

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON AUGUST 6, 1974.

PRESENT: Messrs.: Achenbach, Chairman
Reier, Vice-Chairman
Davis
Misenti
Novicki
Passanisi (Sworn in at 7:15)
Sneed
Sbona (Ex-officio) 7:02 P.M.

ALSO

PRESENT: Haze
Guy
Holt, Cogen & Holt Assoc.
Garafalo, Council
Ackerman, Council
Mrs. Garrison, League of Women Voters
Lowry, Planning & Zoning
Beinhorn, Press
LaBorde, Courant
Weitzman, Peltons
Mayo, YMCA
Bryson Anderson and Gertrude Stitt, former tenants
Tony Galanto, Tony & Lou's

ABSENT: Gionfriddo
Dawson
Kelsey

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

A quorum was declared present. Mr. Reier was appointed acting secretary in the absence of Mr. Dawson.

Upon motion by Mr. Novicki, seconded by Mr. Davis, the minutes of the previous meeting were approved as remitted.

Mr. Haze then reported on the status of the HELCO suit. He stated that at the last meeting, Attorney Snow was authorized to institute legal action to get HELCO to start their underground work in conjunction with Tomasso's excavations.

Attorney Snow has drawn up a writ for court action to get HELCO started, with final disposition of the problem to be clarified by the courts later.

Mr. Guy presented estimate No. 1 from Angelo Tomasso, Inc. for the first payment on the SI-1 Contract in the amount of \$100,871.08.

Following due discussion, a motion was made by Mr. Davis, seconded by Mr. Reier and passed by all present to approve payment to Tomasso.

Mr. Guy then presented an invoice in the amount of \$500 for payment to NAHRO for a one-year membership.

The benefits of NAHRO membership were explained and the basis for the \$500 fee.

A motion was made by Mr. Davis, seconded by Mr. Sneed and passed by all present to approve payment of the fee.

A request from CAGM for use of a structure wall for art display was submitted to the Agency.

Mr. Tom Moses of the Neighborhood Youth Corps requested use of the rear wall of the structure at Union and Main Street for his painting and arts group to work on a wall mural.

Mr. Haze recommended approval of the request on the condition that the art work be supervised by CAGM and that the Agency be absolved of all liability.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the request as recommended by Mr. Haze.

Mr. Haze then reported that the Agency's previous action to approve the amount of \$125,000 as just compensation for the State of Connecticut property was tendered to the State Treasurer.

A letter received this date from the State approved the acquisition figure for the realty only. Personal property remaining in the theater will be donated to the Agency and the City.

This acceptance absolves all tenants from the present eviction problem.

The next item on the agenda concerned the development proposal of Taylor Rental Center.

Taylor Rental had previously submitted a proposal for the area south of the gas ball on Sumner Street, and have submitted a security deposit.

Their architect is drafting preliminary plans with construction hopefully to start before winter.

Mr. Haze presented the Contract for Sale of Land to Robert P. Byrne, d/b/a Taylor Rental, recommending the Contract for approval with land price to be established by the Agency in accordance with appraisals.

If approved, the contract must then be submitted to the Council for approval.

Mr. Achenbach requested that staff prepare a flow chart of the disposition procedure reflecting progress of each disposition parcel.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Davis and passed by all present to approve the Contract for Sale of Land to Mr. Byrne and authorize submission to the Common Council for their approval.

Mr. Bryson Anderson and Mrs. Gertrude Stitt addressed the Agency with the complaint that they had received letters notifying them that they were entitled to monies that "everyone else got" but only received a small amount. Mr. Anderson stated that he received only \$218.00 and wanted to know where the rest was that he was "promised".

Mr. Haze made appointments with both former tenants for Wednesday to review their claims.

Mr. Weitzman of Pelton's Drug Store then addressed the Agency, stating that he had made an appeal for use of the former L&Z store to consolidate his business but received a negative response from staff.

