

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
May 24, 2011
Page 1

MEMBERS PRESENT:

Chairman Moscato
Commissioner Midolo
Commissioner Riccio
Commissioner Fucci
Commissioner Dynderski

STAFF PRESENT:

Paul Hongo, Director
Mike Harris, L. Wagner

Chairman Moscato called the meeting to order at 7:15 p.m. Roll was called and a quorum was present.

APPROVAL OF MINUTES

MOTION made by Commissioner Riccio and seconded by Commissioner Midolo to approve the minutes of the April 26th meeting. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT

Director Hongo stated that he had a difficult decision to make. He met with the Housing Authority last week and discussed its different options. Director Hongo stated that he would like things under one "umbrella" so to speak, with Housing, Urban Renewal and Social Services as they are all offices that assist residents with some of the same situations. The Housing Authority is run by Imagineers now after what happened with the former Director. With those 3 offices, and what needs to be done outside the office, creates a problem with staffing at times. Director Hongo stated that 37 people had sent in resumes for the Community Development Coordinator position. He decided that seeing Megan McAuliffe, the current Exec. Director of Housing, was also the ADA Compliance Coordinator, he hired Megan for 25 hours a week as the CDC, and the other 10 hours being devoted to Housing. With Housing, HUD gives some money to the Authority but they were tapping into the principle from the program revenue, so this will help rectify that as well as placing someone in the CDC position.

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
May 24, 2011
Page 2

Mike Harris, from L. Wagner & Associates met with Megan today and stated that she had a good handle on the program and it seemed like she'd been here for a while. Things are moving along with the 2011 DECD Grant. All information has been given to L. Wagner & Associates, and they have met with the Mayor to sign all necessary papers to apply for the grant. Mike informed the commission that the State had cut 18% of this program funding and most likely the efforts put first for funding the rehabilitation part of the grant has a better chance than say a town who wanted to do sidewalks. The grant amount applied for is \$300,000.00 which is the minimum and maximum of grant funding allowed.

SMALL CITIES PROGRAM

Mike Harris went over the current wait list of applicants and what projects were being done, which were completed and which were in the process of beginning. A discussion was held with regards to program applicants and the qualifications of the program set by the commission and the State. After Mike Harris went over the guidelines with the commission, and discussing projects and what was considered necessary or an emergency and what was considered "remodeling", the commission decided that they needed to change some of their guidelines with regard to homes and condominiums.

MOTION made by Commissioner Fucci and seconded by Commissioner Riccio to set the limit of work done to condominiums not to exceed \$10,000.00 without commission approval. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

MOTION made by Commissioner Midolo and seconded by Commissioner Fucci reaffirming that the Urban Renewal Agency does not fund investment properties unless owner occupied or life use. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

MOTION made by Commissioner Riccio and seconded by Commissioner Dynderski to reduce the existing project cap to \$20,000 per project, not including condos, without commission approval. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Town of East Haven, CT
Urban Renewal Agency Meeting Minutes
May 24, 2011
Page 3

OTHER BUSINESS

Director Hongo stated that he will try and have the Town Attorney come to the next meeting to discuss what the commission can do regarding the recent foreclosures on homes that have had rehabilitation work done under the DECD program.

Commissioner Fucci asked Mike Harris what they are required to do in the home. Mike stated that they start in the basement and work up. Any health, safety or code violations must be done according to Housing Quality Standards. Mike will either send out the current program guidelines or hand them out at the next meeting.

There being no further business to come before the commission, **MOTION** made by Commissioner Fucci and seconded by Commissioner Riccio to adjourn the meeting at 8:50 pm. All were in favor, none were opposed and none abstained.
MOTION CARRIED

Respectfully Submitted,

Linda S. LaLuna
Clerk