

CITIZENS ADVISORY COMMITTEE

MINUTES

May 18, 1988

PRESENT

M. Schmidt, Chairman
F. Patnaude
S. Gionfriddo
W. Pillarella
L. Cavanaugh
C. Guiliano
G. Keithan
P. Kulmacz
R. Kreh
I. Howell
E. Hoyle
W. Oliver (5:15)

ALSO PRESENT

W. Kuehn
L. Ozga
L. Callahan
N. Meyers
M. Masselli
M. Barnes
Sr. P. McKeon
P. Nucci

ABSENT

M. Moroni
D. Davignon
J. Reynolds

M. Schmidt, Chairman, called the meeting to order at 5:04 p.m. in Room 208 of the Municipal Building. M. Schmidt opened the public hearing for the 1988 Entitlement Program at 5:05 p.m. The following proposals and comments were received at the public hearing:

Community Health Center/St. Vincent dePaul Place/Nehemiah Housing Corp.

Sister Patricia McKeon, Mary Barnes and Mark Masselli came forward with a combined request for \$150,000.00 -- M. Masselli, representing the Community Health Center (\$50,000); Mary Barnes, Nehemiah Housing Corporation (\$50,000); and Sister Patricia McKeon, St. Vincent dePaul Place (\$50,000). M. Masselli mentioned the effect the funding cutbacks of the 1980's has had on housing opportunities and its relativity to homelessness. M. Masselli added that the City has State deinstitutionalization and the absence of new Carabetta projects adding to the affordable housing problems.

M. Masselli briefly reviewed the combined proposal as follows:

It is Nehemiah Housing Corporation's intent to purchase the rear structure at 38 Ferry Street to create cooperative, affordable, home ownership opportunities. M. Masselli added that the Community Health Center has recently opened an office on Ferry Street to better provide aid to those living in transitional housing. M. Masselli also mentioned the St. Vincent dePaul Place Shelter has been faced with an increased need.

F. Patnaude asked M. Masselli who owned Nehemiah Housing Corporation (NHC) and how it was funded? M. Masselli said that NHC was a non-profit corporation with its own board of directors and NHC receives--difficult to get--homeless funds. M. Barnes added that NHC obtains CHFA financing and receives funding through the Department of Housing, CDBG, Rental Rehab and Section 8 programs. F. Patnaude questioned what would happen to the NHC properties, if, NHC went broke? M. Masselli said the State or another non-profit would take over.

M. Barnes said CHFA would take over. L. Cavanaugh asked if the Nehemiah/Green Court project was complete? M. Barnes said the new ground units were 75% complete. D. Kulmacz asked if the NHC portion of the request was for the acquisition of a new property? M. Barnes responded yes. L. Cavanaugh asked why NHC is assuming it can acquire the building for \$50,000, as the debt on the structure exceeds that amount.

M. Masselli responded that the bank is asking \$110,000 but no one is coming near that price. M. Masselli added that the North End needs to be stabilized -- the bank should cooperate and not try to extract the maximum dollars for the structure. G. Keithan asked if there was a board of directors that involved all three of the organizations? M. Masselli responded that there are three separate boards.

Mercy Housing and Shelter Corporation

Lucy Callahan came forward with a request for \$36,357.00 for the Shepherd Home Project. L. Callahan explained to the Committee the need for funds to supplement salaries; which will also provide the mandatory dollar match for secured Federal dollars. L. Callahan said the first year of operation will be most expensive because of furnishings. S. Gionfriddo asked whether or not Mercy Housing will need money every year? L. Callahan said maybe next year or until we phase in rental income. F. Patnaude mentioned it appears if they don't get this money, they won't be in business.

YMCA

Nancy Meyers came forward with a request for dollars to replace the windows and roof at the YMCA Residence Hall. The estimated cost for the slate roof being \$50,700; and, repair/replacement of 86 windows being \$66,800. N. Meyers explained that operating costs are covered by the rental income, but the YMCA needs money for capital improvements.

S. Gionfriddo asked what the YMCA charged for rent? N. Meyers said \$63-69 weekly. S. Gionfriddo asked if there was any other source of income for capital improvements? N. Meyers said the YMCA is going to apply to OPM's Energy Conservation Program, but that program does require a dollar match. L. Cavanaugh asked if the funds from the June phonathon could be used? N. Meyers said the earnings were already designated for the purchase of a van and other projects. L. Cavanaugh asked where the estimate for the slate roof was obtained as it appeared high? N. Meyers responded that the quotes were obtained from an architect.

The Connection, Inc.

