

Public Meeting of the Community Development Agency was held in the Municipal Building, 14 Baker Street, Patchogue, New York, on October 2, 2008.

Meeting was called to order at 7:02 p.m. by Chairperson Patricia Romeo with Member Joseph Keyes, Member Kevin Toolan, Member Lori Devlin, Member David Reese, and Alternate Member Frank Buscemi. Also attending were, Executive Director Marian H. Russo. Chairperson Romeo declared a quorum.

Next on the agenda was to approve the August 7, 2008 minutes. Member Keyes made a motion to approve the August 7, 2008 minutes. Motion was seconded by Member Toolan and carried unanimously.

Next on the agenda was the Public Hearing for the Fiscal Year 2009 Annual Plan. Ms. Russo read the public notice into record as follows:

Notice of Public Hearing
Patchogue Community Development Agency
Section 8 Program
Agency Plans

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) established the requirement for an annual plan for public housing agencies. The completion of the plan and submission to the U.S. Department of Housing and Urban Development will allow for the Patchogue CDA to continue operating its Section 8 Housing Choice Voucher Program.

The annual plan provides details about the agency's immediate operations, participants, program and services and the agency's strategy for administering its programs.

The proposed plan is available for review at the Patchogue CDA administrative office, 14 Baker Street, Patchogue, NY 11772.

A public hearing to obtain the views of participants, citizens, public agencies and other interested parties on the CDA's proposed Public Housing Agency Plan will be conducted on October 2, 2008, 2008, at 7:00 p.m. in Village Hall, 14 Baker Street, Patchogue, NY 11772.

Dated: August 14, 2008, By: Marian H. Russo, Esq., Executive Director

Chairperson Romeo asked Ms. Russo if there was anything different with this plan than other years. Ms. Russo stated that there were no changes to other than what the Board had previously approved allowing us to amend our Administrative plan at anytime during the year.

Chairperson Romeo asked if there were any questions regarding the Annual Plan. There was no response from the Board.

Chairperson Romeo asked the public if they had questions or concerns relating to Section 8 Annual Plan. There was no response.

Next on the Agenda was the Bandshell project. Ms. Russo stated that Merrick had requested the release of the \$10,000 retainage at the last meeting. Ms. Russo stated that the Board had agreed that if Merrick had installed the gasket on the large roll-up door was completed the retainage would be released. Ms. Russo showed photos that the gasket was completed. Ms. Russo stated that since the Board had approved the release of the retainage subject to the installation of the gasket the Board does not have to make a motion.

Next, Ms. Russo stated that the locks that the contractor had recommended were bars that go behind the door and they have a lock on the top and bottom. Ms. Russo stated that these locks keep anybody from kicking in the door.

Discussion ensued.

Mr. Steven Uccellini from JR Holzmacher, PE, explained the locks to the Board.

Member Toolan made a motion to approve Merrick Utility Assoc., Inc. to install two, two point locks not to exceed \$1,500 from Merrick. Motion was seconded by Member Reese and carried unanimously.

Next, Member Keyes stated that based on the engineer's letter to solve the puddle problem

would cost \$10,000.

Mr. Steven Uccellini the areas where there was deep ponding has to be filled regardless and that the original idea was to fill them with a slight pitch from the back to the front run the water off. Mr. Uccellini stated that the contractor and he went to the site with levels. Mr. Uccellini stated that the front of the stage by the lawn was actually higher by almost an inch all the way back to the center of the stage then it goes back up. Mr. Uccellini stated that a slight raise would not fix the problem and more material would have to be used. Mr. Uccellini stated that the back stage of the area had to be brought up to approximately an inch and a half.

Member Keyes stated that the first estimate was for \$5,500 and was a little disappointed that the contractor did not go to the site with levels to begin with.

Member Devlin asked Mr. Uccellini if this was the original base that was there all along. Mr. Uccellini stated yes. Member Devlin stated that this was not part of the original project. Mr. Uccellini stated that it was part of the original project but was told that there was no funding.

Ms. Russo asked Mr. Uccellini if he could supply her with the life expectancy of the epoxy. Mr. Uccellini stated that he would supply her with that information and when it would have to be recoated.

Member Reese asked Mr. Uccellini if the Board approves this was it assurance that this was going to cure the ponding problem. Mr. Uccellini stated yes.

