion to that effect was made by Mr. Dawson, seconded by Mr. Reier and unanimously approved.

The interest of the Greater Middletown Preservation Trust in the so-called "Mansion Block" on Main Street was discussed next. It was reported that Alco Associates had explored the proposed use of this structure and found it to be in conflict with their plan for the area.

It was recommended that the Agency take an action to cooperate with the redeveloper to expedite the development of this area for the economic benefit of the City of Middletown. A motion was made by Mr. Reier to reject any further consideration for preservation of the so-called "Mansion Block" and to so inform the Greater Middletown Preservation Trust. The motion was seconded by Mr. Novicki and unanimously approved.

Mr. Haze then reported that HUD had responded favorably to the Agency's request to reimburse the City of Middletown for the cost of installing 25 radio control fire alarm boxes in Metro South. The HUD approval permits direct reimbursement to the City for approximately \$35,950 for work that is completed and accepted.

A rehabilitation application submitted by Salvatore F. Marino for renovation of property located on 238 William Street was presented to the Agency for approval. The total cost of work was reported to be \$7,490 of which \$3,500 is a HUD grant. It was suggested that more publicity be released on the availability of rehab grant money. It was reported that only elderly and low income property owners qualify for a grant and the staff will contact any potential applicants.

The Agency had previously approved acquisition of a portion of CL&P property on Sumner Street. In the agreed transaction a total of 414 sq. ft. @ \$1.25 per sq. ft. is to be sold to CL&P to straighten out a boundary line. The staff recommended authorization to submit the proposed contract for the sale of land to the Common Council for approval. A motion was made by Mr. Novicki, seconded by Mr. Passanisi to submit the sale of land to CL&P to the Common Council for approval. The motion was unanimously approved.

A motion was then made by Mr. Dawson to move the meeting to executive session. The motion was seconded by Mr. Novicki and unanimously approved.

Respectfully submitted,



Richard T. Dawson, Secretary