

MINUTES OF A SPECIAL MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF
MIDDLETOWN HELD ON NOVEMBER 18, 1969.

PRESENT: Achenbach, Chairman
Gamer, Vice-Chairman
Camp, Secretary
Stone
Novicki
Thayer

Also

PRESENT: Kaplan
Haze
Guy
Tibbits, Hill Development
Haney, GMCC
Beinhorn, Press
Higgins, City Plan

The meeting was called to order by Chairman Achenbach at 7:30 P. M.

The minutes of the Agency meetings dated October 7, October 23 and November 7, 1969, were read.

A motion was made by Mr. Stone, seconded by Mr. Gamer and passed by all present to accept the above minutes as read.

Mr. Achenbach then presented Richard Haney of the Greater Middletown Community Corporation who had requested a few minutes to speak to the Agency.

Mr. Haney gave a short summary of the history of GMCC, specifically pointing out the rapid completion of its Wadsworth Grove Homes, and the fact that they are involved in 50 units of Turnkey Development on the Hagle Site.

Mr. Haney then stated that GMCC is requesting that the Redevelopment Agency be aware at this time that they are very interested in obtaining a disposition parcel in the renewal area for the construction of low to moderate income housing.

Mr. Beinhorn questioned as to whether it would be right for GMCC to work closely with the Agency and not be in the same plane of competition as other prospective developers.

Mr. Haney answered that at this point there are no builders in competition in the low to moderate income housing market.

When questioned as to the number and type of units, Mr. Haney stated that this would depend upon the size of the disposition site.

Mr. Tibbits suggested that the downtown area should contain housing in the low to moderate income range.

Mr. Haney's request was noted and recorded by the Agency for a future action.

The next item on the Agenda was a request by Mr. Haze for the ratification of the Design Review Panel recommendation and the Housing Authority decision to accept Gilbert Switzer and Fusco Amatruda as Architect and Developer of the Elderly Site.

Federal clearance on Fusco Amatruda's Public Disclosure Statement had been received from HUD.

After due discussion a motion was made by Mr. Gamer, seconded by Mr. Thayer and approved by all present to table the motion to Executive Session for further discussion.

Mr. Haze then presented information on a proposed parking lease with Mr. Adorno for the parking of Staff automobiles in a lot adjacent to the office.

Since we are no longer in residence at City Hall, parking space at the garage is no longer being made available for staff.

Mr. Adorno is willing to lease a portion of his lot, approximately 6,000 square feet, to the Agency for an annual rental of \$600 whereby the Agency would assume the cost of maintenance and insurance.

The average cost of parking rental in town is about \$7/month per car or \$756 per year for our 9-person staff. This lease would also allow for parking for Agency and guests during the day and for evening meetings.

After due discussion, Mr. Achenbach requested that all alternates available for parking be ascertained and presented to the Agency at the next meeting. The information is to contain the number of spaces needed and cost comparisons.

The next item on the Agenda was a report by Mr. Haze on the status of the Wesleyan 112 credits public hearing.

Mr. Haze stated that the hearing would be held by the Planning Commission and it was a requirement for the Part II submission.

The target date for the hearing is December 10, 1969. If the hearing cannot be held on this date, the next available one would be January 14, 1970.

Meetings have been held with George Reif on this matter.

Mr. Haze then presented a resolution required by State Statute 8-127 whereby certain findings must be made in reference to the Urban Renewal plan and submitted with the Part II Application. Copies of this resolution will be re-mitted to the Agency.

A motion was made Mr. Gamer, seconded by Mr. Stone and passed by all present to approve the resolution as read.

Mr. Guy then reported on the status of the refinancing stating that five bids had been received for the \$720,000 in project notes and the low bidder was the First National City Bank of New York with a bid of 5.25%, the lowest bid received in months, according to HUD. The refinancing is for a five-month period.

There being no further regular business to come before the Agency, and upon motion duly made by Mr. Thayer, seconded by Mr. Camp, and passed by all present, the meeting was adjourned to Executive Session at 8:30 P. M.

Respectfully submitted,

Robert W. Camp
Secretary