

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON
OCTOBER 4, 1977.

PRESENT: Messrs.: Reier, Vice Chairman
Kelsey, Secretary
Novicki
Cartelli
Davis
Misenti
Schmidt
Parker
Passanisi

ALSO

PRESENT: Haze
Cienava
Bienhorn, Press
Corvo, W., Bulletin
Weitzman, Pelton's
Leinwand, Advisory Committee
McLeod, Council
Weiss, Courant
Lowry, City Plan
McWilliams, Middlesex Hospital
Ms. Galento
R. Knauss, Pelton's General Contractor
Carney, Chamber

ABSENT: Achenbach, Chairman

The meeting was called to order by Mr. Reier at 6:00 P.M. A quorum was present.

A correction to the minutes of the regular meeting of September 6, 1977 was noted by Ms. Parker to include, that the request of Mr. Huntington for 22 feet of additional land adjacent to the proposed CAGM Children's Day Care Center had not been considered on the submitted site plan. It was recommended that the site plan be revised accordingly.

A further correction to note the presence of Mayor Marino, ex-officio and Dr. Lowry at the Special Meeting of September 20, 1977 was also made.

Upon motion made by Mr. Cartelli, seconded by Mr. Novicki and passed by all present, the minutes of the special meeting and regular meeting of September 6, 1977 and the special meeting of September 20, 1977 were approved as corrected.

Mr. Misenti made a motion that the minutes of the Special meetings held on September 6, 1977 and September 20, 1977 be forwarded to the HUD area office for clarification of the mandate from Mr. Thompson regarding maximum security for the Douglas Mather House. Mr. Schmidt amended the motion to include a copy of Mr. Thompson's letter.

Mr. Misenti seconded the amendment and it was approved by majority vote with Mr. Cartelli opposed.

Mr. Haze reported on the site plan submitted by Mr. Bronson. Following a brief discussion and upon recommendation of the Site Committee, Mr. Cartelli moved to accept the site plan as submitted. The motion was seconded by Mr. Davis and unanimously approved.

Mr. Haze reported on requests by Pelton's and Bronson to obtain final grades for Main Street. Pelton's general contractor, Mr. Bob Knauss, further commented on the need for final grades in order that the site work can be started. He also noted that the sidewalks, curbs and utility poles along William Street had to be removed.

Upon motion by Mr. Passanisi, seconded by Mr. Cartelli, it was unanimously voted to instruct Cahn Engineers to proceed with lines and grades for Main Street at a fee of \$2,400.00.

Mr. Weitzman's request for the Agency to provide fifty (50) feet of fencing between Pelton's and the Armory and for the removal of curbs and sidewalks adjacent to their development along William Street was referred to the Site Committee.

Mr. Haze reported on CAGM's proposal for Disposition Parcel B-1 and noted that T.J. Palmer submitted a revised site plan to include 22 feet of parking area for Mr. Huntington. Mayor Marino reported that a subcommittee of the Common Council reviewed the proposal and had no objection to the plan providing the City's cost did not exceed the cost of the land which would be the City's contribution to the project.

Upon motion by Mr. Cartelli, seconded by Mr. Kelsey, it was unanimously voted to tentatively designate CAGM as developer for Disposition Parcel B-1 for a period of four months. It was further noted that the 22 foot portion requested by Mr. Huntington would not be committed separately at this time.

Mr. Passanisi moved to engage Cahn Engineers to begin preliminary design of Main Street in conjunction with the Main Street improvement program. The motion was seconded by Mr. Cartelli and unanimously approved.

Mr. Haze introduced Mr. Gordon McWilliams, representing the Middlesex Memorial Hospital, who presented a site plan for the proposed Family Practice Office facility. The total project cost is to be \$625,000.00. Following a brief description and discussion of the project, Mr. Cartelli moved to accept the site plan as submitted, with the condition that the project will be 100% taxable. The motion was seconded by Mr. Misenti and unanimously approved.

Mayor Marino reported that Congressman Dodd's office had contacted him today and notified him that a determination of eligibility decision regarding the Mansion Block would be forthcoming in two to three days. Concern regarding a written declaration of this decision was expressed by Agency members.

Mr. Cartelli and Ms. Parker were appointed to the ad hoc Renewal/Preservation Committee.

Mr. Cienava reported on the proposed guidelines for developers or restorers regarding the restoration of the Douglas Mather House. The guidelines were reviewed and discussed along with the minimum restoration requirements determined by the Agency.

Mr. Novicki presented the Financial Status of the Project for review and further discussion to establish priorities.

Upon recommendation of Mr. Cienava, Mr. Passanisi moved to pay HELCO the amount of \$25,706.20 for changes in electrical facilities due to Site Improve-

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ment Contract SI-1. The motion was seconded by Mr. Schmidt and unanimously approved.

Upon further recommendation of Mr. Cienava, Mr. Passanisi moved to pay SNETCO the amount of \$20,887.32 for work done in accordance with Site Improvement Contract SI-1. Mr. Schmidt seconded the motion and it was unanimously approved.

Mr. Misenti made a motion to obtain prices and quotations regarding a fence around the Douglas Mather House and the installation of a smoke detection system. Mr. Passanisi seconded the motion and approved by all members present.

There being no further business to come before the Agency, the meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Wallace A. Kelsey, Secretary

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