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COMMUNITY DEVELOPMENT SUBCOMMITTEE
OF THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION

MINUTES
TUESDAY, March 22, 2016

On Tuesday, March 22, 2016, the Community Development Subcommittee of the Economic and Community Development Commission (the "Subcommittee") conducted a meeting in Room 213 at Stratford Town Hall, 2725 Main Street, Stratford, CT, held at 6:30 p.m. in Room 213, Stratford Town Hall, 2725 Main Street, Stratford, CT, pursuant to a notice duly posted.

1. Call to Order:

Noting the presence of a quorum, Mr. Santi, Chairman of the Subcommittee, called the meeting to order at 6:33 p.m.

Members Present: Jason Santi, Chairman; Wali Kadeem, Third District Councilman; Joseph P. Gresko, Fifth District Councilman; David L. Harden, Fourth District Councilman

Members Absent: Brian Dempsey

Other Attendees: Christopher Bandecchi, Community Development Administrator; Catherine Hausmann, Secretary

2. Review and Approval of Minutes:

Mr. Santi, asked to review the minutes from the February 16, 2016, public hearing and special meeting. Subcommittee members reviewed the minutes. Hearing no further discussion, Mr. Kadeem entertained a motion to approve the minutes.

> **Upon a motion made by Mr. Kadeem, seconded by Mr. Gresko, the Subcommittee voted unanimously (4 to 0) in favor of adopting the minutes from the February 16, 2016, special meeting and public hearing.**

3. Q& A Session for Program Year 42 Applicants:

The Public Forum began at 6:34 p.m. After inviting other persons in attendance to sign-up to speak, Mr. Santi called the first speaker who signed up, Diane Puterski. The roster of persons who testified at the Public Forum is attached. The Public Forum portion ended at 7:40 p.m.

4. Discussion of Proposed Activities to include in CDBG Action Plan for 2016 Program Year:

Mr. Santi opened for discussion comments. Mr. Bandecchi reminded Committee Members of the allocation of $551,421 and that there is a 15% Public Service cap which is $82,713.15 and a 20% Administration cap which is $110,284.20. Upon request by Mr. Santi, Mr. Bandecchi

recommended that $45,000 be allocated to the South End Community Center, Full funding in the amount of $17,500 to Stratford Community Services, $6,000 to Sterling House Community Center, $8,213 to Bridgeport Neighborhood Trust and $6,000 to Center for Family Justice. A discussion ensued regarding funding for public service activities.

Hearing no further discussion, the Subcommittee recommended that $50,000 be given to the South End Community Center, $17,500 given to Stratford Community Services, $5,213 given to the Sterling House Community Center, $5,000 given to Bridgeport Neighborhood Trust and $5,000 be given to the Center for Family Justice. The Public Services total is $82,713.00 (14.99%).

South End Community Center: $50,000.00
Stratford Community Services: $17,500.00
Sterling House Community Center: $5,213.00
Bridgeport Neighborhood Trust: $5,000.00
Center for Family Justice: $5,000.00
Public Services Total: $82,713.00 (14.99%)

Mr. Santi, Acting Chairman, entertained a motion to adopt the above referenced Public Services activities/allocations.

Upon a motion made by Mr. Kadeem, seconded by Mr. Harden, the Subcommittee voted unanimously (4 to 0) in favor of adopting the proposed Public Services Activities/Allocations.

Mr. Santi asked Mr. Bandecchi for the Administration and Planning recommendations to which Mr. Bandecchi proposed $100,000.

Upon a motion made by Mr. Gresko, seconded by Mr. Harden/Mr. Kadeem, the Subcommittee voted unanimously (4 to 0) in favor of adopting the proposed Administration and Planning allocation.

Mr. Santi opened for discussion all other projects/applications requesting funding (i.e. housing, public improvements, etc.). Mr. Bandecchi informed the subcommittee that $368,708 remained for allocation. A discussion ensued: Mr. Kadeem asked about Stonybrook Coop's use of user/renter funds; Mr. Gresko asked if – and why not – Coop is not considered affordable housing; Mr. Bandecchi recommended funding sidewalks only; Mr. Gresko agreed. Mr Gresko proposed $32,000 for the sidewalk improvements project at the Coop (Walkway Restoration – Supplemental funding to PY 41).

