

~AD HOC REPORT~
CT DECD Community Investment Fund Grant
Wednesday, December 13, 2023

Chairman Britton called the meeting to order at 7p.m. on Wednesday, December 13, 2023. Present was Committee Member Duane Perkins, absent was Committee Member Emile Buzaid. From the City were Les Pinter, Deputy Corporation Counsel; Sharon Calitro, Planning Director; Antonio Iadarola, Public Works Director; Roberto Alves, Mayor; Farley Santos, Mayor's Office; John Kleinhans, Assistant Finance Director, and Jim Maloney, Petitioner & CCFDC Representative. Ex-Officio members also present were; Mike Coelho, Dennis Perkins and Frank Salvatore, Barry Rickert, Shaun Ratchford, Andrea Gartner and Richard Hawley. Present from the public were Joe Walkovich and Ken Gucker.

Chairman Britton noted that Councilman Buzaid was absent due to a long-standing previous commitment. Mr. Pinter provided an overview of the request. He explained that the Council referred the application material to this ad hoc to review changes to the proposed budget of the previously acted on application. Mr. Maloney noted that the original application was approved by the City Council and submitted to the State. It was returned with a recommendation to remove the housing portion of the project at 67 & 69 Main Street and 2 Park Place in the application due to secured funding requirements, but noted his intent of still including housing as part of the project when funding is secured. He identified \$4.5 million in the request that will be used to make the old courthouse occupiable. He identified the need for the city to purchase all four lots surrounding the courthouse and those costs are included in this request. He noted the fund request also includes improvements to Park Place for street and sidewalk upgrades.

The new application includes changes proposed by the City which were; improvements to Elmwood Park, a parking garage for CIFC, and air conditioning and a new roof for the CIFC Community Center. He noted sewer upgrades that should be reviewed for future housing units in the area. Mr. Iadarola clarified that the review of the sewage would include the study, design and temporary easements to improve and solve drainage issues in the area, a cost of about \$600,000.

Mr. Kleinhans agreed that additions to the CIF application will have a significant impact to projects in the city. Mr. Santos asked about conveyance fees. Mr. Maloney specified that site acquisitions are: \$1 million for the courthouse purchase and \$2.4 million from the purchase of the four surrounding parcels. Chairman Britton asked for clarity of the upgrades that would make the courthouse occupiable. Mr. Maloney said that the upgrades would include repairs to bathrooms, heating and ventilation compliance, and some abatement work. Councilman Perkins noted his concerns with application deadlines and the housing plans. He asked about the restoration efforts and updates to Elmwood Park. Mr. Iadarola noted some leaks and window replacements that need to be addressed in the courthouse, and identified railing and post upgrades, and sidewalk improvements at Elmwood Park.

Chairman Britton asked about ADA compliance. Mr. Iadarola explained that the use of the building and the number of occupants will determine specific ADA compliance requirements. Mr. Salvatore asked about the fee changes that were reallocated to the Elmwood Park upgrades, and asked about the city's portion of the project that went up by \$30,000. Mayor Alves explained that the requested amount of the application will address a lot of work and that additional State CIF funds will be open for more applications and projects in the future. Mr. Ratchford asked about the phases of the project and costs, Mr. Iadarola explained that Phase I will cover the restoration of the courthouse and the study for the drainage work. Mr. Maloney clarified that the funds requested in this application will cover all phases of the project, excluding the drainage work. Mayor Alves noted that this project will be of minimal cost to the city and that any housing will be workforce or elderly housing that will not affect student enrollment in schools. Mr. Coelho asked for the definition of workforce housing and asked about the maintenance of the courthouse. Mr. Maloney clarified that workforce housing is affordable housing, and the state defines it as a

development that is built with federal or state assistance. Mr. Iadarola noted that maintenance will be part of a negotiated lease.

Ms. Gartner asked about the new jobs that will be created by the project, an MOU for the four adjacent properties, expected occupancy of the building, and the extent of the drainage work. Mr. Hawley asked for clarification between the East Ditch Study and this drainage study. Mr. Iadarola noted that the East Ditch Study will assist with this main street drainage study. Mr. Coelho asked about the timeline of the receipt of funds and explained his concerns if the four adjacent properties are not purchased.

A motion was made by Councilman Perkins and seconded by Councilman Britton, to recommend the adoption of the resolution as submitted and discussed, inclusive of the drainage study and roofing for the Danbury Community Center. The Motion Carried.

A motion was made by Councilman Britton, and seconded by Councilman Perkins, to adjourn. The Motion Carried. The meeting adjourned at 8:10p.m.

Respectfully submitted,
Joseph Britton, Chair
Duane Perkins