

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT
AGENCY HELD ON SEPTEMBER 1, 1970.

PRESENT: Messrs.: Achenbach, Chairman
Thayer, Vice-Chairman
Stone
Novicki
Reier
Davis

ALSO

PRESENT: Kaplan
Haze
Guy
Cienava
Higgins, City Plan
DeRing, Chamber of Commerce

ABSENT: Camp
Gionfriddo
Sneed
Misenti

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

The minutes of the previous meetings, July 14 and August 4, 1970 were approved as remitted upon a motion made by Mr. Thayer, seconded by Mr. Davis and approved by all present.

The next item taken up on the agenda was a fiscal report on the Project Expenditures, Survey and Planning, and Advance Acquisition budgets as presented by Mr. Novicki.

Mr. Guy then presented two minor Urban Renewal Change resolutions to the Agency for their consideration. (See copy attached to original minutes.) Both changes pertain to wording only and were requested by HUD.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Stone and approved by all present to pass the resolution as presented.

Mr. Haze then presented a Resolution Authorizing Use of Proclaimer Certificates and explained to the Agency how the proclaimer would be used. (See copy of resolution attached to the original minutes.)

Following due discussion, a motion was made by Mr. Novicki, seconded by Mr. Stone and approved by all present to approve the resolution as presented.

In order to prepare the Elderly Site for disposition, it was suggested that a pie shaped wedge of land be transferred to the Historical Society and a similar shaped piece of land be in return transferred

to the Agency. This land "swap" would allow greater building clearance at the lot line for the Elderly structure and also allow the Historical Society a front to rear access which they do not have at present.

A motion was made by Mr. Davis, seconded by Mr. Reier and approved by all present to allow legal counsel to prepare papers necessary for the "swap" and to approve the exchange subject to the approval of the Housing Authority and the Planning Commission. It was understood that the Historical Society has already approved the exchange.

Mr. Achenbach then requested that the Agency authorize Mr. Kaplan to spend up to \$2,500 for legal services for the packaging of the Elderly Site Contract if the service is found to be necessary.

He stated that the drawings would be 90% complete by September 15, 1970 and that contract execution might be coming shortly.

Although we have received excellent counsel and advice from our attorney, a specialist with practical experience in "Turnkey" housing might be valuable to protect the interest of the City of Middletown and to assure that construction would proceed in the quickest possible way.

It was generally felt that the Elderly Site, which is our first construction, should utilize all available resources to assure its success.

A motion was made by Mr. Davis, seconded by Mr. Novicki and approved by all present to allow Mr. Kaplan to expend up to \$2,500 from East Side Funds, if necessary, to carry out pertinent legal services.

Mr. Haze then presented Mr. Ronald J. Santa's proposal of \$5,000 for second reuse appraisals on balance of the Project Area and requested the approval of Mr. Santa's proposal.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Stone and approved by all present to accept Mr. Santa's proposal.

A request for concurrence of the Agency in the \$5,000 Replacement Housing Payment made to Mr. Wiernasz was made by Mr. Cienava.

Upon motion by Mr. Thayer, seconded by Mr. Davis, and approved by all present, the Replacement Housing Payment was ratified.

Mr. Cienava then requested that the Agency approve the payment of \$5,000 Replacement Housing Payment for Mr. Rybczyk at 87 Hotchkiss Street. The property closing is scheduled for September 11, 1970.

A motion was made by Mr. Thayer, seconded by Mr. Novicki and approved by all present to approve Mr. Rybczyk's payment as requested.

A report on the status of development on the Goodyear Site was then given by Mr. Kaplan.

He stated that the unit design of the Public Housing development had been changed from a 12-foot to a 14-foot width as per the wishes of the design review panel.

Due to the unit width change, the site plan had to be changed to reflect only 56 units and reduced parking so as to keep the basic site plan within the existing Church Street property line. The remaining four units and parking are projected for a later date and will be constructed to the future Church Street line.

The revised site plan and the deferment of 15 parking spaces have been approved by the Planning Commission.

Mr. Kaplan also stated that drawings will be complete by the end of September and that Wesleyan seems pleased with the progress of the site.

Mr. Thayer then gave a report pertaining to the North End Survey and Planning application.

Following Mr. Thayer's report, Mr. Kaplan gave a short explanation of the preliminary study and project area map for the North End Survey and Planning Area.

The area depicted is one that has the approval of the Agency's Planning Committee and the Project Area Committee.

The preliminary plan permits area redesign, traffic routing on rehousing. It covers 75 acres.

Following due discussion, a motion was made by Mr. Novicki, seconded by Mr. Davis and approved by all present to continue with whatever steps were necessary to carry on the project and to request that HUD inspect the area and concur in the boundary.

Mr. Achenbach then brought the Agency up to date on the Carabetta Tenant Selection Committee upon which Ray Townes of the Agency staff was placed.

Mr. Haze then requested the approval of the Agency for permission for staff to attend a CURA Conference at Restland Farms on September 15, 1970.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Stone and approved by all present to approve the attendance of staff and commissioners at the conference and to approve the registration expense from East Side Funds.

Change Order No. 2 and the Final Certificate for Demolition of the Elderly Site were presented to the Agency by Mr. Guy for their approval.

Following due discussion, a motion was made by Mr. Reier, seconded by Mr. Stone and approved by all present to ratify Change Order No. 2 and accept B. Meucci & Sons Final Certificate and Release.

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

The meeting was adjourned to executive session at 7:05 P.M.

Respectfully submitted,

Robert W. Camp, Secretary