

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON SEPTEMBER 22, 1970.

PRESENT: Messrs.: Achenbach, Chairman
Thayer, Vice-Chairman
Camp, Secretary
Novicki
Davis
Sneed
Gionfriddo
Reier

ALSO

PRESENT: Kaplan
Haze
Guy
Cienava
Higgins, City Plan
Snow, LPA Counsel

ABSENT: Misenti
Stone

The meeting was called to order by Chairman Achenbach at 6:00 P.M.

The minutes of the previous meeting dated September 1, 1970 were approved as remitted upon a motion made by Mr. Davis, seconded by Mr. Sneed and approved by all present.

The first item taken up on the agenda was a YMCA report by Mr. Camp. He had met with the "Y" on several occasions and the "Y" has requested land in the project area for their building expansion and parking necessities.

The "Y" has requested that the Agency consider disposition of land generally from the present "Y" to Sumner Street and south on Sumner Street to Greenfield Avenue.

Following due discussion and based upon the recommendation of the Developer Relations Committee, a motion was made by Mr. Camp, seconded by Mr. Reier, and approved by all present to commit the area generally from the present YMCA easterly to Sumner Street for disposition to the YMCA.

Following further discussion, a motion was made by Mr. Camp, seconded by Mr. Davis, and approved by all present to give disposition priority to the YMCA for the land generally south along Sumner Street to Greenfield Avenue or other adjacent area, pending the completion of a comprehensive development plan of the area.

The next item on the agenda was a presentation by Mr. Kaplan and Mr. Thayer of a site plan based upon the model presented to the Agency at the previous meeting.

The design concept was explained by Mr. Kaplan. It is proposed as a starting point discussion, modification, exploration, etc. for a downtown design. It was felt that this concept provides the Agency with a starting point and now allows the Agency to have a basis for development talks.

Mr. Reier felt that the Inn placement should bring about a widening of William Street. He also felt that the local merchants and the public were used to expansion parallel to Main Street, but the plan calls for expansion perpendicular to Main Street. Mr. Reier felt that a good public relations program was needed to put over the concept.

Mr. Camp stated that the previously presented Hill plan, according to Hill Development, had several organizations already in line for space and this should not be disregarded. Mr. Camp also questioned the economic feasibility of the concept.

Mr. Achenbach stated that the input contribution leading to the proposed concept was very extensive and that local development and investment is most desirous and will not be disregarded.

A motion was then made by Mr. Thayer, seconded by Mr. Reier and approved by all present to approve the attached resolution (see book of original minutes) generally adopting the proposal as the basic design concept of the Agency for discussion and evaluation of proposals.

The next item taken up on the agenda was a report by Mr. Kaplan concerning the early construction start by Giordano on the Elderly site.

He reported that Giordano was shooting for a groundbreaking during the week of September 27, 1970 including the moving of a site office trailer to the Elderly site. Mr. Kaplan stated that most of the local hurdles had been cleared.

Attorney Snow reported that the two points in question are the Right-of-Entry and protection to the City.

The Right-of-Entry terms would include:

- 1) City's desire to commence construction.
- 2) That Giordano hold the City harmless from any and all actions.
- 3) Construction at Giordano's own risk.
- 4) If HUD does not approve, Giordano must restore the premises at the Agency's option, at no cost to the Agency.
- 5) All of Giordano's equipment must be removed and all improvements become the property of the Agency at no cost to the Agency.

Following due discussion, a motion was made by Mr. Camp, seconded by Mr. Davis, and approved by all present to approve the Giordano early start.

The area necessary for the early start will not interfere with the Main Street parking area presently being used by the Chamber's Retail Trade Bureau.

Mr. Haze then reported on the Agency's rehab progress. He stated that Mr. Dunn and Mr. Cienava have had meetings with FHA and rehab personnel in Hartford. He also stated that three property owners in the rehab area are anxious to participate in the 3% FHA rehab financing and the \$3,500 grant for elderly low-income homeowners.

The Agency has had excellent cooperation with the City's Building and Code Departments. The basis of the rehab program is in remodeling and updating for code conformance.

Mr. Haze stated that the staff does need help of a consultant to initiate its program and train rehab personnel in contractor coordination, financing, FHA procedures, public information and other facets of the program.

Mr. Haze has received a proposal from a rehab consultant, Dan Miller of New Haven, President of the National Remodeler's Association, for a three month contract at \$300 per week.

This consultant would carry out all the procedures necessary to complete the rehab of the three properties previously mentioned and train staff in the rehab process. Mr. Haze requested approval for the use of Mr. Miller as a rehab consultant.

Mr. Camp questioned as to whether the esthetics of the area could be controlled in the rehab program and Mr. Haze responded that the Urban Renewal Plan gives the control responsibility to the Agency.

Mr. Camp also felt that the consultant should further spell out his scope of services.

Following further discussion, a motion was made by Mr. Reier, seconded by Mr. Sneed and approved by all present to use Dan Miller as a rehab consultant subject to his submission of a detailed scope of services to be approved by legal counsel.

Mr. Sneed then reported upon the meeting of the Personnel Committee held prior to the Agency meeting.

Mr. Sneed stated that several staff positions had to be filled now that we are in Project Execution in order to carry out the necessary execution activities.

The following listed positions were recommended for advertising and interviewing by the Personnel Committee:

- 1) Project Planner, Grade 10, \$11,500 - \$14,700
- 2) Rehabilitation Officer, Grade 9, \$10,600 - \$13,530
- 3) Property Management Officer, Grade 7, \$8,500 - \$10,850
- 4) Site Improvement Engineer, Grade 9, \$10,600 - \$13,530

Following due discussion, a motion was made by Mr. Sneed, seconded by Mr. Davis and approved by all present to advertise for the above positions.

Mr. Reier then suggested that the Agency join the City in job specification and salary study being carried out by a private consultant.

Mr. Achenbach agreed that we would listen to the consultant's proposal and would discuss the job situation.

Mr. Haze then presented a Hospital report to the Agency. He stated that a meeting was held with Mr. McWilliams and Hill representatives to outline a timetable for Agency activities. A copy of this report is attached to the original minutes.

This timetable was concurred in by the Agency.

Mr. Haze then read a letter of request from the School Department requesting permission to use a portion of the cleared Goodyear area for temporary parking for students and faculty of the nearby schools.

A portion of the block, bounded by Hamlin, Hotchkiss, Church and William Streets would be available for parking until spring of 1971.

A motion was made by Mr. Reier, seconded by Mr. Camp and approved by all present to allow the School Department to use the area for parking dependent upon the School Department supplying their own insurance and maintenance costs. No expense shall accrue to the Agency.

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

Respectfully submitted,

Robert W. Camp, Secretary