

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD
ON NOVEMBER 6, 1975.

PRESENT: Messrs.: Achenbach, Chairman
Reier, Vice-Chairman
Dawson, Secretary
Davis
Kelsey
Misenti
Novicki
Passanisi
Schmidt
Mayor Marino, ex-officio

ALSO

PRESENT: Haze
Guy
Champagne
Cienava
Dunn
LaBella
Snow, Legal Counsel
Lowry, Planning Commission
Beinhorn, Press
Millstein, Courant
Matteo

ABSENT: Gionfriddo

The meeting was called to order at 6:00 P.M. The chairman declared a quorum present.

Mr. Passanisi presented the following amendments to the previous meeting's minutes:

1. Following Attorney Snow's legal opinion concerning the South Green area nomination on the National Register of Historic Places, the minutes should also read that staff was to prepare a letter to HUD requesting their opinion on the Agency carrying out the Urban Renewal Plan as approved in 1969 of the historic preservation listing.

2. Mr. Passanisi asked also that the minutes reflect his request for an update on the Middletown Press parcel.

Mr. Achenbach requested an update of the disposition parcel progress schedules for the next meeting.

A motion was made by Mr. Passanisi, seconded by Mr. Davis and passed by all present to approve the minutes as amended.

Mr. Guy then presented the results of snow removal and sanding bid stating that specifications had been distributed to four local concerns that had previously shown interest in the contract.

Of the four, only Frank Tine had returned a bid. His bid was at \$14.00 per hour.

Mr. Schmidt felt that the bid should be formally advertised to give anyone interested a chance at the work.

Mr. Schmidt made a motion that the snow removal and sanding contract be formally advertised for bids. The motion was seconded by Mr. Passanisi and approved as follows:

<u>Ayes</u>	<u>Nays</u>
Schmidt	Davis
Passanisi	Novicki
Dawson	
Reier	
Kelsey	
Achenbach	
Misenti	

Mr. Haze then presented a letter to the Agency from Mr. John Reynolds. Mr. Reynolds was requesting the structure of 84-86 South Main Street as a substitute for the 49 Union Street property which was burned.

This structure would be relocated to Mr. Reynolds' development parcel as part of his preservation development.

The request was referred to the Development Committee for study. Mr. Reier also requested that Mr. Reynolds be prepared to discuss his schedule for the project.

Mr. Haze updated the status of the Site Improvement and Demolition contracts stating that SI-3 Contract, the extension of DeKoven Drive was prepared for bid advertising on November 7 and one the following week with the bid opening scheduled for December 8, 1975.

Demolition specifications were being prepared for all necessary structures and the State permit with conditions for use of the dump has been received. The specs will be ready by mid-November.

Mr. Achenbach requested that SI-3 bid advertisement be sent to Agency members together with a summary of the future SI-2 contract. All specs and documents will be available at the office for commissioners' inspection.

Mr. Haze requested Agency permission to send four (4) staff members plus any commissioners interested to the CCDC conference in New Britain on November 18-19, 1975. The conference concerned funding.

A motion was made by Mr. Davis, seconded by Mr. Novicki and passed by all present to approve the conference for four (4) staff members.

A motion was made by Mr. Passanisi, seconded by Mr. Novicki and passed by all present that any commissioner be allowed to participate at the Agency's expense.

Mr. Haze then distributed copies of Mr. Garafalo's questions to the Agency for their review, together with copies of the replies.

Mr. Reier asked the status of City Tire and Mr. LaBella replied that he had spoken to them and that they were awaiting a Common Council meeting concerning their request for a Fire Code Change for the parcel.

Mayor Marino stated that during his campaign he had indicated his full involvement with redevelopment and that he wanted to be kept updated of necessary City actions. He will attend Agency sessions and will have the Agency and City departments working together.

Mr. Passanisi inquired as to whether the Mayor will appoint a council liaison to the Agency and the Mayor replied that none would be required, that he would be the liaison.

