



TOWN OF HAMDEN, CONNECTICUT

Community Development and Advisory Commission

REGULAR MEETING MINUTES

Hamden Government Center
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The **Community Development and Advisory Commission**, Town of Hamden, held a **Regular Meeting** on July 12, 2023 at 6:30 PM via Zoom. The following topics were discussed:

https://hamden.zoom.us/rec/share/N2iaQZqu5lAiQnWThbedvXj7x_aEFVEMBybHXOdmnuf4CHSjVYN7N0kpcJ0BCx.f9u1oWMBUuBQuP_f

Password: V\$aqk4\$2

Commissioners in attendance: Mike Johnson, Michael Brooks, Jameka Jeffries, Brian C. Courtney

Staff in attendance: Robert Velez, Sage Hampton, Director Erik Johnson

1. **Call to Order**
2. **Acceptance of previous meeting minutes**
 - a. **Commissioner Brooks made a motion to approve the minutes, Commissioner Jameka Jeffries seconded. Motion was passed unanimously.**
3. **Public comments**
 - a. **There was no public comment.**
4. **Correspondences**
 - a. **There was no correspondence.**
5. **Department Report**
 - a. **Director Erik Johnson gave a report on the following:**
 - i. **Director Johnson mentioned that he is a co-custodial relationship with the community development block program, which he shares with Karen Bivens (Director of Arts, Culture, Recreation, and Wellness) who was unable to attend this evening.**
 - ii. **Up until 6 months ago, this program was in quasi-default status with the department of Housing and Urban Development. They have done two amendments to recover and be able to spend roughly 1.8 Million in unspent**

CBG dollars, not including the 600,000 Covid CV money that was available. We are in compliance.

- iii. We are waiting for the council to approve the 23-24 plan some time this month. This will allow us to go into grant approvals with contracting with public service agencies.
- iv. We are cleaning up sub-recipient agreements that were delayed because our action plan was not approved.
 - v. We expect we will have contracts out before the next CDAC meeting.
- vi. We are taking \$200,000 community development block grant dollars to put toward a small business grant program. We are matching \$100,000 of ARPA money.
 - 1. We will launch this program to provide \$15,000 for brick and mortar businesses and \$10,000 for virtual businesses. The application will be available online with 25-30 grants and checks will be sent out by Thanksgiving.
- vii. We're also using community development block grant dollars to engage a community facilitator in southern Hamden.
 - 1. There are 6 projects taking place in Hamden. This includes the sinking homes, crumbling foundations project; The demolition of the middle school; The planning of the community campus; Various streetscape improvements and other projects.
- viii. In the Newhall neighborhood, we will be using \$300,000 CBG dollars to support the new construction of those 7 homeownership units.
- ix. Commissioner Brooks asked when the demolition would begin and end regarding the middle school.
 - 1. Director Johnson responded: There is an RFP being reviewed by the Department of Business and Economic Development within the state. We will receive some state money and will release in August; We will get plans back in September, we present our findings in October if not later in the year. Demolition should begin in the second quarter of 2024. It should go on through 2025.
- x. The town will need to spend money in these areas to remain in compliance with HUD's spending ratio's that they have set for the town. We would need to spend about 1.1 million before May of 2024 to demonstrate that we are spending through a process that makes sense.
- xi. In the space of the old middle school would go a 40,000 square foot building. Some functions of the Keefe Center may go in this building such as some senior space, community space, health clinic; The old gymnasium may be kept and renovated to be turned into an Arts and Recreation space.

6. Old Business

- a. There was no old business.

7. New Business

- a. Commissioner Mike Johnson made a motion to forego August's meeting, and meet in September instead. Commissioner Michael Brooks seconded. The motion passed unanimously.

8. Adjournment

a. The meeting adjourned 6:57 PM