

Town of Putnam	
Redevelopment Agency	
Conference Room #201	
Tuesday, September 12 th , 2023, 8:00 AM	
Join Zoom Meeting:	
https://us06web.zoom.us/j/87484188704?pwd=bWduMmE1WVBCQmZ4UkVpUDY2NWdrUT09	
Meeting ID: 874 8418 8704	
Passcode: 9B5826	
1. Roll Call	
2. Approval of Meeting Minutes*	
	i. May 9 th
	ii. June 13 th
	iii. August 15 th
3. Reporting of Expenditures	
4. New Business	
	i. Blight Officer Report
	ii. Brownfield Assessment Grant Application*
	iii. Glidepath Option Agreement
5. Old Business	
	i. Belding Mill
6. Updates	
	i. CDBG Report
7. Public Participation	
8. Adjournment*	

*Vote Required

Town of Putnam	
Redevelopment Agency	
Meeting Minutes	
Conference Room #201	
Tuesday, May 09 th 8:00 AM	
Join Zoom Meeting: http://us06web.zoom.us/j/8752937162?pwd=eVNiUyt3WWWhiTE5iMlZ5UWtpOGpDdz09	
	Meeting opened at 8:00 am
1. Roll Call	Chairman Paul Grenier, Vice Chairman Lee Konicki, PRA Director Carly DeLuca, Agency Members: Delia Fey, Ron Coderre, and Mayor Barney Seney, Land Use Agent Bruce Fitzback, Jackie Lefevre Administrative Assistant and observer Doug Taylor. Absent: Agency Member Dawn Krasnecky.
2. Approval of Meeting Minutes*	
	i. April 11 th : Vice-Chair Konicki motioned to approve the minutes, seconded by Member Coderre, motion passed.
3. Reporting of Expenditures	The April 2023 expenditures were reviewed.
4. New Business	
	i. Front Street: Property owner has reached out and proposed to potentially donate the piece of property encompassing the area adjacent to the former Chickering's building to include the stairway down to the Front Street parking area behind the former Chickering's.
5. Old Business	
	i. Affordable Housing: The Zoning Commission has adopted the Affordable Housing Plan, as presented, at their recent meeting. The working matrix provides for action items such as Commission training for Town departments such as zoning, planning etc. Northeast CT Council of Governments (NECCOG) to assist with training.
	ii. Belding Mill: Financial Assistance Proposal to be executed. Anticipate the first agreement to be executed sometime next week.
6. Updates	i. CDBG Report: Report dated May1, 2023 was reviewed with no questions. The CDBG funding has been extended to February 2024. New grant year focus is on shovel ready Public Housing Facilities.
	ii. Blight Officer: several applications have been received. The top 3 applicants have been chosen for interviews. Interviews to start this week. Comment was made concerning conflict resolution training should be one of the candidates' credentials. Interviews will assist to gauge credentials.
7. Public Participation	None
8. Adjournment*	Vice-Chair Konicki motioned to adjourn. Meeting Adjourned at 8:13 am

*Vote Required

Town of Putnam	
Redevelopment Agency	
Special Meeting Minutes	
Conference Room #201	
Tuesday, August 15 th 8:00 AM	
Join Zoom Meeting: http://us06web.zoom.us/j/87923421395?pwd=cEpWT3QrNDVtRm5rejRyRmZidW1CZz09	
	Meeting opened at 8:09 am
1. Roll Call	Chairman Paul Grenier, Vice Chairman Lee Konicki, Director Carly DeLuca, Recording Secretary Jackie Lefevre and observer Doug Taylor. Land Use Agent Bruce Fitzback and Mayor Barney Seney. Absent: Agency Members: Dawn Krasnecky Delia Fey and Ron Coderre.
2. Approval of Meeting Minutes*	
	i. June 13, 2023: No Quorum
3. Reporting of Expenditures	Expenditures were reviewed
4. New Business	
	i. Small Business Loans: Loan Committee met to discuss and revise terms, revise the application etc. Carly will be on WINY radio, Thursday, August 17 th at 10 am with Barry Jessurun, owner of 85 Main, to present the Small Business Loan program available. ii. Glidepath Option Agreement: Glidepath is a battery storage facility company who is leasing with the option to purchase 2 lots located at 176 & 178 Park Road. A representative of Glidepath recently reached out to express the company is no longer moving forward with their lease with option to buy.
5. Old Business	
	i. Affordable Housing: Presented how we are working on implementation. Education sessions are being promoted for Zoning.
	ii. Belding Mill: Contract Agreement being reviewed by Attorneys. Text Amendment for Blight Ordinance is going before the Board of Selectmen. This amendment would support important tax abatement to assist in moving the project forward. Visitors from State of CT. Dept. of Energy Environmental Protection (DEEP) recently met at Belding Mill for a brief site walk.
	iii. Blight Officer: Mayor provided an update on the recently hired Blight Officer. The Blight officer is anticipated to attend the next Agency meeting and present his first report.
6. Updates	
	i. CDBG Report: the July 2023 report was reviewed. A brief discussion ensued on the annual tax sale. A property, which formerly participated in the CDBG HR program, was identified on the tax sale list. The property was bid on and sold on Tuesday, August 8 th when the sale was held. Recovery of funds will take up to 6 months to realize due to the regulations/stipulations of the tax sale.
ii. Public Participation	None
iii. Adjournment*	Meeting Adjourned at 8:37 am

