

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY
HELD ON DECEMBER 1, 1970.

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

MISC

PRESENT: Kaplan
Haze
Guy
Adams
Snow, Legal Counsel
DeRring, Chamber of Commerce
Beinhorn, Middletown Press

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 November 17, 1970, were approved as remitted upon motion by Mr. Sneed, seconded by Mr. Novicki and approved by all present.

Mr. Achenbach then stated that Messrs. Achenbach, Kaplan, Haze, Guy, and Cienava met with the Mayor and members of the Common Council to discuss the priority program, condemnation, and the proclaimer procedure.

The priority schedule was presented to the group by Mr. Haze and Mr. Kaplan. The Council members felt that the meeting was very enlightening and periodic meetings of this type should be held.

In discussing the need for power of condemnation, it was explained to the group that the short time schedule for acquisition of the Early Land Acquisition areas caused the Agency to use the power of condemnation. In the balance of the Project more time will be available for negotiation and condemnation would be used only as a final resort.

During the same meeting, the proclaimer policy was explained by Mr. Haze and all questions answered to the satisfaction of the Mayor and the Councilmen.

Mr. Guy then introduced Mr. D'Amato and Mr. Acunto of Metropolitan Life Insurance Company. These gentlemen explained the details of the pension plan introduced at the previous meeting and answered all questions.

The status of the requisition for State Funds was then presented by Mr. Haze. Our State contract was approved for \$675,570, approximately one-third of the total State share.

The State, to date, will only allow the issue of funds for 28% of the one-third, or \$190,000.

Mr. Haze is presently attempting to have the first requisition approved for 50% of the \$675,570.

The State's procedure is to issue funds for progress grants rather than prepayment. They would prefer that the Agency carry out the program with Federal funds initially.

Mr. Kaplan then presented a report on the Commercial Project Area Committee. The PAC presented to the Agency a site plan prepared by their architect at their own expense showing commercial area in a mall running from Main Street toward the River, a pedestrian crossover from the Municipal Parking Garage to the mall and Hi-rise overlooking the River.

The main difference in placement shows the Inn along the River rather than Main Street and development placed to the rear of the present Main Street frontage to afford staging. The frontage was depicted as parking area for long and short-term parkers. Parking was also shown in the rear, below grade.

Mr. Kaplan stated that the meeting was very encouraging and that all concerned were thinking generally along the same lines. It also showed that the group was willing to move forward and to invest.

Meetings have been scheduled with block groups. Two have been held to date but no residents or owners attended. The meetings will be continued in hopes of attracting an attendance.

Mr. Achenbach questioned as to whether a commercial staging plan was prepared as yet. Mr. Kaplan stated that a plan might be available for the January meeting of the Agency.

A report on Community Relations and the planned groundbreaking ceremony was then given by Mr. Stone.

Mr. Boinhorn was thanked for the Press coverage on the search for a project name. Several appealing names have been received including: Connecticut Plaza, Port of Entry, Gateway City, and Connecticut Center.

Mr. Stone felt that the program for the groundbreaking ceremony was good, but he suggested one change in the schedule; that is, start the bus tour as the first item on the agenda and then follow the program as initially suggested.

Mr. Achenbach then announced to the Agency that the first open house that the Agency was to hold would be held on Saturday morning, December 5, 1970, from 9:00 A.M. to noon. Staff would be available to answer questions from the general public and project area residents and businessmen. The staff would rotate coverage for the planned open house meetings to be scheduled in the future.

Checklists and a resolution on Proclaimer and Acquisition Policy Using Proclaimer were distributed to the Agency by Mr. Haze. It was explained that the use of Proclaimers expedites the acquisition procedure in many cases by being able to approve prices without going to HUD. HUD would, on post audit, review the decision at a later date for approval.

It was explained by Mr. Haze that in order for the staff to make use of proclaimer, a HUD recommended resolution entitled:

Resolution of the Middletown Redevelopment Agency
Approving the Land Acquisition Policy and Procedure
Statement, and Authorizing Filing with the Department
of Housing and Urban Development

must be filed with HUD.

Mr. Haze stated that the acquisition files must be fully documented prior to the proclaimer use.

Following due discussion, a motion was made by Mr. Camp, seconded by Mr. Davis and approved by all present to approve and adopt the above resolution.

Formats of the Proclaimer Policy are attached to the original minutes.

Mr. Guy then presented a final Certificate and Release from Stamford Housewrecking and a requisition for final payment on Contract D-3, the Fazzino property in the Goodyear area. Attorney Snow has approved payment of the requisition and acceptance of final certificate. This certificate has no correlation with Contract D-2 which may enter litigation.

Following due discussion, a motion was made by Mr. Camp, seconded by Mr. Novicki and approved by all present to make final payment of \$1,500 on Contract D-3 to Stamford Housewrecking Company.

Mr. Misenti, in reference to Dr. Korab's newspaper column, inquired into how much of the column was true. It was his understanding that the Agency was dealing with the Hospital and no other developer. He questioned as to whom the Agency was dealing with, the Hospital or Hill Development.

In response to the query by Mr. Misenti, Mr. Haze stated that in December, 1969, the Agency voted to commit land to the Middlesex Memorial Hospital and no other developer.

Mr. Misenti stated that he had heard that the complex would belong to Hill who would rent to the doctors and that stores were also included in the plan.

Mr. Camp stated the Hospital did not have any development funds and the building would be constructed for the Hospital.

According to Mr. Thayer, the latest plans that he had viewed showed no retail establishments.

All legal contact to date for sale of the land has been held strictly with the Hospital according to Attorney Snow.

Mr. Haze stated that a complete check on the development proposed by the Hospital would be carried out by the Agency in stipulated steps as follows:

1. An agreement with the Hospital for sale of the land, which requires a public hearing, Agency and Common Council Approval.
2. Submission of preliminary and Final Plans by the Hospital depicting the dates of the start of construction and the completion of construction.
3. During construction and until a certificate of completion is issued, the Hospital is responsible to the Agency for conformance to the Urban Renewal Plan.

Mr. Beinhorn, in the light of the State financing, questioned as to the status of the loan for the McDonough Open Spaces Program.

Mr. Haze answered that the initial costs for appraisal fees and title searches approximating \$10,000 could be made available to the City prior to approval of the total request.

A report on the HUD inspection of the proposed North End Project was given by Mr. Kaplan.

Representatives of HUD made a visit to Middletown to walk the proposed North End Project Area in order to examine and designate a project boundary in accordance with the preliminary application submitted.

On the basis of the inspection and ensuing report, the Agency would then make their decision to apply for a Survey and Planning advance and carry out a formal Urban Renewal Project.

The preliminary application shows the east side of Main Street as a project boundary with the west side excluded.

The question was raised by HUD representatives as to whether both sides of Main Street could be included, perhaps to the line of Broad Street extended. A letter from HUD recommending their boundary suggestions is expected shortly.

The final approval by HUD might lie with the availability of funding rather than with the planning approach.

The next item on the agenda was a statement by Mr. DeRing concerning meetings to be held with Middletown residents and businessmen on the subject of development.

It is felt that local interest in new development is very strong and should be thoroughly investigated before going outside of the area.

There being no further business to come before the Agency, a motion was made by Mr. Reier, seconded by Mr. Sneed, and approved by all present to adjourn to Executive Session.

The regular session was adjourned at 7:10 P.M.

Respectfully submitted,

Robert W. Camp, Secretary