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**CITY OF MIDDLETOWN  
CITIZENS' ADVISORY COMMITTEE**

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**MINUTES**

27-Jun-01  
(Special Meeting)

**Present**

L. WALLACE, CHAIR  
S. ENGLEHARDT, VICE CHAIR  
R. BANTUM  
E. BOGDAN  
R. BUTLER  
H. HENRY  
A. KELLEY  
A. MARINO  
D. MITKOSKI  
B. PLUM  
J. ROBINSON

**Absent**

V. AMATO  
M. DIMON  
S. SHAPIRO

**Also Present**

M. JOHNSON

L. Wallace called the meeting to order at 5:10PM.

First, the minutes of the regular April meeting were approved.

Next, discussion was opened on the Section 108 Loan proposal for implementing Phase II of the Miller Bridge Redevelopment Plan. Committee members referred to the a spreadsheet, mailed out with the agenda, showing annual payments for three loans (three phases) for 10-year and 15-year term scenarios, and total interest payments for each loan scenario.

Questions arose concerning the redevelopment plan itself. M. Johnson brought a copy of the *Miller & Bridge Streets Redevelopment Plan*. E. Bogdan asked how many properties were in question. M. Johnson answered, three properties in Phase II, nineteen properties in the whole neighborhood. R. Butler asked about relocation of existing residences. M. Johnson answered that part of the redevelopment plan, and expenditures, was the relocation of residents from Miller and Bridge Streets. Residents are eligible for approximately \$5,000 in relocation assistance.

Questions then focused on the loan as a source of funding. Committee members asked what cumulative loan payments would be when all three loans were in repayment. M. Johnson referred the committee to the spreadsheet to illustrate the 10- and 15-year scenarios. J. Robinson asked about the two-year separations between 108 loans for the three project phases. M. Johnson acknowledged that W. Warner, DPCD Director, also considered two years per phase to be somewhat ambitious. S. Englehardt inquired into the possible use of State Department of Transportation monies for the project. M. Johnson responded that the department considered those monies to be an unlikely source of funding for the project given previous attempts, discussions, and application procedures. A. Marino asked if the annual \$528,000 figures for CDBG awards was realistic. M. Johnson replied that it was since CDBG monies increase each year. A. Marino noted that under the terms of the spreadsheet, it would still be almost a ten-year process to complete the project, even assuming successful 108-funding for all three phases. Why not go for a larger amount? J. Robinson responded that a larger amount would require going to referendum. M. Johnson added that he was worried a referendum on the issue wouldn't pass, so they were keeping the loan amounts below \$500,000.

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Committee members voiced general support for the idea of expediting the plan, and funding for it, beyond the reach of the Section 108 loan mechanism. Committee members directed M. Johnson to request W. Warner to return to the committee at a future date to discuss alternative funding sources or strategies for applying for a larger 108 loan. M. Johnson said he would.

A. Marino moved to approve the Section 108 Loan proposal for Phase II of the Redevelopment Plan.

B. Plum seconded the motion.

The committee approved the loan unanimously.

There being no further business, the meeting adjourned at 5:45 P.M.

Respectfully submitted,

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Munro W. Johnson  
Community Development Specialist