Member Keyes stated that he would like the contractor do what has to be done so that there was no water there.

After a brief discussion, Member Devlin stated that she would like to move forward and not delay the decision.

Chairperson Romeo asked the Board for a motion.

Member Devlin made a motion to proceed with the leveling as described by Mr. Uccellini not to exceed \$10,000. Motion was seconded by Member Keyes and carried unanimously.

Member Keyes asked Ms. Russo if security camera could be installed. Ms. Russo stated that she would check with Suffolk County Community Development.

Next, Member Devlin stated that she wanted to acknowledge Paula Murphy who was in the audience for doing a beautiful job on the landscaping on the north side with Karen Ferb.

The Board thanked Mr. Uccellini for attending the meeting.

Next on the agenda was the affordable housing project, 48 West 6th Street. Ms. Russo stated that she spoke with the loan officer for the purchaser and he had asked what the subsidy was that we are providing. Ms. Russo stated that the appraisal came back on the property and that it appraised for \$265,000. Ms. Russo stated that we have a contract sale price at \$190,000 which means we are securing \$75,000. Ms. Russo stated that it was moving forward.

Member Reese asked Ms. Russo if there was a closing date. Ms. Russo stated no, not until the purchaser gets the approval. Ms. Russo stated that it was going into underwriting this week. Also, the purchaser was going through State assistance and closing cost assistance and they do their own underwriting which would take additional time.

Next, on the agenda was the Patchogue Community Center, 380 Bay Avenue. Ms. Russo stated that the project was moving forward. Ms. Russo stated that the portion of the Community Center that we could do was the community room and the handicapped assessable bathrooms.

Member Devlin gave an overview of 380 Bay Avenue.

Ms. Russo stated that Joel Peck was the architect working on the design and he was working with her on a form that had to be provided to the State Historical Preservation office in order to proceed with the project.

Ms. Russo stated that as soon as we get the form it has to be provided to Suffolk County Community Development and then they would provide us with the release of funds.

Next, Chairperson Romeo asked Ms. Russo if the Board should be discussing our 2009 CDBG budget. Ms. Russo stated that we do have to discuss our 2009 budget but would like to hold that until our November meeting.

Next, Ms. Russo stated that the request for qualifications (RFQ) was released. Ms. Russo stated that we were originally going to get the request for qualifications for engineering for the Roe Walkway project but when she went back into to file it, it was better to select from a group of RFQ's then to do it for each project.

Chairperson Romeo asked that we would not have to have the engineers qualify again we would just choose a firm as a project comes up. Ms. Russo stated yes.

Ms. Russo stated that RFQ's have to be submitted by October 23, 2008.

Next, Ms. Russo stated that she was advised by Suffolk County that our 2009 CDBG budget would be the same as last year, \$222,000.

Ms. Russo stated that the Board in the past has allocated funding for the Housing Code Enforcement in the amount of \$36,900 and for the Administrative line it would be \$24,420.

Member Toolan asked Ms. Russo if the administrative line could be increased. Ms. Russo stated no, that amount was the allowable allocation.

Chairperson Romeo asked the Board if they had any recommendations for the 2009 CDBG budget.

Member Devlin recommended part of the 2009 CDBG be used for the Oak Street parking lot to improve the sidewalks and install some planting beds..

Ms. Russo recommended to the Board that when we write the project descriptions we put parking lots instead of just one parking lot. Ms. Russo stated that if the Board decides to do another parking lot we would not have to create another project line.

After a brief discussion, Member Devlin also recommended funding to the Maiden Lane Pocket Park.

Chairperson Romeo asked the Board if there were more recommendations.

Member Keyes stated that he like the facade improvement program and asked Ms. Russo if it was too early to determine where to go from there. Ms. Russo stated that it could be a discussion that the Board could have. Ms. Russo stated that when she submitted the project description for last year's budget she targeted a specific building because it would have an impact to the Village. Ms. Russo stated that the Village had the Main Street grant and there was an additional \$40,000 for facades and we could layer with that grant. Also, we may have an issue finding a motivated property owner.

Discussion ensued.

Member Reese asked if the program was a matching program. Ms. Russo stated that the Main

Street grant was a matching program.

