

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON JULY 6, 1971.

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

ALSO

PRESENT: Haze
Guy
Snow, Legal Counsel

ABSENT: Stone
Davis

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

Upon motion duly made and seconded, the minutes of the previous meeting were approved as remitted.

Mr. Achenbach opened the meeting with a request for Agency approval of the Contract for Sale of Land to Carabetta for the start of construction of 60 units of low-income housing.

Mr. Misenti stated that the initial Carabetta submission showed brick exterior, hardwood floors and several other construction facets that have been cut back to a lesser material. He suggested obtaining a new developer for the site who could deliver the preferred construction.

Mr. Achenbach explained that the cut-back in the more expensive material was due to the inception by HUD of prototype costs of \$21,000 per unit which was raised to \$25,000 per unit following much discussion with HUD.

The original submission was for \$28,000 per unit. The square footage per unit was being retained as was design but cutting was necessary and approval had to be obtained by 6-30-71 or the grant was lost.

Mr. Thayer stated that the construction would not be inferior because the builder would have to adhere to the building codes.

Mr. Camp stated that he pointedly asked the architects present at the plan review meeting if the structures would be something that the City would be proud of. All the architects agreed that they would.

Following further discussion, a motion was made by Mr. Thayer and seconded by Mr. Novicki, as follows:

Motion to approve the Contract for Sale of Land (Disposition Parcel B-2) to Carabetta and authorization for execution by the Chairman, subject to Common Council approval.

Upon the call for the vote, 7 members voted aye with Mr. Misenti casting a nay.

The motion was approved as passed by a majority present.

Mr. Reier then requested that the Agency approve a third appraisal for the Hoberman Apartments by an appraiser as specified by HUD. The Department of Housing and Urban Development has supplied three names to choose from.

A motion was made by Mr. Thayer, seconded by Mr. Novicki and approved by all present to authorize a third appraisal on the Hoberman Apartments.

The next item on the agenda was a request by Mr. Haze for approval of the disposition price of \$85,000 for the Wesleyan portion of the Goodyear Site.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Thayer and passed by all present to approve the reuse price of disposition parcel A-8 at \$85,000 subject to HUD concurrence.

The Planning Committee then requested Agency authorization to advertise for commercial developers for Block 15 as was done with priority areas 1, 2, and 3.

A motion was made by Mr. Novicki, seconded by Mr. Sneed and approved by all present to authorize the advertising.

Mr. Haze then requested that the Agency authorize execution of the Contract for the Sale of Land to the YMCA by the Chairman. The Contract for Sale of Land specifies delivery in stages as land becomes available with an initial transfer by deed of the first 10,000 square feet.

A motion was made by Mr. Camp, seconded by Mr. Thayer, and approved by all present to authorize the execution of the above agreement as presented.

A job description for Social Services and a relocation study were distributed to Agency members for study and discussion at the next meeting.

Mr. Haze then reported upon the status of the State Financing, stating that the requisition for the second half of the initial grant has been submitted and is in process for consideration. An amendatory contract for \$1.2 million is being requested for the balance of the Local Cash requirement.

Mr. Sneed then requested ratification of the telephone poll approving the hiring of 6 persons for the Summer Work Program, and he also reported that work had been started on a general clean-up program.

A motion was made by Mr. Novicki, seconded by Mr. Sneed and passed by all present, to ratify the telephone approval of the Summer Work Program.

The next item on the agenda was a request by the Home National Bank for some of the Agency business.

Mr. Novicki stated that at present we could not make a transfer of any accounts and that our Project Expenditure Account could not be split.

Following further discussion, a motion was made by Mr. Novicki, seconded by Mr. Sneed and passed by all present to rotate our Project Expenditure Accounts as feasible.

There being no further regular business to come before the Agency, and upon motion duly made and seconded, the meeting was adjourned to Executive Session at 7:00 P.M.

Respectfully submitted,

Robert W. Camp, Secretary

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