

MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT AGENCY FOR THE CITY OF MIDDLETOWN HELD ON DECEMBER 2, 1969.

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

ALSO

PRESENT: Kaplan
Haze
Guy
Atty. Snow
Lash, Williams, Hill Development Corp.
Higgins, City Plan
Beinhorn, Middletown Press
Clew, Hartford Courant

The meeting was called to order by Chairman Achenbach at 6:00 P.M.

The initial item taken up on the agenda was the approval of the Minutes of the meeting held November 18, 1969 and mailed to all members.

A motion was made by Mr. Thayer, seconded by Mr. Novicki and passed by all present to approve the Minutes as remitted.

During the public hearing portion of the meeting, there were no comments offered from visitors attending the meeting.

Mr. Achenbach then reported on the December 1, 1969 staff meeting and requested that work assignment binders discussed at the meeting be distributed to Agency members and staff. He explained that all necessary action items assigned to either Agency members or staff would be entered into this binder for record and scheduling. Three action items were already entered in the book and listed below:

1. Acquisition Checklist
- 2a Relocation Checklist
- 2b Property Management Checklist
3. Demolition Checklist

The balance of the items discussed at the staff meeting will be entered in the binder when prepared.

The Acquisition Checklist was distributed by Mr. Haze and explained in brief.

Atty. Snow was then requested to report on the status of the condemned properties on the Elderly Site that were still occupied.

Atty. Snow reported that application is being submitted to Superior Court for Agency to get peaceful possession of the occupied premises.

In order to satisfy the court on this request, the Agency must present Proof of its efforts to relocate the tenants. The order is then up to the discretion of the judge.

Atty. Snow has a December 3, 1969 appointment with the judge and a date of December 19, 1969 for formal hearing. He stated that the Agency is entitled to possession by legislative process.

Chairman Achenbach requested that staff continue to make contact with the Elderly Site occupants in an attempt to relocate them without the necessity for court action.

The Agency set a target date of February 15, 1970 as the date that all units must be vacated in order to fulfill the development schedule.

The next item on the agenda was presentation of the Schedule of Average Annual Gross Rentals For Standard Housing in Locality, HUD 6148, for discussion and Agency approval to submit the schedule to HUD for approval.

The schedule is used as a basis for the payment of an "Additional Relocation Payment" to displacees of acquired properties in an amount not to exceed \$500 per year for two consecutive years.

After due discussion, a motion was made by Mr. Camp, seconded by Mr. Gamer and passed by all present to approve the schedule as presented.

Mr. Haze then reported to the Agency on the staff parking situation in that no new Agency staff personnel are being allowed parking in the Arcade. A portion of the Adorno property adjacent to the office is still available for lease at \$600 per year for 6,000 square feet. Annual insurance costs would be \$25.00 and snow clearance would cost \$15 per hour.

After due discussion, a motion was made by Mr. Stone, seconded by Mr. Gamer, and passed by all present that Attorney Snow prepare a lease arrangement on the Adorno property at \$50 per month with snow removal and insurance costs to be borne by the Agency. The lease is to be drawn on a month-to-month basis.

The final item on the agenda was the presentation of the previously tabled United Advertising Relocation Claim. Mr. Haze reported that our lease was for office space and did not specify rental income from the two billboards. Our appraisals show an income available from the signs at \$100 per year. The Relocation claim is for the amount of \$500.

After due discussion, a motion was made by Mr. Camp, seconded by Mr. Gamer, and passed by all present to approve the United Advertising claim as submitted in the amount of \$500.

There being no further business to come before the regular session, a motion was made by Mr. Thayer, seconded by Mr. Gamer, and passed by all present to adjourn to Executive Session.

The meeting was adjourned to Executive Session at 7:00 P.M.

Respectfully submitted,

Robert W. Camp, Secretary

FORUM & PEASE "NEEDS"

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