

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN HELD ON JULY 8, 1969.

PRESENT: Messrs. Achenbach, Chairman
Camp, Secretary
Novicki
Thayer
Stone

ABSENT: Gamer

ALSO

PRESENT: Kaplan
Haze
Guy
Higgins, City Plan
McDonald, Press

The meeting of the Redevelopment Agency for the City of Middletown was called to order by Chairman Achenbach at 5:30 P.M.

Mr. Haze opened the meeting with a presentation of the report on the bid openings for the demolition contract. Apparent low bidder was B. Meucci & Sons at a figure of \$15,000. The bids ranged from \$15,000 to \$19,488. Included with the Meucci bid was a figure for the installation of perimeter fencing around the demolition area at \$2.75 per running foot. The fencing bid is a separate item to be used at the discrepancy of the Agency. Mr. Haze recommended that the fencing be installed for the sake of added safety in the area.

A motion to approve the low bidder and install the necessary fencing was made by Mr. Novicki, seconded by Mr. Camp and approved by all present.

The second item on the Agenda was a request by Mr. Kaplan that the Agency approve a request to the Mayor to submit a Letter of Intent to the State Department of Community Affairs relating the Agency's intentions to partake of Public Act 760 Funds.

A motion was made by Mr. Thayer, seconded by Mr. Stone, and passed by all members present to approve the request for a Letter of Intent to the State Department of Community Affairs informing them of our intention to submit an application for 760 Funds.

Mr. Kaplan then presented the preliminary application for the North End NDP Project. He explained that during the first year there would be no Federal participation in funding, but the application is put together for State participation in the NDP project under Public Act. 522 for an advance for survey and planning.

Mr. Kaplan stated that the usual certifications and resolutions approving the filing would be needed from the Common Council.

The estimated budget for planning is as follows:

Legal Services	\$1,500
Survey and Planning	
by Contract	29,000

Land Surveys and Appraisals	<u>\$2,500</u>
Sub-total	\$33,000
Contingencies	3,000
Total Cash Expenditures	<u>\$36,000</u>

The total cash expenditures of \$36,000 plus Local Non-cash Grants-in-Aid of \$8,000 brings the revised cost to \$44,000.

The State Grant request is for a 3/4 share of the revised figure of \$44,000 or a total of \$33,000. Of the remaining \$11,000, \$8,000 will be in-kind services and the remaining \$3,000 will be a City of Middletown cash expenditure.

After due discussion, a motion was made by Mr. Camp, seconded by Mr. Stone and approved by all members present to accept the preliminary NDP application draft and authorize the staff to go to Common Council for filing authorization and request authorization for \$3,000 as the City's cash expenditure toward the NDP Project's Survey and Planning stage.

The fourth item on the Agenda was the financial report given by Mr. Novicki. Mr. Novicki reported the transfer of \$10,000 in project funds to Survey and Planning.

Mr. Kaplan then reported that he had asked Raymond & May for assistance in Design Sketches for the proposed Inn. He is shortly to take a trip to the Raymond and May office in White Plains, New York to discuss the preparation of sketches and renderings.

The final item on the Agenda was a status report concerning the Municipal Development Committee and the Middlesex Theater.

Mr. Kaplan stated that the Common Council Committee members are very actively working with development programs for the City and that they have reviewed the T. J. Palmer Report entitled "Preliminary Feasibility Report - Old Middlesex Mutual Assurance Society Building and Middlesex theater". They would like to discuss this report with the Agency.

Mr. Achenbach suggested that the Agency would be receptive to a theater rehabilitation program but only upon the completion of a detailed plan for rehab and usage of the structure as being feasible.

There being no further business to come before the Agency, a motion was made by Mr. Thayer, seconded by Mr. Novicki and approved by all members present to adjourn to executive session.

The meeting was adjourned at 6:20 P.M.

Respectfully submitted,

Robert W. Camp, Secretary