

CITIZENS ADVISORY COMMITTEE

MINUTES

October 25, 1979

Present

W. Pillarella, Chairman
C Mcleod
C Guiliano
S Sbalcio
J Botti
G Genovese

Also Present

M White
G Mazzotta
K Banks
M Farbman
W Kuehn

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

Grantee Performance Hearing

W. Kuehn read the legal ad for the Grantee Performance Hearing as published in the Middletown Press on October 15, 1979. There being no one from the public to speak and upon a motion by C. Guiliano, seconded by S. Sbalcio, the committee unanimously closed the hearing.

Minutes

C. Guiliano requested that the minutes of August 23, 1979 Page 5 Paragraph 2 be amended as follows: "...be raised by 65 percent on the grounds that 51 percent does not constitute a good majority as stated in federal guidelines and regulations."

Upon a motion by C. Guiliano, seconded by G. Genovese, the minutes of August 23, 1979, as amended, and September 27, 1979 were unanimously approved.

Rehab Status Report

G. Mazzotta reported that approximately \$35,000 of rehab funds had been committed at the last ARC meeting; that the first three structures are near construction in the Mixed Use program; that Middletown had been targeted for \$50,000 in Section 312 funding for the coming year (less than expected); and that GMCC was requesting three applications for fee reimbursement under the Section 312 program. G. Mazzotta also reported on a new problem wherein a 50/50 loan recipient wishes to pay off the bank portion, the City would then lose the servicing from the bank for the remaining City loan. A servicing group could handle a loan at 1/2 of one percent. After discussion it was suggested that G. Mazzotta consult with City Attorney, F. O'Neill.

The committee reviewed correspondence dated October 25 wherein GMCC proposed alternate methods of restoring greater returns to the revolving fund. The problem stems from the fact that Middletown, like many other communities, is servicing too many grants. W. Pillarella and S. Sbalcio suggested some combination of options B and C which will again be discussed at the next CAC meeting.

G. Mazzotta also questioned the desire to continue funding absentee landlords and, if so, the CAC must reaffirm its commitment with additional funding for that purpose. This, too, will be discussed further at the next meeting.

Housing Cooperative Status Report

M. Farbman, armed with all the financial records, made himself available for questions regarding the program's financing. Concerning the Glover Place structures, he said that GMCC is negotiating with the apparent low bidder for rehabilitation work. In the meantime, CAGM has provided labor for weatherization. Three out of four units are rented. One existing tenant remains a problem.

Once the basic problems with the Glover Place structures are resolved, the Housing Cooperative will seek additional properties. CHFA has committed \$150,000 in the first program year. In order to purchase additional buildings, M. Farbman must secure the remaining \$80,000 pledged.

Financial Status Report

The committee had no questions concerning the report dated October 12, 1979.

Bylaws

Upon an motion by C. McLeod, seconded by G. Genovese, the Committee unanimously voted to amend Article IV Section 1 by adding the words "The membership shall be consistent with the citizen participation plan regarding representation and numbers." Upon a motion by G. Genovese seconded by S. Sbalcio, the Committee unanimously voted to amend Article VII Section 2 by requiring that seven members constitute a quorum.

Upon a motion by C. McLeod, seconded by C. Guiliano, the Committee unanimously voted to adopt the Bylaws as amended.

Small Cities 1980

The Committee agreed to conduct a public hearing on Thursday, November 29, 1979. W. Kuehn advised the Committee that ideas for the Small Cities program will be sent from City Planning and Development staff to be presented to the Committee at its next meeting.

Upon a motion by G. Genovese, seconded by J. Botti, the Committee unanimously voted the following resolution:

RESOLUTION

Be it resolved that the Citizens Advisory Committee extend its thanks to Councilwoman Christie McLeod for her fine service to the Citizens Advisory Committee, and that we, as a body, wish her the best luck in her future endeavors.

There being no further business, the meeting was adjourned at 8:55 pm.