

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON
OCTOBER 6, 1970.

PRESENT: Achenbach, Chairman
Thayer, Vice-Chairman
Camp, Secretary
Novicki
Sneed
Reier
Stone
Misenti

ALSO
PRESENT: Kaplan
Haze
Guy
Townes
Snow, Legal Counsel
DeRing, Chamber
Daseler, Press

ABSENT: Davis
Gionfriddo

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

The minutes of the previous meeting dated September 22, 1970 were approved as remitted upon a motion made by Mr. Thayer, seconded by Mr. Novicki and approved by all present.

Mr. Novicki then presented the previous month's fiscal report to the Agency concerning all accounts.

The next items on the agenda were reports on the Elderly, Goodyear, and Hospital areas as follows:

Mr. Kaplan reported that Giordano is in progress on the Elderly site and will pour footings before snow starts to fall. A fence was erected separating the construction area from the parking area on Main Street and will cause no conflict.

Mr. Kaplan also reported that everyone was interested in an early start for the Goodyear housing site including Carabetta, the developer. Working drawings should be complete by next week.

To date, neither a letter of designation nor an Annual Contributions Contract have been received by the Housing Authority from HUD, but it is understood that they

are in process. Development is far ahead of the HUD paperwork.

At this time any work done is fully at the risk of the developer.

It is expected that 40 units could be complete by next Fall and the balance of 20 units by the following Spring.

Coordination with the Wesleyan architect, the Planning Commission, and the Housing Authority architect is progressing very well.

Mr. Haze then reported that an option for acquisition has been executed with the Heart Association and the closing is scheduled for Friday. The Heart Association is buying other property and is expected to vacate shortly.

The Middlesex Memorial Hospital has requested that the Agency allow use of the Wesleyan portion of the Goodyear Site by the Hospital as a temporary parking area.

The Agency concurred that the Hospital could have use of the needed area for parking on the same terms as the School Department, that is, maintenance insurance, and other costs would be borne by the Hospital.

Mr. Achenbach then reported that Mr. Shapiro, Chairman of the Commercial Project Area Committee, has been meeting with staff and that he and his committee would be in to see the model on the 21st of October tentatively.

He also stated that on Monday, the 5th of October, two Hartford area developers made a visit to this office and are very interested in discussing development of the whole project. Their individual survey found that Middletown might carry a 125 room Inn facility including a 500 - 1,000 seat banquet facility.

On Tuesday afternoon a Stamford developer also showed interest in Middletown development.

Mr. Achenbach requested that the Agency instruct staff to prepare ads for developer interest in relation to the South End, the Commercial Site, the Hoberman Site, and Block 92, adjacent to the Hoberman Site.

Mr. Novicki questioned as to how the developers had heard of the Middletown program.

Mr. Achenbach stated that the Chamber of Commerce was instrumental in inviting the first two developers in.

Mr. De Ring stated that he is aware of a Major Massachusetts chain store that might be very interested in the Middletown area.

Mr. Camp asked if the Project has advanced enough in the South End to advertise

for developer interest.

Mr. Achenbach replied that the area is viable enough to open it up for developer input.

It was suggested by Mr. Thayer that the Planning Committee should first come up with a definite staging and development plan.

Following due discussion a motion was made by Mr. Camp, seconded by Mr. Misenti and approved by all present to authorize staff to prepare the advertising for developers in conjunction with the recommendations of the planning committee in its formulation of Development Objectives and staging sequence.

Mr. Guy then introduced the following resolutions for Agency approval:

1. Resolution Authorizing the Issuance of Project Loan Notes in Connection with Urban Renewal Projects.
2. Resolution Authorizing the Sale, Issuance, and Delivery of Project Notes and the Execution of Requisition Agreements.

A motion was made by Mr. Novicki, seconded by Mr. Thayer and passed by all present to approve the resolutions as presented.

The next item on the agenda was a report on the street realignment for the YMCA area.

Mr. Haze has been in conference with Cahn Engineers concerning our priorities on Site Improvement Engineering and specifically the relocation of Church Street and the South Green area.

Cahn reported that an exact positioning of Union Street cannot be ascertained without a full engineering survey and an exact survey would require 6 months.

Meetings have been scheduled with Public Works, Engineering, and traffic to discuss the problem.

In order for the YMCA to fulfill its development schedule, the Agency must seek an alternative to the 6 month engineering schedule and will work with the "Y" to resolve the problem.

Mr. Camp reported that the YMCA was pleased with the Agency's compliance with their needs and requests.

The next item on the agenda was a report by Mr. Haze that the City was in the process of advertising for bids for the installation of new traffic lights and controls for downtown. He requested approval of the Agency to defray the portion of

the costs that fall within the project area. Federal funds are available for traffic control in our budget.

Mr. Thayer questioned as to whether the system to be installed would be satisfactory for future additions and for changes, or would it become outdated for proposed renewal area changes.

Mr. Haze stated that he had previously checked with the City's traffic consultant concerning the adaptability of the system and would do so again for verification.

Following due discussion a motion was made by Mr. Sneed, seconded by Mr. Misenti, and passed by all present to pledge to the City an amount not to exceed the budgeted figure for payment of the renewal area share of the installed traffic system.

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

The regular session was adjourned at 7:00 P.M.

Respectfully submitted,

Robert W. Camp, Secretary