

CITIZENS ADVISORY COUNCIL

MINUTES

September 29, 1976

PRESENT

W. Howard, Chairman, Preservation Trust
W. Chadwick, Chamber of Commerce
F. Marino, Common Council
A. Kotlowitz, Wesleyan Student
W. Mann, Realtor
S. Nemecek, M.H.A.

ALSO PRESENT

G. Mazzotta, Executive Director, GMCC
S. Beinhorn, Press
S. Rotondo
Two M.C.C. Students
W. Kuehn

The meeting was called to order at 7:40 P.M. in the Council Chamber of the Municipal Building by W. Howard, Chairman.

The first order of business was to discuss the guidelines for the Rehabilitation Loan and Grant Program. GMCC Executive Director, Guy Mazzotta, was introduced to the Council. He reviewed the three basic plans in the guidelines and the status of the program as it relates to banks, housing inspections and other administrative aspects of the program. The Council reviewed the proposed recommendations made from Plan III wherein a grant recipient, if selling a property for profit soon after completion of rehabilitation, would have to return a portion of rehab money to the City. The Council felt that three of the four recommendations in that memorandum should be included as part of Plan III of the guidelines and recommended as such to the Common Council.

F. Marino suggested, in recommending the guidelines to the Common Council for approval, that the C.A.C. allow some leeway for the rehab subcommittee to deal with specialized cases in changing needs and that the guidelines not be required to go back to the Common Council for approval every time a deviation is made but rather, to entrust the rehabilitation subcommittee to use its judgement.

S. Nemecek suggested that Plan III include definitions for elderly and handicapped persons. G. Mazzotta said the definitions would be included to conform to HUD's definitions.

The members present requested that they be sent copies of all forms developed by GMCC in regard to the rehab program.

The C.A.C. discussed their role in the entire Community Development Block Grant Program and asked that the function of the Council be specifically outlined with regard to program development, administration, monitoring, etc.

In discussing the banks acting as collection agents for the City portion of the rehab loan, questions were directed at staff concerning the New Haven program wherein all aspects of the Loan and Grant Program

are in-house, including the retention of specialized skills. The Council asked staff to report back to them on the general operations of the New Haven program.

After discussion, upon a motion by W. Chadwick, seconded by W. Mann, the Council unanimously approved to recommend the guidelines to the Common Council with changes to: Plan II representing a 60/40 ratio between banks and City as opposed to 50/50 ratio; Plan III embodying definitions for elderly and handicapped persons; and further to Plan III for stipulations for the return of grant money if property is sold soon after construction.

The Council then discussed the use of a tax incentive program to stimulate the rehabilitation program. Upon a motion by W. Chadwick, seconded by W. Mann, the date of October 12, 1976, was established for a public hearing in accordance with Section 12-65c through 12-65f of the Connecticut General Statutes.

Upon a motion by F. Marino, seconded by W. Chadwick, the Council also established October 12th as a hearing date for the third year Non-Metropolitan Discretionary Application.

W. Kuehn briefly discussed a memorandum dealing with the selection of a housing site in the North End for the anticipated Second Year Discretionary Grant of \$200,000.00. The Council appointed a subcommittee to deal with the housing site: A. Kotlowitz, S. Nemecek and E. Dzialo.

There being no further business to come before the Council, the meeting was adjourned at 9:15 P.M.

WMK/th