

# CITIZENS ADVISORY COMMITTEE

November 28, 1984

## MINUTES

### PRESENT

M. Schmidt, Chairman  
M. Moroni  
B. Adams  
L. Cavanaugh  
W. Pillarella  
W. Oliver  
S. Leinwand

### ALSO PRESENT

M. Farbman  
W. Kuehn

### ABSENT

L. Abbot  
D. Davignon  
J. Fraulino  
C. Giuliano  
I. Howell  
D. Kulmacz  
J. Marino  
J. Reynolds

The meeting was called to order by M. Schmidt, Chairman, at 5:04 p.m. in Room 208 of the Municipal Building.

### Minutes

Upon a motion by B. Adams, seconded by W. Pillarella, the minutes of May 16, 1984 were unanimously approved.

### Project Status Reports

W. Kuehn reported the following available balances for rehabilitation activities as reported to him by GMCC:

- . 1982 Residential Rehab - 0
- . 1982 Small Cities Mixed Use - 0
- . 1983 Small Cities Residential Rehab - \$30,205.00
- . 1983 Small Cities Mixed Use - 0
- . Rehab Revolving Fund - \$8,156.00
- . Mixed Use Rehab Fund - 0

### Housing Cooperative

M. Farbman distributed a memorandum dated November 28, 1984 suggesting a slight change in direction in order to utilize the available balance under the 1982 and 1983 Small Cities Grants and, further, to attain full time management for the Equity in Housing units. He suggested making two final purchases

without funding assistance from CHFA. This would eliminate a mortgage commitment and allow cash flow to hire a full time manager. He noted that recently accelerating property values now place the purchase price two family structures at about \$85,000.

L. Cavanaugh asked if a full time manager will allow training programs for residents to which M. Farbman answered affirmatively. In response to a question by S. Leinwand, Attorney Farbman said that he could identify and contract for the purchase of two properties within several months..

W. Kuehn noted that the only negative impact might be the loss of leveraging dollars from CHFA to the 1982 and 1983 grant programs. This could be made up elsewhere through reprogramming of other monies.

After further discussion and upon a motion by S. Leinwand, seconded by B. Adams, the Committee unanimously voted to approve a revision to the Equity in Housing program as outlined in the two page memorandum. B. Adams noted that she would like to be kept informed of the results of this change.

#### Shepherd Home Project

After discussion and upon a motion by W. Pillarella, seconded by W. Oliver, the Committee unanimously voted to establish a public hearing for the reprogramming of \$50,000 at the regular December meeting.

#### GMCC Fee Schedule

The Committee reviewed the proposed fee schedule for use of Rehab Revolving Funds as outlined in a memo dated August 6, 1984. The Committee members noted that additional fees for more than one family in a structure may be inappropriate if improvements are limited to exterior rehabilitation. Therefore, after discussion and upon a motion by M. Moroni, seconded by L. Cavanaugh, the Committee unanimously voted to approve the revised fee schedule with the condition that additional costs for additional units only be applicable if more than one unit is rehabilitated on the interior through the preparation of specifications and contractor work. The Committee asked that a revised fee schedule and contract be prepared.

Upon a motion by W. Pillarella, seconded by B. Adams, the Committee unanimously voted to approve the request for payment of \$750 dated June 11, 1984.

There being no further business to come before the Committee, the meeting was adjourned at 5:50 p.m.