

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON NOVEMBER 3, 1970.

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

ALSO

PRESENT: Kaplan
Haze
Guy
DeRing, Chamber of Commerce

ABSENT: Camp
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 October 6, 1970, were approved as remitted upon a motion made by Mr. Misenti, seconded by Mr. Davis, and approved by all present.

Mr. Guy then presented for approval the relocation claim of Continental Can Company in the amount of \$3,192.36. The company had been displaced from the Goodyear complex and is requesting rebate for its moving and temporary storage costs.

Following due discussion, a motion was made by Mr. Misenti, seconded by Mr. Reier, and approved by all present to pay the claim as presented.

The next item on the agenda concerned the presentation by Mr. Haze, for approval, of a demolition contract with Stamford Housewrecking Company for the razing of one structure situated in an area necessary to the start of the Goodyear Public Housing.

The cost quotation by Stamford was \$1,500 which was \$600 less than our engineering estimate.

A motion was made by Mr. Reier, seconded by Mr. Thayer and approved by all present to approve the contract as presented for the demolition of the structure on Parcel 78-5 in the amount of \$1,500.

Mr. Guy then requested that the Agency approve relocation payments for two elderly families out of East Side funds.

The Jutte and Proven families were evicted from their residence after it was purchased by the Heart Association upon acquisition of its former property by the Agency.

The Heart Association had need for all the space and it was felt by the Relocation Staff that the displacement of the families was a direct result of the Agency displacement of the Heart Association.

Both families have only social security payments as income.

Following due discussion, a motion was made by Mr. Davis, seconded by Mr. Reier and approved by all present to pay the above claims from East Side funds.

Mr. Haze then presented proposals for the acquisition appraisals Parcels 1-6, 9, 21, and 22 in Block 16.

The proposals were as follows:

- 1) Ball \$3,690
- 2) Adams \$4,450

Mr. Haze recommended approval of Mr. Ball for second appraisals on the above parcels.

It was also recommended that Attorney Sweet be assigned the title search work for the Historical Society parcel and the Middlesex Theater Parcel at a cost of \$200.

A motion was made by Mr. Stone, seconded by Mr. Sneed and approved by all present to hire Mr. Ball at \$3,690 for second appraisals of the aforementioned parcels and to hire Attorney Sweet at \$200 for the title searches as recommended.

Mr. Kaplan then presented to the Agency a staging program for residential development formulated by staff and the planning committee.

The planning committee has been working very diligently on staging and would like to be able to have the program presented to the PAC Thursday evening for feedback and further ideas for Agency action.

The staging deals primarily with the project area south of the Church Street-Union Street line and is as follows:

- 1) Block 92 - the vacant Silver plant area which has a very light relocation workload and might be usable as a home ownership potential.
- 2) Blocks 95 and 20 - Part of the South End. Residential Reuse for remaining South End Residents to be displaced or for other displacees along Church and Union Streets.
- 3) Block 93 - the corner area of Hubbard and Church Streets may be considered equally as important as area 1.
- 4) Block 93 - the Hoberman apartment area which may be available as a higher income high-rise area due to its proximity to South Main Street which is a major entrance to town.

5) Block 19 - Family rentals in the low to moderate income range for downtown living. Area has a relatively light relocation workload.

6a) Blocks 95 & 20 - Usable for final expansion of YMCA and possible residential. The thought may be to close Sumner Street and extend DeKoven Drive to serve the area, therefore, allowing for one solid parcel undivided by a central street.

6b) Block 20 - Open space south of South Street.

7) Block 18 - The area covering Main Street and Union to Sumner and the Armory might be considered for the highest reuse needed for relocation, preferably private market housing, if possible.

Following due discussion on the presentation, the Agency concurred in staff request to present the staging plan to the South End Project Area Committee.

Mr. Achenbach then stated that in his contact with the Chamber of Commerce, the Chamber voiced its interest and its desire to work closely with the Agency and with possible developers.

In discussing the forthcoming groundbreaking ceremony and project name contest, it was suggested by Mr. Achenbach that the Agency, through Mr. Stone and the public relations committee, invite the Chamber of Commerce, the City Administration, MIDC, and others to form a Blue Ribbon Committee to formulate and carry out a civic groundbreaking to include the presentation of a Project name.

It was suggested by Mr. Reier that all former Mayors be added to the invitation list.

In the ensuing discussion, it was decided that the affair should be postponed until January to allow all the new City construction to fall into the ceremony.

Mr. Haze then requested the Agency's concurrence in the Use and Occupancy charge of \$140 per month assigned to the Heart Association.

A motion was made by Mr. Novicki, seconded by Mr. Davis and approved by all present to set the Heart Association Use and Occupancy charge at \$140 per month.

The next item on the agenda was recommendation of new staff personnel to the Agency by the Personnel sub-committee.

Several applications were received and three finalists were chosen for each position for interview by the personnel committee except for the planning position which had two finalists.

Those recommended for the positions are as follows:

1) Property Management Officer: James Higgins at a salary of \$8,500 per year to commence on November 9, 1970.

Upon motion by Mr. Sneed, seconded by Mr. Davis and passed by all present, Mr. Higgins was approved for the position as recommended.

2) Project Planner: Cassandra Adams at a salary of \$7,500 to commence November 9, 1970.

Upon motion by Mr. Achenbach, seconded by Mr. Sneed and approved by all present, Miss Adams was approved for the position as recommended.

3) Rehabilitation Specialist: Joseph Mucci, at a salary of \$10,600 to commence November 16, 1970.

Upon motion by Mr. Sneed, seconded by Mr. Thayer and approved by all present, Mr. Mucci was approved for the position as recommended.

4) Project Engineer: Edward Champagne, at a salary of \$10,600 to commence November 16, 1970.

Upon motion by Mr. Achenbach, seconded by Mr. Stone and approved by all present, Mr. Champagne was approved for the position as recommended.

There being no further business to come before the Agency, and upon motion duly made and seconded, the meeting was adjourned at 7:00 P.M.

Respectfully submitted,

Robert W. Camp, Secretary