He stated that conditions were very bad where his medical supply storage is and he is too spread out. His overhead because of this condition is too high.

Mr. Haze replied that his request was reviewed but the space had previously been assigned to Central News which has accepted the space and that the Agency was now committed.

It was suggested that a meeting be arranged with Central News and Pelton's to try to iron out a compromise.

The next item on the agenda concerned recommendation of developer designations to the Agency for approval.

Mr. Reier stated that it was the unanimous decision of his committee to recommend that the Agency proceed with the designation of developers. He further stated that this action was not taken lightly in view of the newspapers and other comments but there was outstanding, for the past several years, obligations to the local businessmen and now was the time to fulfill these obligations.

He felt that the Agency and City had momentum going with Sbona Towers, the elderly park, Color Mart, Huntington's, Site Improvements and many others.

He stated that the Agency advertised with fear over the economic conditions but that both developers who have submitted proposals have met financial qualifications and that due to labor and materials going up, we must act now.

Mr. Reier stated that the Agency had hired Frederick Harris & Co. from Stamford to help with the architectural amenities and objectives. They had looked over both of the plans and agreed that they are a workable start toward meeting local objectives in the design of the best plan for the City.

It will be necessary for the Agency to make a designation before the developer will start on final plans, but it should be understood that the basic concept will still be as originally submitted. These plans may be worked with and revised to meet local planning objectives.

With the recommendation of his committee, Mr. Reier made a motion to proceed with the developer designations, said motion seconded by Mr. Davis.

Mr. Achenbach agreed with Mr. Reier's statement concerning the money and other economic problems. He also agreed that we should decide on a developer now because of the momentum of progress in Metro South and in other parts of Main Street with business changes and the public improvements to be coordinated with the Agency for a new Main Street design.

Following due discussion, the Agency unanimously approved Mr. Reier's re-

commendation to proceed with developer designations.

Parcel D-1

Proposals have been received from ALCO Associates and Rosenshein Associates. Meetings have been held with both three or four times and financial statements reviewed. Completed projects have been seen and other LPA directors contacted as to their experience with these developers.

The committee recommends ALCO as developer of D-1 by a 2-1 vote. It was felt that Mr. Prevedini, owner of ALCO, had done quite a bit of homework on his proposal and tenant contacts and has been personally present at meetings. It was felt that the Agency would be able to work with him to meet local objectives.

Mr. Holt recommended requirement of a formal proposal letter generally describing the ALCO development and include his commitment to work with the City and the LPA to reach a site plan which will meet local requirements and will call for payment of a deposit which would be forfeited if the proposal is not carried out.

Mr. Misenti felt that his choice should be Rosenshein Associates, not on the basis of the proposal, but upon the greater experience factor in this type of work.

He questioned how ALCO would carry out his construction. He does not hire personally because he is not a contractor. He sub-contracts. If he is not labor organized, he will have trouble with other crafts in concrete, steel, etc. Mr. Misenti is worried about labor problem interruptions.

Mr. Achenbach stated a few thoughts brought out by Mr. Dawson at the previous committee meeting that ALCO was local, from Meriden, a Connecticut resident and readily available. He felt that the references of ALCO were most noteworthy and satisfying.

Mr. Achenbach himself agreed with the ALCO choice and he was not concerned about any labor problems. He also felt that we would receive more personal attention from Prevedini than Rosenshein.

Mr. Sneed felt that neither developer had a good batting average and that all commissioners should be fully informed of all information.

He stated that if this decision is being made on the basis of a single structure in Rockville, he doesn't buy that. We could have a lot of trouble and Mr. Misenti's point was well taken.

Mr. Haze replied that ALCO's Rockville development was a complex development including two banks, office building, 236 Housing, structure leased for court use, strip of retail stores, and more, with on-grade parking of 300-400 cars. It is in the redevelopment area and the LPA director gave a letter of recommendation regarding his experience with ALCO.

