

TOWN OF THOMPSON  
BOARD OF SELECTMEN

SPECIAL MEETING  
Thursday, March 12, 2015

MINUTES

PRESENT: P. Lenky, First Selectman  
S. Smith, Selectman

ABSENT: K. Forrester, Selectman

ALSO PRESENT: M.A. Chinatti, Director of Planning and Development  
L. Wagner, L. Wagner and Associates  
N. Seney  
D. Flannigan  
S. Witkowski

1. CALL TO ORDER – P. Lenky called the meeting to order at 7:00PM.
2. PUBLIC HEARING - 2015 CDBG/Small Cities Funding

P. Lenky read the legal notice; he then opened the floor to comment.

L. Wagner, the Town's consultant for the grant, stated that the purpose of the public hearing is to receive comments re the 2015 funding round. He stated funding is provided by US Dept. of Housing and Urban Development, and that any community with a population of less than 50,000 is eligible and the funding comes directly to the state. He stated the Program is a competitive application process, and applications are due by April 10. He stated that the Town will be requesting funding for the final phase of renovations to the Gladys Green/Pineview Court housing complex, and that phase is for the rest of the units at Pineview. He noted that there would be extensive renovations to the bathrooms and kitchens, site work for handicap accessibility, and the community room. He noted that \$800,000 will be requested this round. He stated that doing the project in phases has worked well, and that this phase is to finish the electric upgrades, asbestos removal in all of the floors, etc. He stated the community room needs a lot of ADA work and some repairs. He also noted previous CDBG grants received by the Town, including but not limited to the three previous phases at Gladys Green/Pineview Court, Quinebaug Fire Station, work associated with well improvement at the trailer park, etc. He stated this is a low/moderate income project. He then gave background on the requirements of the funding program.

N. Seney, 171 Emerald Hill Rd., stated he is the maintenance man for the complex, and improvements have been very significant to the residents. He stated that repairs had been difficult, as the hardware required can no longer be purchased. He noted that tenants in the units that have already been renovated are extremely happy with the work, and that the upgrades to the fire alarms and safety issues are necessary. He noted that it would be difficult to accomplish the work without the grant funding, as the Housing Authority does not have funds available to accomplish the work.

P. Lenky stated that he toured completed units and noted that they are a significant improvement.

S. Witkowski, 12 Clarence Dr., stated that N. Seney and D. Flannigan have really done a good job and the Gladys Green community, and the community as a whole, will benefit, and it clearly shows a commitment to the Town's elderly population.

N. Seney stated that sidewalks will also be replaced to make it safe for the residents.

S. Smith asked if plans for the project are available, to which N. Seney stated that the architect was just contracted to prepare plans, and they will be ready April 5. He stated the grant application window has been shortened, which has made it a lot harder on the Town and its consultant (L. Wagner and Associates).

N. Seney continued, stating the Housing Authority just found out a couple of weeks ago that it must do a new environmental study because the one previously submitted is now a few years old.

L. Wagner stated that one copy of the plans and specs are submitted with the application, to be reviewed by the State to determine if the project is "ready to go." He continued, noting that the State hopes to have a grant start date of August 1 for this round, as opposed to October 1 or November 1 as in previous rounds, which would allow the project to get started earlier.

D. Flannigan, Housing Authority Director, stated that even though work is funded through the grant, the Housing Authority has absorbed a lot of expense not covered by grant funds, noting that the Housing Authority has paid for the architect, which has been a cost of approximately \$44,000 per each of the previous phases.

L. Wagner stated the funding program used to require a 10% match, but that was eliminated because complete plans/specs are now required to be submitted with the application.

D. Flannigan noted some additional anticipated expenses in the next few years, such as a new roof to replace the one installed approximately 17.5 – 18.5 years ago, and noted that the Housing Authority's available funds have been diminished.

There was no further public comment.

**(M/S/C Smith/Lenky)** to close the public hearing.

### 3. ADJOURNMENT

**(M/S/C Smith/Lenky)** to adjourn at 6:23PM.

Respectfully Submitted,  
Mary Ann Chinatti  
Director of Planning and Development