

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON NOVEMBER 17, 1970.

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

ALSO

PRESENT: Kaplan
Haze
Guy
Snow, Legal Counsel
DeRing, Chamber of Commerce
Alexander, City Plan
Button, City Plan
Beinhorn, Middletown Press

ABSENT: Reier
Gionfriddo
Davis
Camp

The Chairman called the meeting to order at 6:10 P.M.

The minutes of the previous meeting, dated November 3, 1970, were approved as remitted upon motion by Mr. Misenti, seconded by Mr. Sneed and approved by all present.

The new liaison between the Agency and the Planning Commission, Mr. Phil Alexander, was then introduced to the Agency and staff by Mr. Button.

Mr. Alexander was welcomed and requested to become a member of the Planning Committee as had his predecessor, Mr. Higgins. Mr. Alexander accepted.

The next item on the agenda was a report by Mr. Novicki on the status of the East Side Fund. A request was made that budget reports be remitted to all members with the minutes.

Mr. Achenbach then presented to the Agency a request from Mayor Sbona to allow the city to borrow \$100,000 from the East Side Fund for the McDonough Open Spaces Project. The money would be needed until a Federal Grant could be requisitioned.

Mr. Achenbach explained that the problem with State financing still existed, and if the Agency was to approve the request, it should be subject to the clearance of the State financing problem and the issue of State Funds.

Following due discussion, a motion was made by Mr. Sneed, seconded by Mr. Novicki and approved by all present to allow the city to borrow \$100,000 for the McDonough Open Spaces Project, subject to the State

providing its Conn. R-105 financing and subject to full reimbursement of all funds borrowed.

The next item on the agenda pertained to a request by Mr. Haze for the Agency's ratification of the initial staging plan as presented at the previous meeting and subsequently amended.

Mr. Kaplan presented the changes made in the plan and stated that the changes were not changes in proposal but rather a switch of priority order due to staff study of relocation workload and a more desirable schedule.

The amended plan was presented to the South End Project Area Committee and the South End Family Association and released to the Press. The Family Association seemed receptive to the plan.

The changes from the original presentation (see minutes dated 11-3-70) are as follows:

1. Same as originally presented.
2. Basically the same as originally presented, but to include area south of South Street.
3. Originally the corner area of Hubbard and Church Streets. Now changes to upper area of South End from Greenfield Avenue north in Block 95 and Union Street properties in Block 20.
4. Hoberman Apartment Area.
5. Originally presented as Area 3.
6. Block 19 from Sumner to DeKoven Drive along Union.
7. Block 18 from Main to Sumner along Union.

The staging presentation is to be followed up with block meetings and output of available information. Full timing on the priority areas is not ready at this time.

It is planned that the Agency will advertise for developer interest shortly in Areas 1 and 2. Following the developer input, staff will return to the Agency and the Planning Commission.

Mr. Misenti questioned as to whether or not all tenants will be able to be relocated.

Mr. Kaplan answered that in the staging plan it was felt that Goodyear, Maplewood Terrace, normal turnover, etc. would be able to handle the relocation workload while the staging plan itself would be worked out in new development to help further.

Following due discussion, a motion was made by Mr. Stone, seconded by Mr. Novicki and approved by all present to approve the staging plan as presented as a basic working document with the understanding the the future would bring further changes.

Mr. Achenbach then presented to the Agency the staff suggestion that the Agency hold an open house session for the public on a monthly basis or as deemed necessary, to allow the public to come in and receive answers to their questions on Renewal. This suggestion was concurred in by the Agency.

Mr. Achenbach then added to the Agency committees one further committee on Acquisition Policy and Procedures.

This committee would consist of Messrs. Reier, Gionfriddo, and Misenti, and would deal with problems of acquisition. It was noted that the Agency as a whole could not possibly meet with all owners who requested an Agency appearance, and that a mechanism must be set up to allow the owners to meet with the committee if a request is made.

Mr. Stone, Chairman of the Community Relations Committee reported that he has received responses to his inquiries around town concerning a Project Name.

A few of the names presented for thought are: Connecticut Plaza; Port of Entry; Gateway City; Connecticut Center.

Mr. Achenbach then read a letter from the Mayor concerning Councilman Amato's request for a study of the City's and autonomous agencies pay scales for standardization.

The letter requested the Agency's cooperation in joining the study and defraying a portion of the cost.

Following due discussion, the Agency decided to remit a letter to Councilman Amato with a copy to the Mayor requesting a meeting in order to discuss the request and gather more information.

Mr. Guy then reported to the Agency that due to the present size of the Agency staff, Mr. Dunn, Finance Director of the City, has requested that the Agency relieve the City of its payroll preparation.

In doing so, Mr. Guy suggested that the payroll preparation and its necessary formats would be an overload on its bookkeeper and would be better handled through a commercial payroll service.

Following due discussion and upon recommendation of the Finance Committee, a motion was made by Mr. Stone, seconded by Mr. Novicki and approved by all present to withdraw the payroll preparation from City Hall and make use of a Bank Payroll Accounting Service.

Mr. Haze then requested that the Agency approve the cost of sending Mr. Cienava, Real Estate Officer, to a Condemnation Conference in New York for two days and Mr. Kaplan to a Development Conference in Boston for two days.

Following due discussion, a motion was made by Mr. Novicki, seconded by Mr. Stone, and approved by all present to send Mr. Cienava to the Condemnation Conference in New York for two days at a cost not to exceed \$225.

A motion was then made by Mr. Thayer, seconded by Mr. Novicki and approved by all present to send Mr. Kaplan and any interested Agency members to the Development Conference in Boston for two days at a cost not to exceed \$100 per man.

There being no further business to come before the Regular Session of the Special Meeting, a motion was made by Mr. Thayer, seconded by Mr. Misenti and approved by all present to adjourn to Executive Session at 7:40 P.M.

Respectfully submitted,

Robert W. Camp, Secretary