*Vote Required

TOWN OF PUTNAM

Account Purchase Order History Report

Criteria: Account Mask = 1005.41.4172.?????.?????

Fiscal Year: 2023 - 2024

Account Num	PO	Name of Vendor	PO Date	PO Status				
1005.41.4172.53010.00000		Purch. Prof. Services - Redev.			Budgeted	P.O. Amt	Expenditures	Encumbrance
BUDGETED AMOUNT.....					5,000.00			
	20240358	Halloran & Sage LLP	08/29/2023	Open		2,000.00	462.50	1,537.50
					Totals:	2,000.00	462.50	1,537.50
					Un-Expended Bal:	4,537.50	Budget Balance:	3,000.00
Totals:					5,000.00	2,000.00	462.50	1,537.50
End of Report								

<u>Property Address:</u>	<u>Owner/Contact Information:</u>	<u>Source:</u>	<u>Status:</u>
167-171 S. Main Street	Aline Rodrigues/Jeremy Gould	SI	Letter sent 8/7/23 & 8/28/23
8 Genevieve Street	Terrence Terry	CC	8/12: Owner Cleaning Property
247-249 Providence Street	Marta & Rafal Spath	SI via Chad/Barney	" "
25 Dudley Street	Joshua & Rebecca Baranski	SI via Chad/Barney	" "; actually lot next door/21
30-32 Marshall Street	Lloyd Richards	SI	" "; notice returned; corrected
118/120 Pomfret Street	Leanne Parker	SI via Chad/Barney	" "; notice returned
142 S. Main Street	Megan Taylor	SI via Chad/Barney	" "
225 School Street	Natalie Solis	SI	" "; corrected
284 School Street	JB Property Group LLC	SI via Chad/Barney	" "; permit for demo
344 Chase Road	David Holman	SI via Chad/Barney	8/14: Barney advises give til 9/1
	Holman Enterprises (Active HIC only)		Letter sent 8/10/23
			Meeting with Fire Marshal on 8/15
13 Chase Street	Justin & Laura Field	CC	Letter sent 8/7/23
35 King Street	Charles Weimer & Jasmine Bedard	SI	Mowed
158 Park Road	Anthony Lamb & Becky Amero	SI via Chad/Barney	Sold to Gates/Black Dog
89 Mantup Road	Henry & Patricia Marquis	SI via Chad/Barney	Visit with Mayor on 8/15/23; lis pendens
192 Walnut Street	Kaecy Pine	CC	Letter sent 8/14/23
16 Park Road	Darren Schofner	SI	Open Permits. Photo taken on 8/7
207 Killingly Avenue	Randy Barrett & Renee Kuprak	SI	Letter sent 8/10/23
64 Woodside Avenue	Mark & Laurie Murphy	SI	Letter sent 8/10/23
57 School Street	Paul Odongo	SI	Letter sent 8/10/23; owner states it was rectified 8/13
7 Mohegan Street	Alaina Carpenter	SI	Letter sent 8/14/23; trash removed
122-124 Powhattan Street	Edward & Janet Raymond	SI	Letter sent 8/14/23
89-91 Powhattan Street	Edward & Clotilde Briggs	SI	Letter sent 8/14/23; mowed
180 Recreation Park Road	Gloria Booker	SI via Barney	Investigating
21 Dudley Street	Terrance Johnson	SI via Chad/Barney	Notice sent 8/17/23

Source:

