

CITIZENS ADVISORY COMMITTEE

MINUTES

November 29, 1979

PRESENT

W. Pillarella, Chairman
M. Schmidt
J. Botti
G. Genovese
I. Howell
C. Giuliano
F. Marino
E. Dzialo

ABSENT

J. Milardo
R. Comstock
P. Cacciola
M. Lawrence
S. Sbalcio

ALSO PRESENT

M. Farbman
G. Mazzotta
L. Arrigoni
R. D'Amato
D. Kalinowski
S. Paton
M. Masselli
G. Weiss, Current
S. Beinhorn, Press
M. White
C. Tyaack
H. Byrd
W. Kuehn

The meeting was called to order at 7:30 p.m. by W. Pillarella, Chairman, in the Council Chamber of the Municipal Building. The meeting was then adjourned to Room 208.

Small Cities Public Hearing

W. Kuehn read the legal notice dated November 15, 1979.

M. Farbman, Director of Equity in Housing referred to correspondence dated November 26, 1979 requesting an additional \$150,000.00 for the Equity in Housing Program. Attorney Farbman urged that the Small Cities Preapplication be applied to housing. He also cited the extremely low vacancy rate in Middletown and noted that many of his legal clients can not find desired shelter which has become a serious problem in the community. He felt that there should be a greater availability of three bedroom units.

Attorney Farbman noted that an additional grant for Equity in Housing would enable the project to acquire ten additional dwelling units for low and moderate income families.

G. Mazzotta, Executive Director of GMCC, requested that Small Cities monies be utilized for the acquisition of properties and the rehabilitation of dwelling units. He felt that the fastest growing need is for single persons and referred to the 1978 housing survey which indicated that 41% of those seeking different dwelling accommodations were between the ages of 19 and 30.

S. Paton, Coordinator of CAGM Day Care Center, distributed information concerning the facility and requesting from the Small Cities Program an additional \$20,000.00 for financing building construction.

M. Masselli, Administrator of the Community Health Center, read correspondence dated November 29, 1979, wherein it was requested that \$20,000.00 be allocated for the Center's program of services. He

also spoke in behalf of the CAGM Day Care Facility and Equity in Housing.

Upon a motion by E. Dzialo, seconded by G. Genovese, the committee unanimously voted to close the public hearing portion of the meeting. The public hearing was closed at 7:57p.m.

Minutes

Upon a motion by G. Genovese, seconded by I. Howell, the committee unanimously voted to approve the minutes of October 25, 1979.

Rehabilitation Status Report

G. Mazzotta reported that all available loan and grant funds through the 1978 - 1979 grants have been committed. He reported that at the Applications Review Committee Meeting of November 26, 1979, it was recommended to the Citizens Advisory Committee that \$23,000.00 be set aside for investor owned structures.

G. Mazzotta said that there are three approved applicants of investor owned buildings which cannot be funded until the Citizens Advisory Committee allocates the additional dollars necessary. After discussion and upon a motion by E. Dzialo, seconded by I. Howell, the committee approved an additional set-aside of \$23,000.00 for investor owned properties as recommended by the ARC. The vote was as follows:

Aye: J. Botti; E. Dzialo; I. Howell; G. Genovese
Nay: M. Schmidt; C. Giuliano; F. Marino

G. Mazzotta reported on the Mixed Use Program. Currently one contract has been closed, one has partially been closed awaiting final Section 312 approval and plans and specs are being prepared for an additional five properties. The total dollar commitment to date is \$116,000.00 of CDBG money.

G. Mazzotta reported in behalf of the Housing Cooperative Program by stating that all four units of the first two structures are occupied and the rehabilitation work is 90% complete. Because of the soft housing market, the time is advantageous for Equity in Housing to acquire additional properties.

C. Giuliano asked about the options presented by GMCC in a letter dated October 25, 1979. He felt that time limits should be specified in the options. G. Mazzotta said that he was discussing the combining of options B and C with the City Attorney and may have a recommendation at the December meeting.

I. Howell questioned the delinquent problems. G. Mazzotta reported that there was a foreclosure in which the City Attorney was involved.

Financial Status Report

W. Kuehn presented the financial report and answered queries about the parking lot status and meeting house. He indicated that the first parking lot property would be acquired in approximately two weeks. A submission to the Department of Interior for inclusion of the meeting house on the National Register would be made in about 1 week.

HUD Correspondence

W. Kuehn read portions of a letter dated November 26, 1979 urging acceleration of the Mixed Use and Meeting House Projects and further recommended that steps be undertaken to alleviate the low vacancy rate of affordable units for low income families.

Application Review Committee Report

G. Genovese reported on the dilemma presented by applications from the Miller/Bridge Street area. Because residences are a non-conforming use, the zoning code requires specific approval from Planning and Zoning before improvements are made to the buildings. He suggested that a notification process be established wherein applicants are advised of the zoning code requirement. W. Pillarella suggested that the Planning and Zoning Commission be informed of the zoning problems and be requested to rezone the area to residential which might be more in keeping with the recent actions of the Common Council pertaining to the area. The committee agreed that it should discuss the matter with P. Parisi and J. Milardo at the next meeting.

Equity In Housing Contract

After discussion and upon a motion by G. Genovese, seconded by F. Marino, the committee unanimously approved a budget to be incorporated into the the contract with Equity in Housing and GMCC for the 1979 Small Cities Program. The budget is as follows: Acquisition - \$100,000.00; Administration - \$15,000.00; Reserve Fund - \$21,680.00; and Relocation - \$15,000.00.

GMCC Contract

The committee discussed the recommended funding levels for Administrative Services for the residential rehabilitation and Mixed Uses Program. After discussion, upon a motion by F. Marino, seconded by G. Genovese, the committee voted to table the matter. The vote was as follows:

Aye: F. Marino, G. Genovese, J. Botti, C. Giuliano
Nay: E. Dzialo, M. Schmidt, I. Howell

F. Marino explained his reasons for tabling by saying he is concerned about the ability of the GMCC staff to perform its function.

Special Meeting

The committee agreed to conduct a special work-shop on Thursday, December 6, 1979 at 5:00 p.m. The purpose of the meeting will be to prepare a 1980 Small Cities Preapplication and to reconsider the GMCC contracts.

There being no further business, the meeting was adjourned at 9:30 p.m.

WMK/bds