Peter Nucci came forward with a request for \$21,400 to help pay for an alcohol and drug treatment counselor. P. Nucci told the Committee that there is currently a large client waiting list. P. Nucci also mentioned that the majority of the clients served are of low and moderate income and 80-85% are Middletown residents. F. Patnaude asked if the Connection received any CDBG funding last year? P. Nucci responded that they did not receive anything and,

hopefully, this will be a one time request to get things going. G. Keithan asked if the Connection staff could document that the clients served are Middletown residents? P. Nucci responded yes.

S. Gionfriddo asked if the \$21,400 would enable the Connection to catch up with the backlog? P. Nucci responded it will help with getting to the 60 individuals on the waiting list.

There being no one remaining from the public to address the Committee, Chairman Schmidt closed the public hearing at 5:40 p.m.

M. Schmidt said the Committee received the following additional proposals:

- . City of Middletown's Health Department
 - \$35,000 for Neighborhood Housing Worker
- . Greater Middletown Community Corporation
 - \$100,000 for Residential Rehabilitation Program
- . City of Middletown's Municipal Development Office
 - \$250,000 for Site Acquisition for Affordable Housing
 - \$52,000 for General Program Administration salaries
 - \$6,200 for General Program Administration other expenses
 - \$7,000 for Financial Account Coordinator
 - \$7,500 for the Administration of the Rental Rehabilitation Program by the Greater Middletown Community Corporation

W. Pillarella asked if the \$250,000 request was to purchase land? W. Kuehn said yes--it would be used as seed money as the City could get additional matching dollars from the State Department of Housing. W. Pillarella mentioned that the Committee requests the full details from applicants, which this request does not give us. S. Gionfriddo mentioned that the State Department of Housing requires a local contribution. S. Gionfriddo added the object of this request is to acquire land and, then advertise for a developer to construct affordable housing.

W. Pillarella mentioned that in past years \$20,000 has been allocated for General Program Administration. W. Kuehn explained that the \$52,200 for salaries, and \$6,200 for other expenses, was submitted as revenue under this years Municipal Development Office budget. W. Kuehn added to his knowledge, that the Common Council has accepted the budget as submitted. R. Kreh asked what the General Program Administration money was used for? W. Kuehn said to administer the entire CDBG program.

W. Pillarella mentioned that he would like to see the City financing more of the Municipal Development Office and the CDBG dollars go to projects.

S. Gionfriddo mentioned it was his understanding that the Federal government allows up to 20% of the grant dollars for program administration. S. Gionfriddo added that using the Federal dollars lessens the burden of the taxpayers.

Minutes

Upon a motion by W. Pillarella, seconded by F. Patnaude, the minutes of the March 16, 1988 meeting were unanimously approved.

Financial Status Report

S. Gionfriddo asked about the status of the demolition of Long Hill School. W. Kuehn said the specifications he received from T. Gionfriddo were prepared by Seb Passanesi. W. Kuehn added that if we use these specifications we have to pay S. Passanesi. Therefore, staff is preparing the specifications in house from the Green Street Parking Lot demolition specifications.

F. Patnaude asked who was responsible for getting the building down? W. Kuehn said it started with the Housing Authority ten years ago.

Old Business

Upon a motion by D. Kulmacz, seconded by I. Howell, the Committee approved the payment of the \$2,388 invoice from the Greater Middletown Community Corporation.

Amendments to the Citizens Advisory Plan

S. Gionfriddo stated that he had problems with a life time membership and he would prefer a specified term. M. Schmidt said she thought the list of interest group representation originally had thirty-five concerns listed. The Committee asked staff to look at the old list and construct a term for membership.

Project Amendments


Upon a motion by S. Gionfriddo, seconded by W. Pillarella, the Committee unanimously voted approval of the amending of Mercy Housing and Shelter Corporation's 1986 and 1987 Entitlement Project as follows: for the period July 1 - December 31, 1988 reimburse 75% of the Director's salary; 30% of the Executive Director's salary; and, 100% of the bookkeeper's and shiftworker's salaries.

Upon a motion by S. Gionfriddo, seconded by F. Patnaude, the Committee unanimously voted approval of recommending amending the 1986 Entitlement Rental Rehabilitation Administration by Greater Middletown Community Corporation Project to the Common Council as follows: Use \$7,500 of the \$10,000 allocation to administer the \$50,000 grant, in lieu of using the funds for the administration of the \$70,000 grant to Nehemiah Housing Corporation.

Other

S. Gionfriddo said he would like someone to replace Betty Adams on the Applications Review Committee. F. Patnaude volunteered to serve on the Committee.

Upon a motion by C. Giuliano, seconded by S. Gionfriddo, the Committee voted to adjourn the meeting at 6:31 p.m.


Linda A. Ozga

LAO/is