SI – Self Initiated

CC – Citizen Complaint

168 Recreation Park Road	Ania & Waldemar Hartung	Mayor	Letter sent 8/21/23; vehicle removed
219 Providence Street	Lee & Deborah Smith	SI	Letter sent 8/22/23; roof being replaced
223 Providence Street	Jaqueline & Martin Garcia	SI	
50 Green Street	TCS Home Group LLC	SI	Letter sent 8/22/23; mowed
54-56 Mill Street	Andrew Varner	SI	Letter sent 8/22/23
1 Bellevue Street	Byrnes Investment Group, LLC	SI	Active permits; work being done
181-183 S. Main Street	Peter Mackay	SI	Letter sent 8/28/23
29 Sunset Avenue	Alan Ericson	SI	Letter sent 8/28/23
177 Park Street	Joseph & Cheryl Doucette	SI	Letter sent 8/28/23; angry VM response
54 Park Street	Daniel Gardner	SI	Letter sent 8/28/23; mowed
46 Park Street	Janet Mccutcheon	SI	Letter sent 8/28/23
38 Park Street	Global Resource Findings, LLC	SI	Active permits; work being done
1-5 Park Street	Khamphanh & Sukpaseuth Phongsa	SI	Letter sent 8/28/23
44-48 Farrows Street	Francisco Lopez	CC	Letter sent 8/28/23
19 Battey Street	Raymond & Gail Vandal	SI	Letter sent 8/28/23
171 Providence Street	JB Property Group LLC	SI	Spoke with owner; given 30 days
46 Grove Street	Armand & Kerri Belanger	SI	Letter sent 9/5/23
65-67 Smith Street	Gary Turenne	SI	Letter sent 9/5/23; came into office angry
68-70 Smith Street	24 Brands, Inc.	SI	Letter sent 9/5/23
75-77 Van Den Noort Street	Inizio Investments, LLC	SI	Letter sent 9/5/23
31 Roosevelt Street	Andrew Slesinski	SI	Letter sent 9/5/23
76 Chapman Street	Norma French	SI	Letter sent 9/5/23
68-70 Chapman Street	Francisco Lopez	SI	Letter sent 9/5/23
49 Battey Street	Sandra Lemire	SI	Letter sent 9/5/23



Town of Killingly

Memorandum Community Development Office

TO: Carly DeLuca, Director of Economic and Community Development
Town of Putnam

FROM:  Mary E. Bromm, Community Development Administrator
Town of Killingly

DATE: September 7, 2023

RE: Monthly Report – Small Cities CDBG (FY2020)

The Town of Killingly Community Development Office submits the following as a comprehensive update of contract activities to date.

The program has nearly \$260,000 of the construction funding in the grant committed to projects.

Projects

PI11 – Phase II of this project is complete. The project completed lead hazard control, repair porch, install porch windows, electrical, and painting.

PI13- Phase II of this project is complete. Work includes lead hazard control, electrical, garage door replacement, entry door replacement, electrical work.

PI14 – Phase II of this project is complete. Work included lead hazard control, removal of a tree, porch footing installation, garage door trim replacement.

20-01 – Two family being used as a one-family – The project has been inspected for emergency roofing only. Bids have been received – the low bid contractor wishes to do some roof investigations prior to a contract signing.

20-02 – Single family property. Project has been placed under contract. The project is approximately 85% complete. The project will replace the roof and gutters, stain the house, install a new door and replace smoke/co2 detectors.

20-03 – Single family property. The owner has requested her project to be placed on hold until further notice.

20-04 – Single family property. Contracts were signed in early September. The family will need to be relocated during construction and will begin when windows and siding are available.

20-05 – Single family property. The project is 100% complete. The project replaced a sump pump, installed windows, replaced the oil tank, sealed the foundation, and completed chimney repairs.

20-06 – Single family property. The project is 100% complete. The project replaced the heating system and bulkhead/stairs to the basement and lined the chimney. A second phase of the project will be needed to replace the sewer pipe – tree roots have grown into the line and is backing up the system. Bidding is underway for Phase II work.

20-07 – Two family property used as a single family. Contracts were executed on August 1, 2023 with work to begin later in August. The project will make repairs to the well and replace the roof/repoint the chimney.

20-08 – Single family property. Phase I was completed in January. Work included removal/replacement of solar panels, roof and gutter replacement. The lead hazard control bids have been received and reviewed with the homeowner. A request to exceed the \$35,000 maximum project cost has been submitted to DOH.

20-09 – Three-family property. Two of three units are eligible and the owner has been given an award letter with financial conditions. A property inspection will be conducted in August; however, I am skeptical that this project will move forward.

20-10 – Single family property. The owner has been qualified and was inspected in April. Work specifications are being prepared for a new roof and gutters. Bidding will follow once the owner signs off on the work scope.

20-11 – Single family property. Phase I work (new heating system, hot water, and smoke detectors) is 100% complete. Contracts have been signed for Phase II work.

20-12 – Single family property. Additional information has been requested from the owner before the application review can be completed.

20-13 – Two family property. The application has been reviewed. Additional information is required from both units. The property owners are most likely over income.

20-14 – Two family property – both owner units. Additional information is required from both units. The property owners are most likely over income.

It is possible that the program can be completed with the applications currently approved and on file; however, a homeowner meeting will be held in September to attract additional homeowners into the program.

If you require additional information regarding this matter, do not hesitate to contact me at 860-779-5355.