

Town of Putnam	
Redevelopment Agency	
Meeting Agenda	
Conference Room #201	
Tuesday, January 09, 2024, 8:00 AM	
Join Zoom Meeting: https://us06web.zoom.us/j/86993210390?pwd=CA6Zf7JuWRn8XYxDUtu5dgPmRvKl8a.1 Meeting ID: 869 9321 0390 Passcode: qhJm1F	
1. Roll Call	
2. Approval of Meeting Minutes*	
	i. December 12, 2023*
3. Reporting of Expenditures	
4. New Business	i. Introduction of New Director
	ii. Election of Officers*
	iii. Round 18 Brownfield Grant-Putnam Foundry Assessment Award
5. Old Business	
6. Updates	
	i. CDBG Report
	ii. Blight Officer Report
7. Public Participation	
8. Adjournment*	

*Vote Required

Town of Putnam	
Redevelopment Agency	
Meeting Minutes	
Conference Room #201	
Tuesday, December 12 th 8:00 AM	
Join Zoom Meeting: https://us06web.zoom.us/j/81072180962?pwd=yhoNjN84P6l3ZrLyx7t3q7m6aRVTaf.1	
	Meeting opened at 8:00 am
1. Roll Call	Chair Paul Grenier, Interim Director Delpha Very, Vice-Chair Lee Konicki, Agency members: Dawn Krasnecky, Delia Fey, and Doug Taylor. Recording Secretary Jackie Lefevre, Land Use Agent Bruce Fitzback and Blight Officer Thomas Bobrowski. The Interim Director and Chair both have participated in interviews for a new Director. A candidate is pending acceptance of an offer.
2. Approval of Meeting Minutes*	i. November 14, 2023: Vice-Chair Konicki motion to approve as presented, seconded by Member Taylor, motion passed.
3. Reporting of Expenditures	Expenditures were reviewed
4. New Business	
	None
5. Old Business	
	None
6. Updates	i. CDBG Report: November's report was reviewed. ii. Blight Officer Report: program is going well. First contact with most property owners is responsive and positive. Resulting in more clean-ups. Fewer require a second notice and further action.
iii. Public Participation	None
iv. Adjournment*	Member Taylor motioned to adjourn, seconded by Member Fey, motion passed. Meeting Adjourned at 8:51 am

*Vote Required

Putnam Redevelopment Agency Members

01/04/2024

Paul Grener, Chairman

Lee Konicki, Vice-Chairman

Agency members:

Delia Fey

Doug Taylor

Dawn Krasnecky



Town of Killingly

Memorandum Community Development Office

TO: Jackie Lefevre, Department of Economic and Community Development
Town of Putnam

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

DATE: January 1, 2024

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 \$325,000 of the construction funding in the grant (100%) committed to projects; however, the receipt of program income during the grant period will require additional projects to be contracted. Program income monies must be expended before grant monies can be expended – drawing out the grant process. A second project extension will be necessary to complete the program. A request will be submitted in early January 2024.

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 successfully completed. Work included a new roof, including roof structural repairs and smoke detectors.

20-02 – Single family property. The project has been successfully completed. Work included roof and gutters replacement, house staining, installation of a new door, attic mold remediation 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. The original asbestos siding was removed and properly disposed of, and new siding/lead hazard control work was complete. The unit passed clearance and the family has moved back to the property. The project is 99% complete.

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 is also complete. Phase II work replaced the sewer lateral to connect to the main line in the street.

20-07 – Two family property used as a single family. New contracts were executed in December 2023 after a project scope revision and rebid. The chimneys were rebuilt in December. The roofs will be replaced in early January and a water treatment system will be installed as soon as the subcontractor can schedule.

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. The request to exceed the \$35,000 maximum project cost has been approved. Contracts have been executed and work is currently being scheduled.

20-09 – Three-family property. Two of three units are eligible and the owner has been given an award letter with financial conditions. The owner has withdrawn her application due to insufficient financial resources.

20-10 – Single family property. The project has been contracted and the work is being scheduled. Work will include a new roof, gutters and smoke detectors.

20-11 – Single family property. Phase I work (new heating system, hot water, and smoke detectors) is 100% complete. Phase II work was nearing completion when it was discovered that a wall and portion of a roof were completely rotted. The owner's insurance company has denied the claim. A request to exceed the \$35,000 maximum project cost has been requested. The State has not responded as of this writing.

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.

20-15 – Single family property. Property has been initially inspected and the lead testing is complete. The project will be bid in January 2024.

20-16 – Single family property. Property has been initially inspected. Based on the inspection, the owner lied on her application regarding the number of people living in the home. The application has been placed on hold indefinitely.

20-17 – Single family property. The property has been inspected and will be bid in January 2024.

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



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

Blight Enforcement Activity Report

Report Prepared By: Tom Bobrowski

Department: Blight

Date of Report: January 2, 2024

Reporting Period: **December 9, 2023 through January 2, 2024**

Efforts during Reporting Period:

Note: Efforts slightly affected by unscheduled absence due to family emergency out of state.

- 85 total properties identified as being in violation; 77 initial notices sent to property owners; 75% of noticed properties/owners have complied with notices & corrected the identified violation(s); 14 properties with active efforts.
- 19 fine notices have been sent to unresponsive or uncooperative property owners. Of those, 8 fines have been paid & violation(s) either corrected or additional time given; 5 fines have either been put on hold or forgiven due to efforts. Efforts to collect on remaining properties continue...some property owners will be receiving second notice in the near future.
- Four identified properties continue to accumulate daily fines; hold on fines for 118 & 120 Pomfret Street until meeting with Leanne Parker on 1/3/24; hold on fines for 8-12 High Street until 1/15/24 following conversation with owner and extension given to obtain permits.

Spotlight Properties:

- Communication continues with attorneys and/or property management companies regarding 48-50 Woodstock Avenue and 89-93 Mantup Road.
- Contact has been made with the owner of 8-12 High Street. Expectations set for permitting process.
- Meeting scheduled with owner of 118 & 120 Pomfret Street scheduled for Wednesday, January 3rd, 2024 at 1pm.

Respectfully,

A handwritten signature in blue ink, appearing to read "T. Bobrowski", is written over a horizontal line.

Thomas Bobrowski
Blight Enforcement Officer
(860) 963-6800 Ext 109 (P)
thomas.bobrowski@putnamct.us