Mr. Passanisi then stated that he had sent a letter to Mr. Haze requesting project information. He stated that he did not expect action on it this soon but he wanted all the commissioners to be aware of it. Several of the points mentioned by Mr. Passanisi are generally as follows:

- 1) Agenda to be received by the commissioners 72 hours in advance of the meetings.
- 2) Confirmation that the Notices to Tenants to vacate as stated at the last meeting have been remitted.
- 3) A progress report from Attorney Snow on the eviction proceedings.
- 4) That the prime developer, ALCO, attend every meeting. He is too important not to attend Agency meetings.
- 5) Wants ALCO to report the name of their architectural and/or engineering firm.
- 6) Wants submission to the Planning and Development sub-committee final site plans and preliminary design working drawings from ALCO.
- 7) Wants to see confirmation of Howard Johnson and A&P commitments and lease notes immediately. He feels that we may see the entire development area taken with Middletown businessmen priced out of the area.
- 8) Wants to see the ALCO financial report.
- 9) Would like submission of ALCO timetable, scheduling and phasing of development.
- 10) Would like the names of all tenants and their commitments.
- 11) Would like to see ALCO's lenders commitments.
- 12) Would like ALCO to submit monthly progress reports with copies to all commissioners.
- 13) Would like confirmation of compliance by the Agency to certain conditions that have been stipulated by ALCO attorneys.

Mr. Passanisi also stated that the same questions are pertinent to Errichetti and should also be carried out. He stated that Errichetti, as a prime developer, has not been at a meeting in three (3) months and should also be required to attend and report monthly.

In questioning the Middletown Press progress, Mr. Passanisi felt that there

was no reason why final site plans and construction drawings couldn't be submitted to the Agency.

Mr. Reier replied there were several areas in question, such as disposition of the White Eagle Cafe parcel, change of road location and architectural error by the Press architect which left the area in doubt.

He also stated that plans have been received by the Agency and that the Press, from the very beginning, stated that any work they do must be preceded by complete demolition. Any machinery ordered must be able to go directly into their new establishment.

Mr. Passanisi stated that he would like to know the Press's intentions at this time, their present progress and whether they are in need of special concessions or are there any problems.

Mr. Passanisi would like this type of information from all developers, large and small. He would also like all schedules dated.

Mr. Passanisi stated that he would like to see the development progress schedules show three (3) column of dates: - Present estimated date of completion for each facet plus the two (2) previously scheduled dates.

He would also like situations to cease whereby all information is not made available to all commissioners.

He stated that the naming of ALCO was his first meeting on the Agency. Approximately two weeks later he saw the ALCO models and approximately seven (7) months later first found out about the rink lease being such a necessity. He did not previously know of this condition but there may have been other commissioners that were aware of the problem.

Mr. Passanisi questioned as to whether the City can get together on a lease, and if not, will ALCO remain as prime developer. What other avenue is open if the rink is defeated?

He stated that there were other situations where all the commissioners were not made aware of the circumstances including the fact that two years ago housing was planned on the easterly side of Main Street, yet the ALCO plan shows no housing.

Several weeks ago, he stated, Betty Matteo asked about the theater block, and Mr. Reier stated that he was not thinking of the theater block at this time but was concentrating on the D-1 site.

Last month the Agency was informed that a group was showing interest in the theater block but names could not be mentioned.

Mr. Passanisi asked what happened to the Main Street housing and why wasn't he informed, as a commissioner, who the interested parties in the theater block are?

Mr. Misenti stated that he isn't the only one who doesn't know.

Mr. Passanisi requested that a copy of his letter be made available to all the commissioners plus the answers to his questions. He also requested that

all the commissioners should be notified of all sub-committee meetings so that they may attend if they so choose.

He felt that it was mandatory for all sub-committee members to attend their meetings and any others may attend if they wish. The increased attendance would thereby afford more input.

In reply to Mr. Passanisi's query concerning the theater group, Mr. Reier stated that many people had asked about the theater group but the group had requested that they remain anonymous.

He also stated that due to the economy, money for housing was not available on the money market and that Planning and Zoning had turned down Carabetta's housing: - he walked out, not us.

Dr. Lowry stated that Planning and Zoning had turned down the parking scheme, not the housing.

Mr. Reier also stated that parcel D-3 was originally considered for housing and now that the theater group has withdrawn its interest, housing is still possible although the area is comparatively small and parking may be a problem.

