

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a Public Hearing Tuesday, February 21, 2017 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Llodra called the meeting to order at 7:15pm.

PRESENT: First Selectman Llodra, Selectman William F.L. Rodgers, Selectman Herbert C. Rosenthal.

ALSO PRESENT: Deputy Director of Economic & Community Development Christal Preszler, Larry Wagner, five members of the public and two members of the press.

First Selectman Llodra explained that the meeting was to hear information relative to a Small Cities Grant application for Nunnawauk Meadows and to receive public input (att.)

Ms. Preszler stated the Town of Newtown hopes to apply for a Small Cities Community Block grant for the purpose to doing improvements to Nunnawauk Meadows.

Mr. Wagner is a consultant to the town. The Small Cities Community Block Grant Program is federal funds that come from the US Department of Housing and Urban Development. For cities with a population under 50,000 a block grant comes to each state; CT uses a competitive model, applications are due April 15, 2017. Projects can be economic development, public facilities or housing. Connecticut's priority for the last five years has been housing. Projects must either benefit low to moderate income people, resolve an imminent threat to public health and safety or meet an urgent need. The allocation for grants are based on a formula. Grants for public housing modernization, such as Nunnawauk Meadows cannot exceed \$800,000. It is a very competitive application process.

Ms. Manganaro, Executive Director of Nunnawauk Meadows explained the anticipated breakdown of the project (att.).

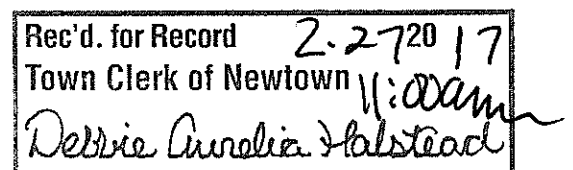
Rich Fenaroli, 2 Walnut Tree Hill Road asked what the town is requesting. Mr. Wagner said the town will apply for \$800,000. Mr. Fenaroli asked if this would be open to competitive bidding and if there would be preference to local contractors. Mr. Wagner responded it has to be open to competitive bidding and that the statute language is the lowest bid from a responsible contractor with no preference given.

Mr. Wagner explained that only a municipality, under the federal law, can apply for this grant. The town applies on behalf of Nunnawauk Meadows. The money will benefit Nunnawauk Meadows; this is not a town project.

ADJOURNMENT: The Board of Selectmen adjourned the Public Hearing at 7:28pm.

Respectfully submitted, Susan Marcinek, Clerk

Attachments: Public Hearing notice; breakdown of project dated 2/17/17;



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Newtown will conduct a public hearing on Tuesday, February 21, 2017 at 7:15 p.m. in the Council Chamber, located at 3 Primrose Street, Newtown, CT to discuss its 2017 Small Cities Program Application and to solicit citizen input.

Maximum award limits are \$700,000 for Public Facilities, \$700,000 for Public Housing Modernization of 25 units or less, or \$800,000 for 26 units and over; \$500,000 for Infrastructure; \$400,000 for Housing Rehabilitation Program for single towns, \$500,000 for two-town consortium, and \$600,000 for three or more Towns; \$25,000 for Planning Only Grants; \$500,000 for Economic Development Activities, and \$500,000 for Urgent Need.

Major activity categories are: Acquisition, Housing Rehabilitation, Public Housing Modernization, Community Facilities, Public Services, and Economic Development. Projects funded with CDBG allocations must meet at least one of three National Objectives: 1) benefit to low and moderate income persons, 2) elimination of slums and blight, or 3) meeting urgent community development needs. Only one (1) project Application may be submitted to DOH.

The Town is proposing to submit an Application under the Public Housing Modernization category for Nunnawauk Meadows Senior Housing Roof Replacement and Energy Improvements. The Town of Newtown anticipates applying for up to the maximum grant amount of \$800,000.

The purpose of the public hearing is to obtain citizens' views on the Town's community development and housing needs and review and discuss specific project activities in the areas of housing, economic development or community facilities which could be a part of the Town's Application for funding. The hearing will also review and discuss the Town's prior Small Cities projects including any currently open or underway.

The public hearing will give citizens an opportunity to make their comments known on the program and review and discussion of the Program Income Reuse Plan. If you are unable to attend the public hearing, you may direct written comments to the Town of Newtown, Attn: Christal Preszler, 3 Primrose Street, Newtown CT 06470 or you may telephone Christal Preszler, Deputy Director of Planning for Economic and Community Development at 203-270-4282. In addition, information may be obtained at the above address between the hours of 8:00 am and 4:30 pm weekdays.

The Town of Newtown promotes fair housing and makes all programs available to low- and moderate-income families, and will not discriminate or permit discrimination against any person or group of persons on the grounds of age, race, color, religion, sex, national origin, familial status, disability, sexual orientation, marital status, lawful source of income, or gender identity or expression.

"All are encouraged to attend. The hearing is accessible to the handicapped. Any disabled persons requiring special assistance or non-English speaking persons should contact John Poeltl, ADA Coordinator at 203-270-4262 at least five days prior to the hearing."

The Town of Newtown is an Equal Opportunity/Affirmative Action Employer

Nunnawauk Meadows
Owned and Operated by:
Newtown Housing for the Elderly, Inc.

February 17, 2017

Honorable First Selectwoman
Ms. Patricia E. Llodra
Newtown Municipal Center
3 Primrose Street
Newtown, CT 06470

Dear Ms. Llodra, *PLT*

Newtown Housing for the Elderly, Inc. d/b/a Nunnawauk Meadows is a non-profit corporation that owns and manages 134 apartments for the elderly and those with disabilities allowing them to live safely in an affordable community. It is situated on 65 acres of land that was donated by the State of Connecticut in 1975 and 1994. We maintain with repair and upkeep the residential buildings, community areas and the grounds with a staff of 5 maintenance personnel keeping into consideration that our income is derived solely from the resident's rent. We do put aside funds in reserve for capital needs. That total estimated assessment for capital improvement is \$3,270,000. The expense for this current project would deplete the reserve account therefore the grant will allow us to continue to use the reserve account for other rehabilitation. We are requesting from the Town and the Department of Economic Development a Small Cities Grant for \$800,000.

The anticipated breakdown of the project is as follows:

Re-roofing 13 buildings	\$336,000
Gutters: 13 buildings	\$128,000
Exterior Front and Rear doors, 40 apartments	\$160,000
Generator	\$ 45,000

	\$669,000

A Capital Needs Assessment was recently completed which outlined a plan for updating the complex. Replacement of roof shingles on Buildings 1-10 and 25-27, the old section of the Community Building and the Maintenance garage to be done in Year 1. The rear entrance doors in Buildings 1-10 to be done in Year 1 also. These are currently single pane glass and will be replaced with double pane therefore more energy efficient and prevent drafts in the resident's apartments making it more comfortable and save on their electric bills. We have included front entrance doors for buildings 1-10. In Year 1, a generator is highlighted to provide backup power to the Community Room. In the event of a power outage we would be able to provide a heated room, kitchen facilities for food preparation and maintain the alarm system. This is a safety feature in addition to an area for residents to come to stay warm and receive a hot meal.

If you have any questions, please contact me.

Sincerely,

Linda E. Manganaro
Linda E. Manganaro
Executive Director

CC: Christal Prezler

"This institution is an equal opportunity provider and employer."

TDD Users: 1-800-842-9710

3 Nunnawauk Road • Newtown, CT 06470

203-426-5000 • Fax: 203-426-4123 • www.nunnawaukmeadows.com

