

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN HELD ON AUGUST 5, 1969.

PRESENT: Messrs.: Achenbach, Chairman
Gamer, Vice-Chairman
Camp, Secretary
Novicki

ABSENT: Thayer
Stone

ALSO

PRESENT: Kaplan
Haze
Guy
Rev. Schaefer

The meeting was called to order by Chairman George Achenbach at 5:30 P.M.

The first item taken up on the Agenda was a report on the status of the Elderly Housing Area.

Mr. Haze reported that demolition was progressing rapidly and that all the structures in the first phase were down except for Dr. Palmieri's on Broad Street.

He also reported that the Invitation for Proposal had initially appeared in the newspapers and the second printing was due for Friday, August 8, 1969 in both the papers and the Commercial Record. Invitations and documents have been remitted to several prospective developers.

Mr. Haze stated that a letter had been received thanking the Redevelopment Agency for its technical help in formulating the documents and that they had been reviewed and approved by the Planning Commission.

The invoice for Joel Cogen's services as consultant for the Turnkey housing has been received in the amount of \$3,800.

A motion was presented by Mr. Gamer, seconded by Mr. Novicki and passed by all present to approve payment of Attorney Cogen's invoice.

The next item taken up was the ratification by the Board of the use and occupancy charge of \$450.00 assigned to Page and Warner. Mr. Haze explained that this figure was taken from the low appraisal and it was felt to be a very fair rental.

A motion was made by Mr. Camp, seconded by Mr. Gamer and approved by all present to ratify a use and occupancy charge of \$450.00 per month for Page & Warner.

The third item on the Agenda was a request by Mr. Guy that the Agency put off the start of use and occupancy charges for all tenants in structures acquired on June 30, 1969 until August 1, 1969.

This request was made in order to allow all tenants the same availability of up to a month of free rental allotted other tenants within properties acquired on earlier dates. The purpose of this free period is to allow tenants the availability of extra monies to defray a portion of their moving expenses.

The time lapse also allows for the administrative work necessary for the benefit of the tenants involved.

A motion was made by Mr. Camp, seconded by Mr. Gamer and approved by all present to extend the Use and Occupancy Charge due date to August 1, 1969.

Mr. Kaplan then discussed approvals as accorded the Redevelopment Agency by the Planning Commission.

The Planning Commission has approved the Agency's land use plan and rights of way adjustment plan for Project No. 2, and has stated that the proposed zoning plan is in accord with the Commission's zoning plan for the City of Middletown.

Mr. Kaplan stated that any zoning adjustments necessary for future development will be made after land acquisition and prior to disposition.

The Planning Commission also requested that the location of any new public housing development be closely coordinated with their commission before final selection of a housing site.

The next item taken up on the Agenda concerned a report on the meeting of August 5, 1969 with Monsignor McKenna who had been previously Chairman of the Citizen's Advisory Committee.

It was suggested by Mr. Kaplan that Project Area Committees be set up both for the existing project and the North End in the clearance and rehabilitation areas. It was thought that Msgr. McKenna could play an important role as coordinator of the PACs due to his past experience in CAC.

Mr. Achenbach stated that it would be a staff function to maintain continuity with the PACs and to check with Msgr. McKenna and see if he would accept the responsibility of coordinator of the Project Area Committees.

Mr. Haze then reported upon the meeting with the representatives of the "Institutional Block" held on August 5, 1969. The Senior Citizen's Commission was also represented.

He reported that this was the first time that the representatives of the institutional block had gotten together to discuss their common

needs for parking, anticipated future parking, expansion, etc.

The representatives, for this first meeting, did not have any fully formed plans as yet but the meeting did serve the purpose of showing their willingness to work together to gain their separate and combined needs.

These organizations will meet again in a month or two to further formulate plans.

The Board members and staff then discussed the further necessities for preparation for the forthcoming Public Hearing on Project No. 2.

The final item taken up was a report by Mr. Achenbach on a meeting held with Hill Development Corporation pertaining to the placement of the proposed Inn.

Hill representatives suggested that they would like the opportunity to submit their proposal for the placement of the Inn for study by the Agency.

Mr. Achenbach welcomes any proposal that they might make and stated that it would certainly be accepted for study.

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

The meeting was duly adjourned by Chairman Achenbach at 6:55 P.M.

Respectfully submitted,

Robert W. Camp, Secretary