

MINUTES OF A REGULAR MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD
ON DECEMBER 7, 1976.

PRESENT: Messrs.: Achenbach, Chairman
Reier, Vice-Chairman
Dawson, Secretary
Cartelli
Misenti
Passanisi
Schmidt
Davis
Novicki
Kelsey

ALSO PRESENT Haze
Cienava
LaBella
Snow, Attorney
J. Daley
C. McLeod, Council
Beinhorn, Press
Millstein, Courant
Howard, Attorney
B. Matteo
J. Frankel
Mittelman, Attorney
J. Weitzman
Dinovelli
Comstock
J. Kane
A. Burry
S. Garafalo

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

The minutes of the previous meeting were unanimously approved on a motion made by Mr. Passanisi and seconded by Mr. Reier.

Mr. Reier asked Mr. Spinetta for an update on the development plans for Parcel D-1. Mr. Spinetta presented a letter from Attorney Pollack stating conditions to be resolved for incorporation into the Disposition Agreement. A full discussion of each of the conditions followed.

Mr. Misenti made a motion to have the proposed contract drafted by the attorneys with the conditions and required cash deposit for submission to the Agency in two weeks.

Mr. Dawson seconded the motion with all members voting in favor and Mr. Passanisi opposed.

Regarding the Reynolds' agreement, the Agency requested Attorney Snow to look into the developer's liability to remove the structures in the event of a default.

Mr. Reier then read a letter from the Middletown Press requesting additional land to accommodate actual parking requirements which exceed the current zoning ordinance.

Mr. Reier moved to oppose an additional area to accommodate 90 parking

spaces without increasing the Union Street frontage originally committed in the Agency's designation.

The Agency fully discussed the request and the alternatives that could be considered to resolve the problem of land area to be conveyed to the Middletown Press.

Mr. Reier restated his motion to approve an additional area for the Middletown Press by the extension of the easterly boundary of the originally designated area northerly to the intersection of the northerly R.O.W. line of the State Armory.

The motion was seconded by Mr. Dawson and approved by a vote of eight members in favor and Mr. Passanisi and Mr. Schmidt opposed.

A final Agency action to approve the Contract for the Sale of Land to South Green Associates, John Errichetti, General Partner, was the next item discussed.

A resolution for final Agency approval of the Contract for the Sale of Land in Parcel A-10 to South Green Associates, John Errichetti, General Partner, as approved by the Common Council was recommended.

In accordance with HUD's request, a resolution to approve the total disposition price of \$73,500 for Parcel A-10 was also recommended for Agency action.

Mr. Cartelli moved the approval of the resolutions as recommended. Mr. Misenti seconded the motion and upon a call for a vote, the resolutions were unanimously approved.

A request from Carlos Espinosa, d/b/a Hall's Diner, represented by Shaw and Howard, Attorneys at Law, to remain as a tenant at his present location until the site is needed for construction was presented to the Agency. A petition of patrons of Hall's Diner was also presented with the request for an opportunity to be designated as a developer or a sub-developer in the area of the South End.

After full discussion, a motion was made by Mr. Passanisi to hold action on the request for two weeks to review the timing of the existing demolition contract and the operating costs for the two tenants of the adjacent property. Mr. Reier seconded the motion and it was unanimously approved.

A report on the fill material to continue the demolition dumping operation on Newfield Street as approved by the state was made by Mr. Passanisi and Mr. Cienava. A motion was made by Mr. Passanisi to approve the payment of \$4,234.44 to the Butler Co. for 2,000 cubic yards of material. The motion was seconded by Mr. Misenti and unanimously approved.

There being no further business to come before the regular session, a motion was made by Mr. Dawson, seconded by Mr. Cartelli and passed by all present to move to executive session at 8:35 to discuss relocation claims.

Respectfully submitted,

Richard T. Dawson, Secretary

MINUTES OF EXECUTIVE SESSION OF A REGULAR MEETING OF THE MIDDLETOWN
REDEVELOPMENT AGENCY HELD ON DECEMBER 7, 1976.

PRESENT: Messrs.: Achenbach, Chairman
Reier, Vice-Chairman
Dawson, Secretary
Cartelli
Misenti
Passanisi
Schmidt
Davis
Novicki
Kelsey

ALSO

PRESENT: Haze
Cienava
LaBella
Attorney Snow

The executive session was called to order at 8:40 P.M. A quorum was present.

The following listed relocation claims, as recommended by the Relocation Procedures Committee, were presented by Mr. LaBella:

1. Howell's Cleaner: In-Lieu, \$10,000. Motion by Mr. Davis, seconded by Mr. Kelsey. Approved.
2. Siena: In-Lieu, \$2,500. Motion by Mr. Davis, seconded by Mr. Reier. Approved.
3. Morello: RHP-0, \$15,000. Motion by Mr. Davis, seconded by Mr. Kelsey. Approved.

There being no further business to come before the executive session and on motion duly made and seconded, the meeting was adjourned at 9:05 P.M.

Respectfully submitted,

Richard T. Dawson, Secretary