

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY  
HELD ON JULY 14, 1970.

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

ALSO

PRESENT: Haze  
Guy  
Cienava  
Attorney Snow  
Higgins, City Plan  
Beinhorn, Middletown Press

ABSENT: Sneed  
Davis

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

The minutes of the previous meetings, June 16 and 23, 1970 were approved as remitted upon a motion made by Mr. Thayer, seconded by Mr. Novicki and passed by all present.

The next item on the agenda was a presentation by Mr. Thayer of a site plan and rendering of the Hospital's proposed Medical Arts Building. Mr. Thayer stated that the hospital timetable seemed to be progressing very well and called for a construction start by October 15, 1970 with occupancy expected by August 15, 1971.

Mr. Haze then presented a tentative schedule of Housing Priority Areas for acquisition, including the areas across Church Street from Goodyear and South End.

The schedule was referred to the Planning Committee for study and comment. Mr. Achenbach suggested that consideration must be given to whether sites should be developed by Public Housing or for rental or sale housing, one developer or several. There are many facets to be considered.

Mr. Haze then presented a letter received from the CDAP Agency asking whether or not the Agency had any agreement with Carabetta for placement of Renewal displaces in any of Carabetta's units. Mr. Haze reported that Carabetta has agreed to accept Agency recommendations for placement.

It was suggested by Mayor Sbona that a member of the Agency's staff be a part of the Carabetta Tenant Selection Committee, and at an

earlier staff meeting, Ray Townes, Relocation Officer was suggested for this Committee.

Mr. Misenti stated that CDAP was concerned about displaced families being accepted into Carabetta's units.

A motion was made by Mr. Reier, seconded by Mr. Camp and approved by all present to ratify the staff's request to have Raymond Townes proposed as a member of the Carabetta Tenant Selection Committee.

Mr. Achenbach then requested that staff prepare a checklist of steps necessary to initiate and carry out a rehabilitation program for Conn. R-105. This checklist is to be available in one month for the next Agency meeting.

Mr. Achenbach then reported on the status of the Commercial Project Area Committee stating that two meetings had been held since the last Agency meeting.

The first meeting, held on June 25, 1970, was the initial meeting and was carried out very well with approximately 70 persons attending. Jack Burke of SBA was the main speaker and he related the use of the Local Development Corporation, P.A. 502, to the group.

The second meeting, held on July 9, 1970, was a general discussion meeting. At this meeting the group requested that the Mayor's office appoint seven (7) more members to the PAC and increase it to seventeen (17) members. It also set up its next meeting for August to fully discuss the 502 program.

It was recommended by staff that the Commercial PAC should appoint a 3 - 5 member steering committee to work closely with the Agency Planning Committee.

Mr. Reier stated that the PAC is looking for the Agency to supply them with some figures on land disposition.

Mr. Achenbach suggested that staff consider what monies may be used as an aid to PAC activities and he requested that PAC meeting minutes be made available to the Agency.

Mr. Stone then recommended to the Agency that Mr. Greg Maire be hired by the Agency for summer employment. Mr. Maire would be very helpful in updating the Wesleyan Model, prepare models of the Goodyear area, work with the Commercial PAC in sketching possible development and work with the Planning Committee in several areas.

Mr. Maire would begin work on Monday, July 20, 1970 at a salary of \$120 per week if approved. He comes fully recommended by John Martin.

A motion was made by Mr. Stone, seconded by Mr. Thayer and approved by all present to accept the recommendation as presented.

Mr. Guy then presented the relocation claim of Stewart Press to the Agency. Stewart Press has ceased business and is requesting a direct loss payment of \$3,000, the maximum allowable.

A motion was made by Mr. Camp, seconded by Mr. Reier and approved by all present to approve the Stewart Press claim of \$3,000.

Mr. Guy then stated that Stewart Press owed the Agency \$616.00 in Use and Occupancy charges and suggested that those charges be reduced for the months of April and May due to both the loss of business in April and Stewart Press closing its doors in May.

Following due discussion and upon motion duly made and seconded, the Use and Occupancy charges for Stewart Press were reduced to \$100 per month for the months of April and May as approved by all present.

The next item on the Agenda, as presented by Mr. Novicki, was the presentation of the following fiscal items for informational purposes:

- 1) Letter from HUD approving the Project Expenditures Budget for Conn. R-105;
- 2) An explanation of the process necessary to requisition Local Share Cash from DCA;
- 3) A recap of the submitted Annual Administrative Budget; and
- 4) Review of monthly budget report. The purchase of furniture and fixtures and the setting up of an East Side Petty Cash Fund was referred to the Finance Committee.

Mr. Thayer then reported that the Wilcox-Crittenden move was approximately five years away and that in consideration of this timing the Wilcox-Crittenden NDP should be held at this point and carried out at a future date.

Attorney Snow was then requested to report on the legal progress to date on the Elderly Construction.

Attorney Snow stated that there is no contract as yet between Giordano and the Housing Authority due to Giordano's lack of financing at this time.

Mr. Achenbach then inquired into the status of working drawings for the Elderly Development. Mr. Haze was requested to ascertain the status of the financing and the working drawings.

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

The regular session was adjourned at 7:10 P.M.

Respectfully submitted,

Robert W. Camp, Secretary