After a brief discussion, Member Devlin asked Ms. Russo if the Main Street grant was under the CDA's purview. Ms. Russo stated that the Main Street grant was a Business Improvement District grant.

Member Devlin stated that signage was mentioned and was hoping that we could do that.

After a lengthy discussion, Member Devlin asked Ms. Russo if the CDA could do welcome to Patchogue signs. Ms. Russo stated that we needed projects that we could put under certain headings, such as economic development and public facilities. Also, overall the CDA has to give the explanation that it benefits low to moderate income persons. Ms. Russo stated that she could look into whether or not we could do that kind of signage.

Chairperson Romeo asked the Board if there were any other comments or recommendation before we ask the public.

Member Toolan stated that we do have a lot of projects and wanted to make sure we allocate enough funding to complete those projects and that they are done well before we move on to other projects.

Chairperson Romeo agreed.

Chairperson Romeo asked the public if there were any comments that they would like to address the Board for projects.

From the public, Paula Murphy of 125 Smith Street, Patchogue and was also representing the Patchogue Arts Council Public Art projects. Ms. Murphy stated that in taking about Shorefront Park and completing the Bandshell project she knows that a couple of years ago it was mentioned, and there is space available on the side to complete a mosaic project that reflected the waterfront and that it was going to have the Village seal at some point. Ms. Murphy stated that since the Board was looking to complete projects that it could be something to move on top of the list.

Member Devlin stated that it was a good idea.

Ms. Murphy stated that she spoke with Chip Hunter of Mosaica, who was her partner in this particular part of public art and he said that the price could come in between \$12,000 to \$15,000.

Ms. Murphy stated that she knows in taking to Maria of the Patchogue Recreation Department for the new playground project, she had mentioned to her to have some large topiaries for the kids. Also, another idea was to have some type of sea serpent sculpture that goes in and out of the ground that was functional and that it provides seating.

Chairperson Romeo asked Ms. Murphy if she knew the cost of the sculpture. Ms. Murphy stated that it could be \$50,000 to \$60,000.

Ms. Murphy recommended having some sculptural pieces around the Village. Ms. Murphy stated that we could use the old steel from the lace mill could be used to be formed into something and be places at the old lace mill site, Roe Walkway and Sixth District Court

Ms. Russo asked Ms. Murphy about the sculptures in the downtown area, if she views that or if the Arts Council views that as part of a comprehensive plan to have an art walk. Ms. Russo stated that she knows other communities that have a theme and that it was something that draws people to the community.

Ms. Murphy stated that she would see it as an ongoing project.

Ms. Murphy stated that the other idea was to have murals, which have been started. Ms. Murphy stated that in talking with Chip they looked at certain areas in the Village that would have murals with images of Patchogue's history providing a unifying theme. Ms. Murphy stated one of the murals that were established was on the west side of Para Bell. Ms. Murphy stated that the idea when you are standing at a place in the Village and there's a wall, the wall could represent what the Village used to look like when you are looking down the street.

Ms. Murphy stated at Furman's Square there was two murals, one on the Dragon and Phoenix which was in very bad shape. Ms. Murphy stated that an engineer should look at that to see if there was an engineering problem. Also, that wall would be what the four corners were.

Discussion ensued.

The Board thanked Ms. Murphy.

Next, Member Reese stated that he was contacted by Legislator Eddington's office regarding the bus stops and it was put under advisement by the County Public Works Department.

After a brief discussion, Ms. Russo stated that Legislator Eddington did obtain a \$1,000 grant for Audible cross walks at the four corners. Ms. Russo stated that it was a \$20,000 project, and she believed that the developers for the four corners would be assisting with some of that cost.

Next, Ms. Russo stated that CDA could do sidewalks and the sidewalks on Oak Street needed to be done.

From the public, Ms. Murphy stated the Dragon and Phoenix wall could cost approximately \$6,000. Ms. Murphy stated the cost of a mural was based on square foot and that she could get more numbers.

The Board thanked Ms. Murphy.

Ms. Russo stated that once we select an engineer the one thing that we could do is have them do a survey for that building and talk to that owner as well as start on the Roe Walkway.

Chairperson Romeo asked the Board if there were any other questions. There was no response.

There being no further discussion, Member Toolan made a motion to adjourn. Member Reese seconded the motion and carried unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Marian H. Russo, Esq.
Executive Director