

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN HELD ON JULY 22, 1969.

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

ABSENT: Gamer

ALSO

PRESENT: Kaplan
Haze
Guy

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

The first item on the Agenda was a report by Mr. Haze on the status of demolition. Mr. Haze reported that demolition had started this afternoon and that the contractor had been instructed to preserve all trees and not to cut down the present contours for fill purposes but to leave the contours as they are for the developer.

The contractor stated to Mr. Haze that the first phase of demolition should be completed in 2 - 3 weeks.

The second item taken up on the Agenda was a report on the Elderly Housing Disposition Documents.

Mr. Haze reported that the Housing Authority has received the final documents as prepared by Joel Cogel and that they were in good form. The Housing Authority has approved the documents. He then read the Invitation for Proposals for advertising, a copy of which is attached.

Instructions to developers include instructions to submit their plans and renderings in such a manner that they do not show the firm names. These plans will be coded prior to submission to the Design Review Panel so that they may make a choice of developer on designment only without knowledge of the designer's name.

The time between advertising and submission of documents is presently set at 45 days but may be extended if a check of developers shows the normal time to be 60 days or more. The maximum period would be limited to 60 days between advertising and final day of receipt of proposals.

Mr. Achenbach then suggested that the Agency use the Commercial Record as a source of advertisement for the proposal due to its statewide coverage.

The normal course of the proposal after its receipt by the Housing Authority would be as follows:

- 1) Review by Redevelopment staff for checklist control;
- 2) Remit to the Design Review Panel for its consideration and recommendation;
- 3) Return to the Housing Authority for its decision with final approval to be made by the Redevelopment Agency;
- 4) Developer - Housing Authority contract;
- 5) Land Disposition agreement by the Redevelopment Agency.

A motion was made by Mr. Thayer, seconded by Mr. Novicki and approved by all members present to approve the Disposition Documents and to advertise for Proposals as soon as possible.

The third item on the Agenda was a report on the status of the pre-preservation of artifacts in our forthcoming demolition area as requested by Mr. Gregory Hesselberg of the Connecticut Commission on the Arts.

Mr. Guy stated that Mr. Haze had contacted the New Haven Redevelopment Agency to ascertain their procedures on this type of preservation. New Haven supplied us with the name of Mrs. Richard Flint, Executive Vice President of the Preservation Trust in New Haven. Mr. Guy has written to both Mr. Hesselberg and Mrs. Flint for further information.

The next item on the Agenda was a report by Mr. Thayer on the previous week's meeting among the Redevelopment Agency, Hill Development and their architect, and the doctors expected to relocate into the proposed new medical facility.

It was felt by Mr. Thayer and Mr. Haze that this meeting was the first confrontation between the doctors and Hill Development and it opened up many of the previously unstated problems. Future meetings of this sort will shortly bring the doctors and Hill together in their needs and necessities.

The fifth item on the Agenda was the setting of the date and place of the public hearing for the redevelopment plan.

The hearing was set for August 12, 1969 at the Council Chambers in the Municipal Building.

A special meeting of the Agency has been called for Monday, July 28, 1969, at 5:30 P.M. for a review and discussion of the necessities for the forthcoming Public Hearing.

The sixth item on the Agenda was the placement of the Inn in a specific area.

After much discussion, the Agency arrived at a possibility of three favorable sites:

- 1) Across from the South Green adjacent to the Armory;
- 2) Hoberman Apartment area;
- 3) Eastern half block bounded by Main, College, William, and DeKoven Drive.

It was suggested that these sites be discussed to possible developers for their opinions and comments.

The final item on the Agenda was notification of the receipt of a letter from the EIS Automotive Corporation stating their desire to work with the Agency in the development of the North End.

There being no further business to come before the Agency, a motion was made by Mr. Thayer, seconded by Mr. Stone and passed by all present to adjourn the meeting.

The meeting of the Redevelopment Agency for the City of Middletown was duly adjourned at 8:05 P.M.

Respectfully submitted,

Robert W. Camp, Secretary