Other experience with ALCO includes a housing development in New Britain plus other privately financed housing.

Mr. Misenti asked how long the development in Rockville took to complete.

Mr. Haze responded that it was started in 1971 and was fully occupied except for some office space, but was not sure of the date of completion.

Mr. Davis agreed with the designation of ALCO because of the owner's close contact and interest.

Mr. Novicki approved of using a local developer.

Mr. Reier stated that both developers talked of a Spring groundbreaking.

Following further discussion, a motion was made by Mr. Reier, seconded by Mr. Davis and passed to designate ALCO Associates as developers of Parcel D-1 by a 5 - 1 vote with Mr. Misenti voting nay.

Mrs. Garrison felt that the development should not be just like Rockville and Mr. Reier replied that this was the reason we hired architectural consultants to get the best plan for Middletown.

Mr. Ackerman stated that we are at a point where there are so many ideas that many more would confuse the issue. He is concerned with the continuity of Main Street and hoped that this continuity would be factored into the plan when set, with sections of the block open to a river view, especially from the Senior Citizen's structure.

Mayor Sbona arrived at 7:02 P.M.

Mr. Reier responded by reiterating several areas of concern upon which the Agency will be working closely. They are:

1. Close relationship to Main Street.
2. Parking access from College Street and DeKoven rather than Main Street.
3. A physical tie to Sears or the parking facility.
4. Preservation of the river view and access to the river front.
5. Willingness to work with City for location of public facilities.
6. Willingness to negotiate parcel boundaries to allow other private development, if necessary.
7. Greater utilization of Union Street area.

Mr. Misenti stated his fear that local labor will not be on the job. Many local tradesmen have not worked in eight months.

Mr. Achenbach stated that the Agency should stress the use of local tradesmen, and Mayor Sbona agreed that we should try, but our hands are tied in many instances.

Mayor Sbona stated that he was 100% behind the Agency and has full hopes for success and a full program of development. He felt that we were fortunate in having two developers, mindful of the economic conditions.

Parcel A-9

Proposal received from Dr. Lublin for the construction of a \$2M rest home. Dr. Lublin has been very successful in the business.

Mr. Reier stated that this proposal pleased more people on the Agency and in town than any other.

This recommendation was unanimously approved by the committee.

A motion was made by Mr. Reier, seconded by Mr. Davis and passed by all present to designate Dr. Lublin as developer of Parcel A-9.

Parcel D-3

Proposal received from Smith & Bishel. It was recommended by the committee that this parcel be held for the present to be reserved for apartments or condominiums to tie in with the commercial development in D-1. No decision was made for this area pending further information.

Parcel A-10

No firm proposal was received for this parcel. ALCO might be interested for private elderly housing at a later date but the committee felt that the uses for this area should be further explored.

The YMCA disposition parcel is still in the discussion stage with the "Y" and Tony and Lou.

Parcel B-1

Proposal received from the Middletown Housing Authority for 45 units of State subsidized elderly housing.

Acceptance of this proposal is recommended by the committee.

Mayor Sbona stated that the Agency should understand that the land price and per unit price of the development would be stringently restricted by the State; therefore, restricting design and material use.

A motion was made by Mr. Reier, seconded by Mr. Novicki and passed by all present to approve the LHA proposal for Parcel B-1.

Mr. Misenti asked about the status of the YMCA and the Gulf parcel.

Mr. Reier stated that final decision has not been made. The decision is still open with the possibility of working out a solution with the D-1 developer.

Tony stated that he is in a gasoline bind. He can only receive his allocation based upon his 1972 figures. He is awaiting an answer from other oil companies in an effort to increase his allotment.

He needs more gas in order to cover the overhead of a new development.

There being no further business to come before the regular session, and upon motion duly made and seconded, the meeting was moved to executive session at 7:30 P.M.

Respectfully submitted,

David W. Reier
Acting Secretary

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