Mr. Schmidt stated that the Commission on Planning and Zoning should take care of the parking problem and Mr. Reier replied that they can't do that.

Mr. Schmidt replied that this was skirting the issue. The original plan called for housing on the east side of Main Street. Where is it?

Mr. Achenbach stated that a copy of Mr. Passanisi's letter will be forwarded to all the members. Much of the information was prepared for Mr. Garafalo. He felt that all of the commissioners want the same thing and all are working toward the same ends.

He stated that there were a myriad of circumstances that had delayed things including EPA and DOT problems.

Mr. Achenbach further stated that staff will cover all points requested and that a monthly report from Attorney Snow would be a good idea.

The door has never been closed on any sub-committee meeting. They are not secret meetings.

Mr. Passanisi stated that there has been a lack of communication and Mr. Schmidt stated that although he was on the personnel committee, he had never been informed of meetings.

Mr. Achenbach stated that this was an oversight and would not happen again.

Mr. Misenti stated that he had previously complained about lack of notification.

Mr. Passanisi also requested information concerning moneys expended and remaining balances for project completion. Will we be left incomplete? Will there be cutbacks? He felt that all new commissioners should have total briefings.

Mr. Achenbach replied that this was a good idea and should include new council members and any other City departments or committees.

Mr. Misenti questioned whether the Agency had any knowledge of ALCO's progress. Does he have anything to present?

Mr. Achenbach felt that some of the statements were grossly unfair to ALCO. They have, in fact, attended many meetings, including special meetings with the Agency, the Mayor, and the Council.

Mr. Misenti stated that it is his understanding that if the rink fails, ALCO is all done.

Mr. Achenbach replied that this was false. ALCO has publicly stated that if the rink fails, he will remain as developer but he would have to revise his total plan.

Mr. Reier stated that the money market was poor and that there were no developers waiting in line for us to call on.

Mayor Marino agreed that money was still expensive and that we had no developers waiting for us. He further stated that he will not go before the public without full and definite development information. He suggested that the commissioners dispense with their petty arguing and take care of its responsibilities.

Mr. Passanisi stated that Mr. Spinetta had made the statement that if the rink goes down we are back to day one.

Mr. Achenbach felt that we should get ahold of Mr. Spinetta and get some definite answers.

Mr. Misenti made a motion that a special meeting be called with Mr. Prevedini of ALCO Associates. Mr. Schmidt seconded the motion.

Mr. Achenbach also suggested that the meeting include Mr. Errichetti and that an agenda be prepared.

He also felt that to be more efficient, the commissioners should meet first to clear any questions, then hold a joint meeting with the Council, Planning Commission, etc. to cover all points.

Mayor Marino stated that the Agency should take care of its own responsibilities and then call a meeting. Each City agency has its own responsibilities and those of the Redevelopment Agency must be clarified. They cannot be solved at City Hall. The Common Council is responsible for the rink lease and approval of the land sale.

It was generally agreed that the motion for the meeting was not necessary and that it will be called as soon as possible.

Mr. Kelsey asked the status of DOT, plans for William Street, stating that this was another foot blocking the door. Mr. Achenbach felt that we will not get an answer from the State and we must live with the fact that the State cannot fund any change in this area for many years.

Mr. Reier stated that the Motel wanted an answer and we must use all of our influence available.

Mr. Kelsey asked how we ended up with the DEP and Mr. Haze replied that we were exempted from controls.

Mr. Novicki made the statement that a completely different tone had been set at the first meeting following the election. He would like to see everyone and everything worked out together but felt he must make one statement.

Mr. Novicki requested that the Agency please keep Max Corvo out of Agency matters and let's work together for the City of Middletown.

Mr. Passanisi stated that his request was a list of legitimate questions in the process of development and others are strictly prudent business questions. He wants to see his tax dollars do their best job.

There being no further business to come before the regular session, a motion was made by Mr. Dawson, seconded by Mr. Novicki and passed by all present to move the meeting to executive session for the discussion of acquisition and relocation data.

The meeting was moved to executive session at 7:17 P.M.

Respectfully submitted,



Richard T. Dawson, Secretary