

**City Of Middletown
Citizen's Advisory Committee**

MINUTES

18-May-2005

Present

S. Engelhardt, Vice Chair
R. Pelletier
D. Mitkoski
T. Marino
J. Robinson
A. Watson
A. Kelly
V. Amato
B. Plum

Absent

L. Wallace, Chair
L. Caditz-Peck
R. Bantum
E. Noglow
E. Bogdan
E. Roberts

Also present

R. Chebotarev

S. Engelhardt called the meeting to order at 5:03 PM

With no minutes to review and no old business, S. Engelhardt moved to the new business.

The first item on the agenda was the Property Acquisition by Positive Solutions. The director of Positive Solutions was asked to attend the meeting update the committee on the progress with acquiring a property for which the Committee had allocated some funds. The director N. Bishop introduced Professor C. Lehrman, who thanked the committee for patience and updated the committee on the current state of affairs with the acquisition of the property. The property, C. Lehrman said, was the first one to match the financial abilities of Positive Solutions. Located at 7 Rapallo Avenue, right next to deKoven drive, it presented mixed use type, and was sometimes used as an office for construction business. The owner was also willing to strike a deal. But, C. Lehrman continued, it was unlikely that the deal be closed before the deadline, that is June 31, 2005, so he asked the Committee if a deadline extension for property acquisition was possible and what the requirements for it were.

J. Robinson asked C. Lehrman if the owner was satisfied with the offer and if the price was set. C. Lehrman answered that they had only had a preliminary conversation with the property owner and the price was not set yet, but Positive Solutions counted on a fifty to sixty thousand (\$50,000 to \$60,000) loan from Webster bank and together with the funds allocated by the Committee, Positive Solutions were able to make a good offer. J. Robinson then asked if, provided that the deadline extension was granted, the property owner would start the process expeditiously and would be willing to give a letter of commitment. C. Lehrman replied in the positive and added that the owner requested a letter of commitment from the Positive Solutions as well.

C Lehrman asked the Committee if the extension could be given and if there were any additional requirements for that. The Committee felt that the request was reasonable and the extension should be granted provided that the City Government does not oppose the decision. V. Amato asked the representatives of Positive Solutions, how much time they needed. C. Lehrman stated that they counted for sixty (60) to ninety (90) days. V. Amato motioned to give the extension of ninety (90) days and A. Kelly seconded. J. Robinson suggested that a longer extension of five (5) months be given. S. Engelhardt requested that the Positive Solutions provide a conciliatory letter from their Board; J. Robinson requested that a letter from the seller be submitted as well. T. Marino suggested that a specific deadline date be decided upon. A. Watson asked what the approximate cost of the building would be. N. Bishop replied that it would be about one hundred twenty thousand dollars (\$120,000), of which the City funds constitute seventy thousand (\$70,000) and the bank loan about fifty thousand (\$50,000).

V. Amato corrected his motion: the extension be given till October 28 2005 and the letters from the Positive Solutions Board and the Seller are to be submitted to the PCD Department of the Middletown City Government as soon as possible. A. Kelly seconded and the Committee approved the motion unanimously.

The second item on the agenda was the 2005-2010 Consolidated Plan. R. Chebotarev distributed the copies of the final draft of the plan among the Committee members. The Plan is to be discussed at the next public hearing.

With no more business, S. Engelhardt motioned to adjourn the meeting. J. Robinson seconded, and the motion passed unanimously.

The meeting adjourned at 5:25 PM.

Respectfully submitted,