

## **Community Development Agency Meeting Minutes**

**Monday, August 6, 2018**

**7:30 PM; Common Council Chambers**

**Roll Call** – Joseph DeStefano, Paul Johnson, Jude Jean-Francois, Gerald Kleiner, Joseph Masi, Kate Ramkissoon, J. Miguel Rodrigues, Sparrow Tobin

Absent: Thomas Burr, Andrew Green

Also present: Maria Bruni, Caitlin McNamara (acting secretary), Don Paris, Jean Eufemia

### **Approval of Minutes** – 06/05/18

Motion to approve minutes made by Masi; seconded by Rodrigues

Motion Carried: 8-0

### **Financial Report** –

Motion to approve made by Masi; seconded by Johnson

Motion Carried: 8-0

### **Executive Director's Report** –

We have bids for the current 3 properties: 13 Ridge, 49 Prince and 186 Wickham.

We had bidders for all three but on 186 Wickham we had only one bidder. Please see the attached spread sheet for particulars.

13 Ridge: inspector estimate \$135,700. There were bids of \$145,800 and \$243,570.

49 Prince: inspector estimate \$141,250. We had bids of \$136,150 and \$225,960.

The bids are from Matthew Davies and E&A Contracting, respectively. E&A is the one who did our last round of homes.

186 Wickham: The inspector came in at \$128,300 and E&A Contracting was the only bidder. He came in at \$242,800.

We had appraisals done on all three properties:

13 Ridge: pre-rehab \$75,000 and post-rehab \$160,000.

49 prince pre-rehab \$70,000 and post-rehab \$170,000.

And 186 Wickham pre-rehab \$80,000 and post \$185,000.

DeStefano: Do we know why there was only one bid on 186 Wickham?

Eufemia: He had stated the traffic on 186 Wickham was a problem for him going in and out of the property. It is two houses down from the deli.

Masi: Are the contractors reliable?

Bruni: We are looking to award 13 Ridge and 49 Prince to Matthew J. Davies. We have worked with him before in the CDBG housing rehab program and he did our first CDA house at 53 Prospect. E&A did the last round of three homes and he came in favorably for those.

Masi: So you're comfortable?

Bruni: Yes, very, and we will be rejecting 186 Wickham and put it back out to bid.

We will have resolutions under new business for the bids.

We still have a balance with Community Capital and as soon as we sell 182 Cottage, which looks like it will happen in October, we will be able to pay that off. We will also be requesting a loan for the upcoming rehabs.

### **Bills and Communications –**

Legal Services - \$75.00

RBT/audit services - \$3950.00

Legal Services - \$105.00

Community Capital - \$2052.27

Greenberg & Associates – 1575.00

Middletown Press - \$19.50

Times Herald-Record - \$71.65

Motion to authorize payment made by Johnson; seconded by Ramkissoon

Motion Carried: 8-0

### **Old Business – None**

#### **New Business –**

Resolution 2018-6 - to approve a Community Capital Loan extension

Motion to approve made by Johnson; seconded by Ramkissoon

Motion carried 8-0

Resolution 2018-7 - to amend the resolution for the bid amount to \$135,500 on 13 Ridge.

Motion to approve made by Johnson; seconded by Tobin

Motion carried 8-0

Resolution 2018-7 – to approve the amended resolution

Motion to approve made by Johnson; seconded by Ramkissoon

Motion carried 8-0

Resolution 2018-8 - to accept the bid on 49 Prince

Motion to approve made by Johnson; seconded by Ramkissoon

Motion carried 8-0

### **Adjournment**

Motion made by Ramkissoon; seconded by Tobin

Motion carried 8-0