

MINUTES OF A SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY  
HELD ON NOVEMBER 20, 1973.

PRESENT: Messrs.: Achenbach, Chairman  
Reier, Vice-Chairman  
Dawson, Secretary  
Davis  
Kaplan  
Misenti  
Novicki  
Sneed  
Stone  
Mayor Sbona, ex-officio

ALSO

PRESENT: Haze  
Guy  
Cienava  
Champagne  
Mylchreest, City Plan  
DeRing, Chamber of Commerce  
Beinhorn, Middletown Press  
Bergan, Hartford Courant  
Gordon, Corporation Counsel  
Cashman, Real Estate Agency  
Members of Homeowner's Association

ABSENT: Gionfriddo

The meeting was called to order by the Chairman at 6:00 P.M. A quorum was declared present.

Upon motion made by Mr. Davis, and seconded by Mr. Misenti, the minutes of the previous meeting were approved as remitted.

The first item on the agenda concerned authorization to advertise for bids for the SI-1 Contract plans as approved by HUD.

Mr. Haze stated that the Agency had previously authorized final plans by Cahn Engineers for site improvements on William Street, Main Street and Union Street to DeKoven Drive.

The contract would include Item II costs to be paid directly by the City.

A combined Agency and City contract has been authorized by HUD.

A motion was made by Mr. Davis, seconded by Mr. Novicki and passed by all present to authorize advertising as requested.

Mr. Haze then presented the new demolition bidding for contract approval. The Agency had previously authorized bidding on all structures, and six (6) bids had been received.

Low bid was submitted by Fava Building Wreckers at a cost of \$29,367. HUD approval of the bid and the contractor has been received.

Included in the specs is a partial demolition of 49 Union Street, a structure which is to be retained for historical preservation. The added, more-modern, rear portion must be removed, but this release will be held in abeyance until, and if, the local fire code problem is

resolved to allow for preservation with original material.

State legislation is expected to be presented exempting structures for historic preservation from strict adherence to fire codes across the State as reported by Mr. Darbee of the State Historical Society.

A motion was made by Mr. Reier, seconded by Mr. Sneed and passed by all present to approve Mr. Fava at a cost of \$29,367.

Mr. Haze then presented to the Agency the form of agreement to be executed by Mr. Redford to renovate and rehabilitate his plate glass business. Plans have already been submitted to the Agency and the Building Department.

The legal agreement was drafted requiring conformance to the U.R. Plan, conveyance of the corner of DeKoven Drive for a turning radius, easement for underground utilities, and other aspects of importance to the Agency and Mr. Redford.

Mr. Haze requested approval of the contract subject to the approval of Attorney Snow.

A motion was made by Mr. Novicki, seconded by Mr. Davis and passed by all present to approve the agreement subject to Attorney Snow's approval.

Mr. Mylchreest then reported that a joint planning and zoning Board and Agency meeting will be set up shortly to discuss a joint public hearing date for all U.R. Plan changes and zoning changes necessary for implementing the new development.

Mr. Achenbach stated that a discussion and briefing will be held shortly with the Council and the Planning and Zoning Commission to explain all the changes in the U.R. Plan.

Mr. Achenbach then stated that at the last meeting, the Agency had authorized discussion with HUD to ascertain reuse prices. He suggested that the staff now meet with Carabetta for a discussion on land price before a final submission to HUD for price approval.

It was also stated that the original Ballard study must be updated, but that this study, adjusted, might raise prices more than would be desirable.

It was suggested that staff evaluate both appraisals and study all aspects of the appraisals with Agency authorization to meet with the developer in further discussion.

Mayor Sbona asked how concrete the other developer proposals were.

Mr. Haze replied that the Reynolds development depends upon the question of fire code restrictions pertinent to restoration; the Press development is awaiting only the resolving of land area; Salemi's development was set, awaiting architectural design.

He also stated that negotiations with other developers was ongoing and that parcelization will have to be resolved.

The next item on the agenda concerned a report by Mr. Kaplan concerning the institutional block.

Mr. Kaplan stated that there was not too much to report at this time, and that staff and his committee were examining all alternatives.

He stated that we had requested that Didato come up with a plan for the block satisfactory to all the institutions involved, but that this was really the Agency's responsibility as pointed out in our previous meeting.

Mr. Kaplan stated that a meeting would be called by his committee with everyone involved.

Mr. Haze stated that acquisition in the block was progressing.

The Acquisition and Procedure Committee introduced a recommendation to the Agency to reduce by 20% the use and occupancy charges of eleven (11) commercial establishments in Block 15.

It was noted that the merchants in question were suffering losses due to relocation of residents from the area and lack of walk-in trade as other stores closed for relocation.

A motion was made by Mr. Reier, seconded by Mr. Stone and passed by all present to approve rent reductions for the following listed establishments effective 11-1-73.

<u>Name</u>	<u>From</u>	<u>To</u>
Brass Rail	\$200	\$160
Koff's Jewelers	100	80
Central News	150	120
Mark's T.V.	255	200
Hermann's Deli	150	120
Hermann's Pkg. Store	150	120
General Liquors	160	125
Park Deli	160	125
Jimmy's Grinder	140	110
Shoe Hospital	100	80
Newell & Son	100	80

There being no further business to come before the regular session, and upon motion duly made and seconded, the meeting was voted to executive session at 6:50 P.M.

Respectfully submitted,

Richard T. Dawson, Secretary

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