

CITIZENS ADVISORY COMMITTEE

MINUTES

May 20, 1981

PRESENT

G. Genovese, Chairman  
M. Maroni  
J. Botti  
M. Schmidt  
J. Fraulino  
L. Abbot  
W. Oliver  
E. Dzialo

ALSO PRESENT

J. Haze  
J. Cunningham  
L. Arrigoni  
M. Masselli  
W. Kuehn

ABSENT

F. Marino  
M. Woods  
I. Howell  
C. Giuliano  
D. Davignon  
J. Reynolds  
W. Jessen

The meeting was called to order by G. Genovese, Chairman, at 5:05 p.m. in Room 208 of the Municipal Building.

Public Session

The Chairman opened the meeting to the public session. There being no one to speak and upon a motion by E. Dzialo, seconded by J. Botti, the Committee unanimously voted to close the public session.

Minutes

Upon a motion by J. Botti, seconded by M. Maroni, the Committee unanimously voted to accept the minutes of February 18, 1981.

Rehabilitation Status Report

L. Arrigoni reported that all but \$5,500.00 had been committed under the Residential Rehabilitation Program. Under the Mixed Use Program, all but \$59,600.00 had been committed. The Mixed Use Program thus far has resulted in the rehabilitation of eighty-one (81) residential units involving \$434,000.00 in construction costs.

Concerning the Cooperative Housing Program, properties have been acquired on Pearl and High Street. Rehabilitation will begin next week.

A hand-out entitled "Sliding Scale Interest" was distributed to Committee members for discussion. L. Arrigoni said that this had worked well in other communities and that there is a need for this type of approach in the Middletown program. Additionally, several rehabilitation loans had been approved subject to some modification to the existing regula-

tions. After discussion and upon a motion by L. Abbot, seconded by J. Botti, the Committee unanimously voted to adopt the Sliding Scale Interst provisions into the rehabilitation guidelines.

#### Metro-South Status Report

J. Haze said that bids are being secured on the brownstone facade on the Theatre Block. Work will begin along the College Street side in early June when title is conveyed to the developer.

J. Reynolds has been authorized to start work on the White Eagle Cafe subject to his ability to line up a tenant for the building. The Re-development Agency has authorized contracts for College and Broad Street improvements which will begin in late June or early July at a cost of \$1.3 million dollars. J. Haze said that High Street had been excavated and that the base preparation will be completed by the end of the month. Curbing is now underway on Loveland Street.

L. Abbot asked about the facade of the Hardware Store. J. Haze said that the owners have agreed to change the facade in conjunction with the construction of an adjoining building which does not now exist. Cost estimates are being determined at the present time. In response to a question by G. Genovese, J. Haze responded that the entire Theatre Block construction will be complete in early 1983.

#### Financial Statement

W. Kuehn reported on the progress and financial status of CDBG activities. He indicated that the demolition bids for the parking lot project would be open on June 9th for the house and two garages on Ferry Street.

#### GMPT Fund Reuse

W. Kuehn gave the background of the neighborhood book which was approved in 1979 and the reasons why it has not been published. J. Cunningham distributed a memo indicating that the cost of the publication would be \$10,000.00 and that the Trust is not in the position to do that at the present time. J. Cunningham suggested that to use the remaining \$400.00 that it might be helpful to publish a information booklet on historic properties to cover such topics as energy conservation, maintenance, repair, siding, painting, landscaping, etc. This booklet could be distributed through GMCC or the Trust, which itself has a mailing list of fifteen hundred (1500) persons. After discussion and upon a motion by M. Schmidt, seconded by W. Oliver, the Committee unanimously voted to authorize the reuse of \$400.00 for the publication of a informational booklet.

M. Schmidt expressed the hope that the Trust will eventually publish the Middletown book since it was immensely popular in other towns where such work has been done.

Housing Assistance Plan

W. Kuehn advised the Committee that even though the City would not be receiving a Small Cities Grant, that it was necessary to have an approved Housing Assistance Plan in place so that developers could apply for funds directly from HUD. The Committee was encouraged to read the material. W. Kuehn said that the data gathering would proceed so that a HAP was in place in the Fall of the year.


UDAG

W. Kuehn handed out a reprint of a booklet on the Urban Development Action Grant which explained the application process, the eligible and ineligible activities, the time factors involved. He also said that HUD is looking for a 6:1 ratio of private dollars to UDAG dollars. The Committee was encouraged to read over the material at their leisure.

Applications Review Committee

G. Genovese said that the Committee was short a member. M. Schmidt offered her services to the Committee which was willingly accepted by the Chairman.

There being no further business, the meeting was adjourned at 5:45 p.m.



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William M. Kuehn, Jr.

WMK/bds