



## **Community Development Subcommittee**

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

#### **Regular Meeting**

**May 27, 2014**

The Community Development Subcommittee of the Economic and Community Development Commission conducted a regular meeting on Tuesday, May 27, 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; Earl Samerotti, President, Stonybrook Gardens Cooperative, Inc. Board of Directors; Dale Curtis, Vice President, Stonybrook Gardens Cooperative, Inc. Board of Directors; Atty. George F. Martelon, Jr.; and Linda Palermo

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

The meeting was called to order by Chairman Santi at 6:00 PM.

#### **II. Review and Approval of Minutes of the Special Meeting, April 10, 2014.**

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

#### **III. Stonybrook Gardens Cooperative, Inc.**

With representatives from the Cooperative present, Mr. Santi asked for a change in the order of the agenda to consider this item first. With Mr. Dempsey's consent, this matter was taken up and Mr. Santi handed the floor to Mr. Yetman.

Mr. Yetman recounted the allocations made to the Cooperative over the years and why many of them had been "cancelled" in HUD's system, even though some of those allocations were still active. He explained his understanding of the Cooperative's desire and intent to proceed with the storm water drainage project at this point in lieu of Phase 2 of the underground water distribution project. He stated the recent developments with regard to securing the services of an engineering consultant to complete a storm water drainage feasibility study and described the scope of that study. Mr. Santi interjected that during his time of service on the CD Subcommittee that he had always been supportive of the Cooperative, but wanted it understood that the Town and CDBG could not be the sole funding source for either the storm water or the water distribution projects. He asked for an explanation about the change in focus from one project to the other.

Atty. Martelon said that the change stems from their experience in Phase 1 and the likely cost to accomplish Phase 2 and subsequent phases. The Cooperative going into bidding for Phase 1 had a \$1,000 per unit estimate for the project that ended up costing \$3,500 per unit. That eventual per unit cost, applied to the 102 units for Phase 2, including the cost of longer than normal laterals for several buildings that do not front on the street, has resulted in estimates of \$500,000 to \$600,000 for Phase 2. The Cooperative Board has balked at those costs going forward and also sees addressing storm water drainage as a much more urgent need, especially from a public health perspective. Mr. Samerotti said that crawl spaces have been getting flooded routinely and this has created mold and other moisture issues in several units. By comparison, over the last 18 months, there have been few water main breaks and many people in Cupheag Crescent (the units serviced by Phase 1) have the same water pressure as they did before the water distribution line replacement.

Mr. Santi asked about what areas of the Cooperative will be addressed by the storm water drainage study and the access road to Vought Place, a noted low point on the property, was included.

Satisfied with this change in direction and the explanation given, Mr. Santi asked for a motion to have the Stonybrook Board of Directors present a progress report on the storm water drainage project to the CD Subcommittee at its 9/23/14. Mr. Dempsey made the motion, seconded by Ms. Philips, and it passed unanimously.

At this point, Ms. Philips left the meeting for another engagement.

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

Mr. Yetman reviewed the status report and explained that many of the “cancelled” projects were still on the Town’s books, but had been cancelled in IDIS, to be revived when the Town was ready to incur expenditures for these projects. He also shared the IDIS Pending At Risk Dashboard and said that after “cancelling” many of the projects listed the Town has only 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. Mr. Yetman said that this program has a homeowner in place and will soon execute a contract for these remaining funds.

#### **V. 2014 Annual Action Plan**

Mr. Yetman presented each member of the Subcommittee with a copy of the Action Plan for the coming year that was just submitted for HUD review. He said that the Town for the first time submitted the plan online in HUD’s e-Con Planning Suite and that the formatting of the plan has changed to reflect some of the new tables and charts that are required by this system.

#### **VI. 2015-2019 Consolidated Plan - Consultation and Citizen Participation**

Mr. Yetman reviewed with members the various events at which he has shared an opinion survey about the CDBG Program in the past and the ones in which he hopes to do so this summer. He noted that usually the Town has a six-month long citizen

participation process in putting together an annual plan, but that for a five-year Con Plan that process can, and has, extended to eight months to a full year. Mr. Santi asked if an informational meeting about the program could take place at Franklin School and Mr. Yetman thought that was an excellent idea, especially considering that the census tract in which the school is located is now majority minority and that it would be good to solicit a wide range of comments and opinions about CDBG and the housing and community development needs of Stratford from all cross-sections of the community.

## **VII. Status Report Update II**

At this point, Mr. Santi sought to revisit the status of a few projects and confirm some understandings for the record.

He asked about the status of the CT Air and Space Center (CASC) project. Mr. Yetman explained that from his last conversation with Atty. Madara, that the Bridgeport City Council approval of a lease with the group was imminent. Mr. Santi asked Mr. Dempsey to present a motion to have CASC present a progress report with an action plan for moving forward at the 9/23/14 CD Subcommittee meeting. Mr. Dempsey made the motion, Mr. Santi seconded it and it passed unanimously.

Mr. Santi also asked for a motion in reference to the sidewalk dollars that have been recently allocated, either as part of the new or previous action plans. Mr. Dempsey made a motion that insofar as the Town Engineering Department was looking for direction from the Community Development Subcommittee as to its expressed priorities for the streets to have sidewalks repaired, the priority order of streets is:

1. Henry Avenue and Henry Avenue Extension,
2. Hollister Street with Knowlton Streets and side streets, and
3. Birdseye Street

The motion was seconded by Mr. Santi and passed unanimously.

## **VIII. Adjournment**

Following a brief discussion about other projects and there being no further business, Mr. Santi entertained a motion to adjourn. Mr. Dempsey made a motion, seconded by Mr. Santi and the meeting adjourned at 7:05 PM.

Respectfully submitted,



C. Duncan Yetman, Jr.  
Community Development Administrator