

COMMITTEE ON COMMUNITY IMPROVEMENT

March 1, 2022 at 5:00 PM

Chairman Stewart called the meeting to order.

The Clerk called the roll.

Present: Aldermen Stewart, Trisciani, E. Sapienza, Cavanaugh, Heath

Messrs.: L. LaFreniere

1. Summary of abatement requests submitted by Fred McNeill, Chief Engineer.

On motion of Alderman Cavanaugh, duly seconded by Alderman Trisciani, it was voted to approve the abatement requests.

2. Draft policy for subordination of city liens submitted by Leon LaFreniere, Planning and Community Development Director.

Leon LaFreniere, Planning & Community Development Director, stated as the committee is aware, the city holds liens on some funds that have been allocated to various projects that have been sourced from federal funds typically from either CDBG, HOME or one of the other HUD programs that we administer. Those loans are designed to recapture some funds for reuse. The funds that we are talking about are granted to the city for use with specific requirements in terms of benefit to low to moderate income individuals and it has to be demonstrated. HUD makes provisions for the city to either utilize those funds in the form of direct grants or loans. The city has chosen to, in most cases when we are talking about capital projects, loans with the notion that once those funds have been utilized to support the function that they were designed for they would then be able to be recycled and utilized to generate benefit once again. The exception to that are the loans we grant related to the lead hazard mitigation program. Those loans are typically forgiven after a period of three years where the applicant has demonstrated during that period of time the affordability of the units through reporting requirements on the income of the occupancy of the properties. It is certainly not something we see at every meeting but with some frequency we will see one or two of these loans that we have out there where people are asking to modify the terms. The modifications typically are when people want to refinance their property. The loans that we have out there usually have us in second or third position. Usually it is the second position and if someone is refinancing their house for example or their residential rental property those liens would by necessity when someone refinances obviously the bank that does the refinancing wants to remain in first position or a new lending institution wants to be in first position. The subordination requirement is typically for us to stay in the same position. The committee has over time looked at these differently and I think there has been a little bit of an issue with consistency in terms of when these subordination requests have been granted and when they have been of great concern to the committee. We felt that it might be helpful to the committee to provide a set of parameters based on previous actions of the committee to try to articulate what the conditions and terms of those actions could be. That is what you have before you tonight. It is a draft policy. With me is Julia Vieira who did the lion's share of the preparation of this document and of course Todd Fleming who you know is

the CIP Coordinator. I think they will be able to answer any specific questions better than I. That's it in a nutshell. This is a draft policy for your consideration. It is up to the committee what type of conditions under which they want to consider these requests but we felt it would be better to codify them in some manner so that moving forward both the applicant as well as the committee would have a standard to which those expectations could be realized.

Chairman Stewart stated thank you all for your work on this. I know it has been a topic of discussion in recent months. Does anyone have any questions or comments?

Alderman E. Sapienza asked if we were to adopt this, it would simply be a guideline and nothing more correct.

Mr. LaFreniere answered absolutely. I can let Julia speak to it but included in this is a specific provision on the first page of the draft, which is page 30 of 74 in your agenda packet where it says "other circumstances as deemed appropriate by the Committee on Community Improvement." So while we have spelled out the typical circumstances that the committee felt it was appropriate to grant subordinations on, we felt it was important to include a provision that would allow the committee to take into consideration other aspects that may not be identified in numbers 1-3.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Trisciani**, it was voted to approve the draft policy for subordination of city liens.*

3. Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$710,731 for CIP 213022 Workforce Development Grant.

*On motion of **Alderman Stewart**, duly seconded by **Alderman Cavanaugh**, it was voted to approve.*

4. Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$10,000 for CIP 511322 Recreation Programming.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Heath**, it was voted to approve.*

5. Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$214,598.22 to CIP 711022 CMOM Study, Design and Construction.

*On motion of **Alderman Trisciani**, duly seconded by **Alderman Cavanaugh**, it was voted to approve.*

6. Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$6,750,000 to CIP 711122 CSO Cemetery Brook-Design.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman E. Sapienza**, it was voted to approve.*

7. Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$10,217.74 to CIP 711322 MS4 Study, Design and Construction.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Trisciani**, it was voted to approve.*

8. Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$1,672,765.45 to CIP 811422 ARPA-Revenue Replacement (Budget).

*On motion of **Alderman E. Sapienza**, duly seconded by **Alderman Heath**, it was voted to approve.*

9. Request from Fred McNeill, Chief Engineer, to close out two CIP projects.

*On motion of **Alderman Stewart**, duly seconded by **Alderman Trisciani**, it was voted to approve.*

10. Communication from Jodie Nazaka, Economic Development Director, requesting line item adjustments to CIP 810922 ARPA-Economic Development Office.

*On motion of **Alderman Trisciani**, duly seconded by **Alderman Cavanaugh**, it was voted to approve.*

11. Communication from Andre Parent, Fire Chief, requesting extensions for various CIP projects until 6/30/22.

*On motion of **Alderman E. Sapienza**, duly seconded by **Alderman Trisciani**, it was voted to approve.*

12. Communication from Owen Friend-Gray, Highway Chief Engineer, requesting an extension for CIP 711318 Goffs Falls Road Bridge Replacement until 12/31/22.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Heath**, it was voted to approve.*

13. Communication from Jonathan Hopkins, Central Fleet Director, requesting authorization to accept bids and sign contracts to purchase up to 15 Ford Explorers for the Police Department before approval of the FY23 MER budget.

*On motion of **Alderman E. Sapienza**, duly seconded by **Alderman Cavanaugh**, it was voted to approve.*

*There being no further business, on motion of **Alderman Heath**, duly seconded by **Alderman E. Sapienza**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand". The signature is fluid and cursive, with a long horizontal stroke at the end.

Clerk of Committee