

Appendix G

HUD Homeless Submission

MIDDLETOWN BRAC LOCAL REDEVELOPMENT AUTHORITY

Mayor Sebastian Giulliano, Chairman
435 DeKoven Drive
Middletown, CT 06457

September 3, 2008

Ms. Linda R. Charest
Base Realignment and Closure Coordinator
Office of Special Needs Assistance Programs, Room #7266
U.S. Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Homeless Submission for the Mile Lane Army Reserve Center in Middletown, Connecticut

Dear Ms. Charest:

The Middletown BRAC Local Redevelopment Authority (“LRA”), representing the City of Middletown, Connecticut, is the federally recognized local redevelopment authority for the Mile Lane Army Reserve Center (ARC) located on the west side of the City. Pursuant to section 2905(b) of the Defense Base Closure and Realignment Act of 1990, as amended, and the implementing regulations, the LRA is pleased to submit for your review and approval the redevelopment plan and homeless submission (“Reuse Plan”). The Reuse Plan, developed over the past months with substantial public input, presents a balanced approach to meet the economic development needs of the region while supporting to the greatest practical extent, the goals of the current Middletown/Middlesex Coyounty Continuum of Care Strategic Plan.

The property that is the subject of the Reuse Plan consists of a 23.72 acre parcel of land that is developed with a 15,800 square foot building. The property also includes 21.5 acres of easements on surrounding parcels owned by the City and private individuals. Originally developed in the 1950’s as a Nike missile site, the Mile Lane ARC was re-developed by the Army Reserve in 1987 to provide transportation and administrative support services. The property has been closed and vacated since 2006.

As an Army Reserve facility, the building includes areas for training, storage and administrative support purposes. There are no residential facilities at the facility, which employed upwards of 50 full-time civilian and military personnel while in full operation. The hillside property is located in a rural, low density residential neighborhood, approximately 3 miles from the city center.

The LRA retained the services of RKG Associates, Inc. to assist in the development of the Reuse Plan and homeless assistance submission.

HOMELESS SUBMISSION FOR THE MILE LANE ARMY RESERVE CENTER

[Date]

Page 2.

The LRA undertook a proactive public outreach program from the beginning, publishing the official Notice of Availability of Surplus Property on June 1, 2006 immediately following the formation of the LRA, holding an informational meeting, maintaining a website with up-to-date information and links, and holding several public input sessions on the Reuse Plan. In addition, all LRA meetings were actively publicized and open to the public. The LRA reached out to the homeless service provider community in the greater Middletown region through the Middletown/Middlesex County Continuum of Care (CoC). No organizations responded with a Notice of Interest for use of the property. In fact, only one response was received, from a private developer seeking information regarding the possibility for residential or mixed-use development. The only attendees at the initial informational meeting were representatives from Habitat for Humanity, who subsequently did not submit a Notice of Interest.

The Reuse Plan for the Mile Lane ARC recommends conveyance of the entire 23.7 acre property to the City of Middletown by way of a Public Benefit Conveyance sponsored by the Department of Homeland Security, Federal Emergency Management Agency ("FEMA"). This will allow for the creation of a Public Safety campus that will include a state-sponsored Fire Training School, a new City firehouse, an Emergency Operations and 911 Communications Center, as well as a regional animal control facility.

As a result of the lack of interest in the property by homeless providers, as indicated by no Notices of Interest being submitted to the LRA, no Legally Binding Agreements were developed or included in the Reuse Plan. Information on the homeless population in Middletown as well as on the various service providers making up the CoC can be found in the Reuse Plan (see in particular Section V and Appendix F). In summary, the site's location distant from the City center where homeless services are focused, the resulting need for additional logistical support, the need for costly new construction, and concerns regarding the environmental contamination of the site led the CoC members and the LRA to conclude that the property was not suited for acquisition by a homeless provider. Although there is some unmet demand for housing for the region's homeless population, it is being met by acquisition of existing in-town units by several of the member agencies.

Regarding the question of balance, the redevelopment of the property into a Public Safety campus will provide a significant increase in the overall level of safety for all of Middletown's residents, as well as those throughout the region.

The Reuse Plan is concurrently being submitted to the Army and FEMA for their review and approval pending HUD's final action.

If you have any questions about the Reuse Plan or this submission, please feel call Michiel Wackers, LRA Coordinator at 860-344-3425, or Craig Seymour (RKG) at 603-868-5513.

HOMELESS SUBMISSION FOR THE MILE LANE ARMY RESERVE CENTER

[Date]

Page 3.

Sincerely,

Sebatian Giuliano, Mayor and LRA Chairman
Middletown BRAC Local Redevelopment Authority

Enclosures: as stated.

cc.w/enclosures: Mr. Paul Oskvarek, OEA
Mr. Gary Puryear, USAR 94th RRC