



## **Community Development Subcommittee**

### **Economic and Community Development Commission**

#### **Special Meeting**

**April 10, 2014**

The Community Development Subcommittee of the Economic and Community Development Commission conducted a special meeting on Thursday, April 10, 2014 in Room 104 of Stratford Town Hall, 2725 Main Street, Stratford, CT pursuant to a notice duly posted.

Members Present: Jason Santi, Fourth District Councilman, Subcommittee Chair; Brian Dempsey, Fifth District Councilman; and Stephanie Philips, Third District Councilman

Members Absent: None

Also Present: C. Duncan Yetman, Jr., Community Development Administrator

#### **I. Call to Order**

The meeting was called to order by Chairman Santi at 7:04 PM.

#### **II. Review and Approval of Minutes of the Regular Meeting, February 25, 2014.**

Mr. Dempsey made a motion to approve the minutes as presented. The motion was seconded by Mr. Santi and approved unanimously.

#### **III. CDBG Budget Status Report Update**

Mr. Yetman said that the Town currently has one project, the Disability Resource Center RAMP Program, that is categorized by HUD as "pending at-risk" due to no expenditures in the last nine months. Ms. Philips asked about the current status of the Stonybrook Gardens Cooperative's projects. Mr. Yetman indicated that he was waiting to hear from their attorney on a meeting with their new board president. The consensus of the Committee was that we need to give them until June 2014 to develop a plan or we would begin to serve notice about reallocating the money.

Mr. Yetman explained what we had to do with other funding, most notably the Franklin School Elevator and the Senior Services Van Driver, as per HUD's instruction, to prevent those projects from being flagged as "at-risk." They have been canceled in the IDIS system, but are ready to be revived once the projects are ready to move forward. Ms. Philips also asked about the other funding for the Senior Services Van Driver from Year 37. Mr. Yetman noted that it was hoped that both of these remaining dollar amounts could be put towards implementation of the proposed Senior Wellness Park, but that due to an unexpected deficit in the Planning and Administration account line item for the current year that as much as \$10,225 would need to be transferred to this account with the remainder available to the Wellness Park. Ms. Philips asked whether a substantial amendment to the affected Action Plans was required for this change. Mr. Yetman said that the

implementation project necessarily had to be distinguished from the planning dollars already awarded to the project and would require a substantial amendment.

Ms. Philips made a motion to make a substantial amendment to the 2011 and 2012 Action Plans by cancelling CD Project #s 3703 and 3802, respectively, and transferring the remaining funds, after devoting the necessary funding to CD Project #3913 Administration, to a new project in the 2014 Action Plan for construction of the Senior Wellness Park. Said substantial amendment would be advertised for 30-day public comment along with the formal publication of the approved Year 40 Action Plan in May.

Mr. Dempsey seconded the motion and the motion passed unanimously.

Mr. Santi then asked about the status of the Perry House and CT Air and Space Center (CASC) projects. Mr. Yetman explained that the Perry House was more than 50% complete and that CDBG dollars would be drawn after State monies were expended. With regard to CASC, the Subcommittee agreed to have Mr. Yetman follow-up by telephone with Gene Madara from CASC.

#### **IV. Proposed Year 40 Action Plan - Review of Public Comments**

Mr. Yetman explained that HUD's Consolidated Planning regulations required the CD Subcommittee to review the public comments on the proposed plan and consider them in the formulation of the final action plan. He reviewed with Subcommittee members the memo summarizing the comments on the plan. The Subcommittee noted the comments and had in response only the point, as they remembered it, made last year by Emerge, Inc. that their request was a "one-time ask." They felt that they had more than adequately addressed Emerge's need last year and were reluctant to support them at a significant level again this year. As added information in consideration of their request, Mr. Yetman said that the Tax Assessor had in the last day denied Emerge's tax exempt status for the real property they own in Stratford.

#### **V. Finalization of Year 40 Action Plan for Submission to Town Council with Favorable Recommendation for Approval**

Ms. Philips began this discussion by making a motion, in response to Mr. Yetman's earlier discussion, to allocate \$6,750 for Emerge, Inc. for the provision of supportive services at Emerge 1.

Mr. Dempsey seconded the motion and it passed unanimously.

The Subcommittee continued their discussion of where to allocate the remaining funds and Mr. Yetman suggested that they make any further changes in the plan and then make one motion on the final plan that they want to forward to the Town Council for approval.

After further discussion, Mr. Dempsey made a motion to forward the Year 40 Action Plan, summarized as follows, to the Town Council with favorable recommendation

for approval:

<b>Activity</b>	<b>Allocation</b>	<b>Description</b>
<b>Public Services</b>		
South End Community Center (SECC)	\$40,000	Location: 19 Bates Street - Funds for operation of the Center
Stratford Community Services	\$17,500	Location: 468 Birdseye Street - bilingual Youth & Family counselor
Emerge, Inc.	\$6,750	Location: undisclosed - provision of supportive services for Emerge 1
Bridgeport Neighborhood Trust	\$5,000	Location: 240 Fairfield Avenue, Bridgeport - homeownership counseling
Center for Family Justice, Inc.	\$5,000	Location: 753 Fairfield Avenue, Bridgeport - Family Strengthening Services Program
Sterling House Community Center	\$4,500	Location: 2283 Main Street - Part-time social worker
<b>Total Public Services:</b>	<b>\$78,750</b>	
<b>Housing</b>		
Stratford Housing Authority	\$15,000	SHA Units - continue vacant unit repair program
Stratford Housing Authority	\$5,000	SHA Units - continue vacant unit painting program
Catholic Charities of Fairfield County, Inc.	\$49,858	Location: 379 and 389 Jackson Avenue - Rehabilitation of Bethlehem House I and II
Residential Rehabilitation Program	\$15,000	Townwide - Residential rehabilitation program for income eligible homeowners
<b>Total Housing:</b>	<b>\$84,858</b>	
<b>Public Improvements</b>		
South End Water Park	\$50,000	Location: 719 Birdseye Street - Construction of water park
Juliette Low Park	\$40,000	Location: Sedgewick Avenue - Picnic shelter with grills and other improvements
Sidewalk Improvements	\$26,250	Location: Low-mod census block groups, continuation of sidewalk improvements
Stonybrook Field Improvements	\$12,000	Location: Cardinal Place - Field improvements
<b>Total Public Improvements:</b>	<b>\$128,250</b>	
<b>Clearance</b>		
Stratford Redevelopment Agency	\$150,000	Location: 2350 Stratford Avenue - Demolition of buildings and coal towers
<b>Total Clearance:</b>	<b>\$150,000</b>	

<b><u>Planning and Administration</u></b>		
Management/Oversight of Program	\$110,464	General Administration of program and activities.
<b>Total Planning and Administration:</b>	<b>\$110,464</b>	
<b>Program Total:</b>	<b>\$552,322</b>	

Ms. Philips seconded the motion and it passed unanimously.

**VI. Adjournment**

There being no further business, Mr. Santi entertained a motion to adjourn. Mr. Philips made a motion, seconded by Mr. Dempsey and the meeting adjourned at 8:04 PM.

Respectfully submitted,



C. Duncan Yetman, Jr.  
Community Development Administrator