

ANNUAL REPORT

MUNICIPAL DEVELOPMENT OFFICE

1987 - 1988

STAFF:

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Linda A. Ozga, Assistant Director

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Barbara D. Santangelo

Iris M. Schnipper

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Welles Guilmartin
Christine Marselli
Emanuel Pattavina
Nilda Perichi
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Joseph Milardo Jr.

Theodore V. Raczka •

Elizabeth Rak

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Guy Russo

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Leo Kania

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Harry Peters

Donald M. Russell

Patricia Sauter

~~Barbara~~ Barbara Weiss

Lowery Wilderman

NETF

William Corvo

John A. Giuliano

Welles Guilmartin

Christine Marselli

Emanuel Pattavina

Nilda Perichi

Robert Santangelo

Nathan Shapiro

Shepherd Home

~~Luey Callahan~~

~~Steve Carey~~

Marvin Farbman

~~Skip Ferry~~

Mayor S. J. Garafalo

Stephen Gionfriddo

~~Leo Hempelitz~~

~~Diane Katinowski~~

Vincent J. Loffredo

Mark Masselli

Larry McHugh

Bill Roberts

Rosalie Rolle

Danforth

Nancy Conway-Raczka

Corinne Gill

Stephen Gianfriddo

Linda Ozga

Stephen Shapiro

Ann Street

Cindy Wilcox

~~MMA FM AD HOC~~
~~Stephen Gianfriddo~~
~~Steven Weinwand~~
~~Henry Neri~~

Emergency Shelter AD-HOC Committee

Sr. Pat McKeon

Willie Walton

Joan Youngs

CITIZENS ADVISORY COMMITTEE - Mary Schmidt, Chairman

The Citizens Advisory Committee advises the Mayor and Common Council on matters concerning the City's Community Development Block Grant Program which is funded annually by the U.S. Department of Housing and Urban Development. The City receives its annual level of funding notification from HUD in early Spring; subsequently, the Citizens Advisory Committee holds a public hearing which affords citizens the opportunity to comment on the proposed use of funds. The hearing also allows organizations the opportunity to apply for funds for projects which will principally benefit individuals/families of low and moderate incomes.

The City received \$398,000 for its 1987 Community Development Block Grant Program which provided funding for nine different activities including the continuation of the City's Residential and Mixed Use Rehabilitation Loan Programs. Other activities funded and goals achieved this year under the auspices of the Citizens Advisory Committee included:

- . The expenditure of \$200,000 towards the \$1.1 Million Dollar renovation of the Shepherd Home Transitional Housing facility.
- . The rehabilitation of 126 housing units under the Mixed Use and Residential Rehabilitation Loan Program where \$1.7 Million Private Dollars were leveraged with \$146,000 of CDBG funds.
- . The construction of a community room at the Housing Authority's Long River Village housing complex.
- . The continuation of funding to the Community Health Center and St. Vincent DePaul Place to provide health care services and shelter to the City's low income and homeless population.

- . The receipt of \$295,871 from rehabilitation loan paybacks.
- . A revised Citizens Participation Plan which clearly outlines the Citizens Advisory Committee's function as it relates to the public at large and the Housing and Community Development Act of 1974, as amended.
- . A public hearing for proposal requests and comments for the 1988 CDBG Program which prompted funding requests from nine different entities.

HARBOR IMPROVEMENT AGENCY - Edward J. Dzialo, Jr., Co-Chairman
Sebastian Timbro, Co-Chairman

The Agency, in cooperation with other City departments, oversees and makes recommendations to the Common Council on all projects which impact the Riverfront. In the past year, the Agency worked with the Army Corps of Engineers in the initial planning for several streambank protection projects along River Road and at the wellfields; ~~with~~ Wesleyan University on the design for the expansion of their boathouse; ~~with~~ Northeast Utilities on the continued beautification of R^{oute} 9; and, ~~with~~ the SHPO for an exterior addition to Harbor Park Restaurant. In conjunction with DEP, the Agency made recommendations concerning the speed limit on the River, considered a Harbor Management Plan, and facilitated the creation of the Flood and Erosion Control Board.

