

Community Development Agency Meeting Minutes
Tuesday, August 4, 2020
7:30 PM; Common Council Chambers

Called to order 7:30

Roll Call – Joseph DeStefano, Paul Johnson, Thomas Burr, Andrew Green, Jude Jean-Francois, Gerald Kleiner, Joseph Masi, Kate Ramkissoon, Sparrow Tobin

Also present: Maria Bruni, Jean Eufemia

Absent: J. Miguel Rodrigues

Approval of Minutes 06/02/2020

Motion to approve minutes made by Masi; seconded by Johnson

Motion Carried: 9-0

Financial Report – Maria Bruni

Our mortgage debt with Community Capital is all paid off. The CDA is borrowing from the City instead at 1.5% interest instead of 6%.

Motion to accept report made by Masi; seconded by Johnson

Motion Carried: 9-0

Executive Director's Report –

Today we are going to show you some before and after photos of our properties. I want to Thank Jean and Mike for all of their work and keeping construction moving and dealing with the contractors. A slide show was presented that featured 186 Wickham, finished and 198 Wickham in progress and change order.

With the change order 198 Wickham will come in at 168,000. It is appraised for \$195,000

Update on 70 Beattie, which was a test case for development goals. The apartment was gutted, the back porch and stairs were taken down. A new roof and siding were already done. They should be finished in the next 4-6 weeks. With Covid they were having trouble getting materials. But they are moving forward now.

DeStefano: Which leads us into the discussion we had earlier today about some of the vacant homes, like 54 Washington. We originally were looking at that for A Home for Skye. It is a duplex and we are looking at that as an owner-occupied property two-family along with some other single-family homes that we will not be able to renovate at our costs. We're thinking of doing them as a pilot. There one on Linden and another couple, I think on Washington. Also, 9 Houston, a three-story, brick, two family, which had an RFP. We basically offered it to them for a dollar and fix it themselves and they said no. So, we are getting interest from some developers, small guys who are taking on projects and fixing them themselves and hopefully making a profit on. So, we may expand from our owner occupied to going to the private sector to fix and sell. So, the next meeting we will come with a list of properties. We looked at 21 Lincoln, 8 Talcott and 21 Pine and if we get title to those they will go into the home ownership program. But the others are either teardowns or try to get the private sector to do renovations.

So, if you have anything in your wards let us know and we will see if we have access to them. Now is the time, the market is hot.

Bills and Communications –

Grillo - \$1020.00

Lead Tek - \$482.00

PathStone - \$1500.00

City of Middletown – interest - \$255.53

Motion to approve made by Masi; seconded by Green

Motion: carried 9-0

Old Business – none

New Business –

198 Wickham – Change Order – all of the structural defects that were found and that we showed you in the pictures as well as some electrical issues and the fencing. The inspector has signed off on it. \$25,000 is the amount of the change order.

Resolution to approve change order

Motion made by Masi; seconded by Johnson

Motion Carried 9-0

Adjournment

Motion made by; Masi seconded by Johnson

Motion carried 9-0