Further discussion on other projects ensued: Questions regarding the mobimats – funding requested by the Short Beach Commission such as who will be responsible for the mats? Mr. Bandecchi mentioned that, in remembrance of the Needs Public Hearing, either the Commission or Public Works would maintain the mats (however, CDBG funding could not be used for this); he also informed the members that the project may be determined as ineligible in accordance

with § 570.207(b)(1)(iii), which he read for the record – a determination will be made during the comment process, and if it is determined ineligible, any funding allocated will need to go to other projects. Additional discussion on projects ensued.

Each housing application was discussed by the Subcommittee Members, with the following projects/funding allocations proposed as $5,000 to Stratford Housing Authority; $12,500 to Emerge, Inc. – Emerge 1 and asked for a match for the remaining $12,500; $25,000 to Catholic Charities – Bethlehem House and asked for a match of $25,000. All of these total to be $42,500 to be allocated toward housing.

Each public improvements application was discussed by the Committee Members and the funds allocated / projects proposed were $5,000 to the Short Beach Commission; $32,000 to Stonybrook Gardens – Walkway Restoration; $30,000 to the Juliette Low Park with additional funding from Stratford CIP; $45,000 to lights at Johnson Field; $64,208 to a splash pad at Johnson Field with additional funding from Stratford CIP; $150,000 to sidewalk improvements for low/ mod areas in Stratford. All of these total $326,208 to be allocated towards public improvements.

Mr. Santi, entertained a motion to adopt the proposed housing and public improvements activities/allocations as noted below:

Stratford Housing Authority: $5,000.00
Emerge, Inc. – Emerge 1: $12,500.00
Catholic Charities – Bethlehem House: $25,000.00
Housing Total: $42,500.00

Short Beach Commission: $5,000.00
Stonybrook Gardens – Walkway Restoration: $32,000.00
Juliette Low Park: $30,000.00 (Req. additional from CIP)
Johnson Field Improvements (Lights): $45,000.00
Johnson Field Improvements (Splash Pad): $64,208.00 (Req. additional from CIP)
Sidewalk Improvements: $150,000.00
Public Improvements Total: $326,208

Upon a motion made by Mr. Gresko, seconded by Mr. Kadeem, the Subcommittee voted unanimously (4 to 0) in favor of adopting the proposed housing and public improvements Public Services activities/allocations.

5. CDBG Budget Status Report:

Mr. Bandecchi informed the Subcommittee that there were no updates at this time.

6. Ongoing Project Updates:

Mr. Bandecchi informed the Subcommittee that there were no updates at this time, unless members had questions. Two projects were mentioned: Sidewalks (bids and streets – Mr. Bandecchi informed members to send streets with sidewalks in need and he will review for eligibilit, and bring back for approval/inclusion in bid); Mr. Santi asked about status of SUMC; Mr. Bandecchi provided brief update.

7. **Substantial Amendments:**

Mr. Bandecchi referenced letter/request from SHA (Kevin Nelson) for additional funding, if available, for the Vacant Unit Repair Project. In the letter Mr. Nelson explained the benefits of the program, and that he was seeking $15,000 to be removed from the Administration line item to the PY 41 SHA Unit Repair project, increasing from $10,000 to $25,000 (Admin would be reduced from $90,000 to $75,000). Mr. Santi entertained a motion to adopt the proposed amendment to 2015 Program Year

Upon a motion made by Mr. Gresko, seconded by Mr. Harden, the Subcommittee voted unanimously (4 to 0) in favor of adopting the proposed amendment to 2015 Program Year.

8. **Adjournment:**

Prior to adjournment, Mr. Gresko mentioned the timetable and a conflict with his schedule - as a representative, he will be in session and unlikely to attend the April 26 regular meeting; In an effort to accommodate all members, the Subcommittee agreed to hold a special meeting on May 5 instead.

Upon a motion made by Mr. Gresko, seconded by Mr. Harden, the Subcommittee voted unanimously (4 to 0) in favor of adjourning the special meeting of March 22, 2016, at 9:14 p.m.

The Community Development Subcommittee will hold a special meeting on Tuesday, May 5, 2016 to review and finalize its 2016 proposed allocations/action plan for PY42. The next regular meeting of the Community Development Subcommittee will be held on Tuesday, April 26, 2016, at 6:00 p.m., in Room 213 at Stratford Town Hall, 2725 Main Street, Stratford.

Respectfully Submitted,

Catherine Hausmann

Catherine Hausmann
Secretary