The Agency also amended the Riverfront Development Plan to eliminate commercial or residential development on the State's 30 acre parcel, pursued acquisition of key parcels of land in conformance with the plan, and prepared an application to the Connecticut River Trust for future improvements along the riverfront.

NORTH END TASK FORCE - William J. Corvo, Chairman

On December 7, 1987, the Common Council of the City of Middletown passed a resolution creating a North End Task Force to: "Review the current situation in the North End of Middletown and to report back to the Common Council with recommendations on or before the Common Council meeting of May 2, 1988."

Beginning December 15, 1987, the members of the North End Task Force (NETF) met and began planning and defining the scope of the study and deliberated the methodology to be used in acquiring data and testimony.

The NETF made a preliminary determination that the scope of the study would be very broad and would include all aspects of municipal, non-profit agency and private services in their accumulation of data. Initially they separated into four Subcommittees for preliminary data accumulation.

The methodology eventually developed and used by the NETF was to:

- . Accumulate as much data as possible from as many sources as possible.
- . Hold public hearings to have maximum input from the community.
- . Send individual letters to all directors of departments of the City of Middletown and to Connecticut Valley Hospital to help provide the Committee with more data and background material.
- . To interview all department heads or other personnel relative to topics raised in the reports, or questions and concerns raised by citizens at the public hearings.

Once the data from all departments and agencies was submitted, interviews with directors completed and public testimony taken, the Committee began the process of deliberating the various topics and issues which had developed. Recommendations to all city departments were discussed and a range of topics were analyzed.

All in all the Task Force met 20 times in 5½ months. The final result was a forty page report of recommendations both general and specific supported by a document of more than 750 pages of testimony and other supporting materials. The NETF will be meeting with the Common Council early in the next fiscal year to discuss implementation of the recommendations.

SHEPHERD HOME BUILDING COMMITTEE - William O. Roberts, Chairman

In September, 1987, the Mayor, with the consent of the Common Council, established this nine member Committee to oversee the rehabilitation of the Shepherd Hall building located on the grounds of the Connecticut Valley Hospital. The City of Middletown signed a renewable lease with the State Department of Mental Health in March, 1987 for a minimum six year use of the building at the cost of \$1.00 per year with the provision the structure be used as a transitional housing facility. The City of Middletown and the Greater Middletown Community Corporation secured grants totalling \$1.1 Million Dollars from the U.S. Department of Housing and Urban Development and the State of Connecticut Department of Housing to renovate the structure.

Carrying out its mission to ensure the opening of the facility in Fall of 1988, the Committee witnessed the following accomplishments by December 1987:

- . Award of the Shepherd Home rehabilitation project contract to Rudolph Netsch Construction Company.
- . Grant award for \$750,000 from the U.S. Department of Housing and Urban Development. A joint application was submitted by the City of Middletown and Mercy Housing and Shelter Corporation for funds under the Stewart B. McKinney Act. The grant is to be used to offset operational expenses for the next five years.
- . Execution of an Operator's Agreement between the City of Middletown and Mercy Housing & Shelter Corporation. Mercy Housing Shelter Corporation will operate the Shepherd Home as a transitional living facility with supportive services for up to 72 individuals.

By June 1988, the Committee acknowledged:

- . The construction project 65% complete, putting the project right on track for its October 1988 opening.
- . Mercy Housing and Shelter Corporation hired a director for Shepherd Home.

VACANT BUILDINGS STUDY COMMITTEE - Emanuel Pattavina, Chairman

Charged with recommending to the governing body appropriate reuses for vacated City buildings, the Committee's major focus this year has been the former Johnson School on Green Street.

St. Sebastian's School moved from this building to Eckersley Hall in the late summer of 1987 and the Committee subsequently requested proposals from interested developers for housing.

Unlike the four previous schools successfully converted to multi-family uses, the proposals received were not acceptable. The Committee, realizing the special circumstances of this building as a key location for the revitalization of the North End, then commissioned an architect to conduct a feasibility study of the building to consider its use as either a City Annex, or an office building with a non-profit social service agency as the major tenant, or a general office building or again, as housing. Toward the close of the fiscal year the Committee recommended that the school be converted to an office building with CAGM as the principal tenant, and with the City as owner and secondary tenant.