

# BOARD OF FINANCE

Minutes of the Regular Meeting held on October 21st 2016

	<u>Regular Members</u>	<u>Others</u>
Present	Y John LaPorta (CHM) N Lisa Lansing Y Celia Senzer Y William Hurlburt Y Janet Sanders Y Jack Preston	Gordon M Ridgway, First Selectman Barbara Herbst, BoF Clerk John F. Green, Treasurer
		<u>Alternate Members</u>
		Y Joseph Pryor N Darilyn Woods

Call to Order  
Chairman  
# 1 - Additions

7:31 p.m.  
Alternate member Joseph Pryor was elevated to sit for Lisa Lansing.  
none

# 2 - Correspondence  
# 3 - Minutes

none  
Minutes for the September 21st meeting were provided to all members via email as well as distributed at the meeting.

Motion

**William Hurlburt** Made a motion to approve the minutes as presented.  
**Janet Sanders** Seconded the motion.  
**Motion passed unanimously**

# 4 - STEAP Grant

First Selectman Ridgway shared that Gov. Malloy announced the current round of STEAP grants on September 26, 2016 and Cornwall was awarded \$120,000 for a third cycle of the Façade Improvement Program. The project will improve the exteriors of commercial farm buildings which have been recognized as an important resource by the State Historic Commission. The awarded funding will allow approximately twenty local businesses to upgrade their exteriors and improve the look of the Cornwall village center. Said grant is a reimbursable grant and therefore a proposed appropriation will need to be voted on at a Town Meeting. The Selectmen are currently anticipating a Town Meeting to address this in early December. Acceptance of Facade Improvement applications can start in early January.

Motion

**William Hurlburt** Made a motion to accept the STEAP grant as well as moved to recommend to the Electors and Citizens an appropriation of \$120,000 to be utilized to fund this grant with the provision that all expended portions of this appropriation will be recaptured through this STEAP grant.

**Celia Senzer** Seconded the motion.  
**Motion passed unanimously**

# 5 - The Bend Project

"The Bend Project" is the name of a project for which HVA has received a \$200,000 grant to upgrade public access to the Housatonic River in part by construction of a parking lot on the south side of the Hughes Memorial Library. The Town of Cornwall received a \$200,000 grant award back in November of 2005 that was to be used to renovate the HML and create public bathrooms. Unfortunately the property needed to create a septic system and or a parking lot belongs to CI&P and negotiations to obtain an affordable easement or a lease or purchase of the necessary property has not been fruitful as of yet. The scope of the Cornwall portion of the project is currently being revisited with the intent to combine forces with HVA and at least get the public parking portion of the project completed. The Town grant funding will now be completely focused on purchasing the property and if an agreement can not be reached, then pivot to pursue a long term lease. There is approximately \$180,000 left in Town grant funds to be dedicated to this outcome.

**Board of Selectmen**

First Selectman Ridgway reported on the following items

- a) Valley Road bridge replacement, the precast is scheduled for delivery on 11/28/2016 and the completion of installation should take 7-10 days.
- b) Roger Kane and David Battista are well underway with the town wide bridge survey. Twenty-three bridges have been inspected and a report will be forthcoming in approximately a month. It is expected that the report will categorize the bridges as follows;
  - 1) Replacement necessary.
  - 2) Major overhaul necessary.
  - 3) Aggressive maintenance necessary.
  - 4) Fine or no action necessary.
- c) The Water Supply Study is complete and a report has been received. Said study is a good benchmarking document and forges a path on how to look at water supply in Cornwall. It was recommended that the hydrant under Cornwall Bridge be replaced this year.
- d) Status of delinquent tax collection was covered in brief.
- e) Preliminary enrollment figures from the Business Manager @ Region One were covered in brief.
- f) Status of the Swap-Shop being constructed at the Transfer Station was covered.
- g) Preliminary reports regarding the current Revaluation underway reveal an approximate 3% reduction in the grand list.

**Finance Director**

Copies of the Annual Town Report for FY 2015 - 2016 were handed out to all members present. It was noted that the Cornwall Housing Trust did submit a report however it was inadvertently omitted from the report. Said submission is appended to these minutes. Copies of the Town report were placed in each post office, the bank and the Cornwall Package Store. Copies are available at the Town Hall as well as on the Cornwall web site <http://www.cornwallct.org>.

**Bill Hurlburt** Made a motion to adjourn the meeting.

**Jane Sanders** Seconded the motion

Asked for any discussion.

**Motion**

**Motion passed unanimously**

8:18 p.m.

  
Barbara E. Herbst, Board Clerk

Submitted:

Note:

Minutes remain "Draft" until accepted at the next regular scheduled meeting, please see subsequent meeting minutes for any corrections to these minutes.

\*\*\*\*\*ADDENDUM TO 2015-2016 TOWN REPORT\*\*\*\*\*

## CORNWALL HOUSING CORPORATION

Last year's CHC saga was not included in the Town Report, so is blended herewith into the current year's, as it illustrates a central challenge to creating and maintaining affordable housing – the difficulty of obtaining public money, without which no housing charging below market rents can be built or sustained.

The renovation project at Kugeman Village finally began around the middle of 2014, some 20 months after the State grant was awarded. Given the one-size-fits-all state model, those months were filled with achingly redundant submissions of forms geared to much larger undertakings in urban settings. The discovery of Radon in most of the basements of the 18-apartment complex short-circuited construction schedules, and the solution was so costly that it drove funds for new roofs right off the budget. Shortly after the remediation exercise was completed, Radon testing was eliminated from State requirements....

The repairs themselves went smoothly, thanks to a wonderful crew and foreman, and the six buildings all boast new siding, doors, and windows. Additional work was done on front and back stoops, while touch up painting and various improvements were carried out on the inside.

As a final indignity, the work came in under budget, but the state kept our 51% contribution to the project, while withholding the rest of their 49%, money which could handily have completed the reroofing we'd been obliged to forgo earlier, and for which we no longer had sufficient funds.

Kugeman's next tilt with the windmills of bureaucracy was a loan/grant to install a generator designed to maintain the flow of water in case of a power outage. Once again the tangle of red tape and unnecessary delays were incommensurate with the amount of funds so graciously awarded, but the equipment is finally there, and if bad things happen to good housing sites, at least we will be spared the expense and the inconvenience to residents of shutting down, testing, and re-starting our small water system.

Meanwhile, the Parcel Program has remained fairly static. We still have two lots on Dark Entry Road waiting for home builders. As in the rest of the country, applicants here are having a tough time finding mortgages.

All members of the Board for the past two years are listed below. We were sorry to see Ella Clark, Earl Brecher and Dusty Sandmeyer leave, and devastated by the deaths of Cheryl Evans and Denny Frost. Compensatory happiness has come from their replacements: Beth Frost and Kate Sandmeyer Ward.

Ginni Block Earl Brecher Will Calhoun Margaret Cooley Ella Clark Cheryl Evans Bill Fairbairn  
Denny Frost/Beth Frost Marie Prentice Dusty Sandmeyer/Kate Ward Wayde Wolfe