

**TOWN OF EAST WINDSOR BOARD OF SELECTMEN**

***PUBLIC HEARING  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR PARK HILL***

***April 4, 2024  
6:30 p.m.***

***THIS MEETING  
IS BEING HELD IN-PERSON  
In the John Daly, Jr. Meeting Room  
Town Hall, 11 Rye Street, Broad Brook, CT 06016***

***AND***

***REMOTELY via ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall***

**MEETING MINUTES**

\*\*\*\*\* Minutes are not official until approved at a subsequent meeting\*\*\*\*\*

**Board of Selectmen**

Jason E. Bowsza, First Selectman  
Marie DeSousa, Deputy First Selectman  
Alan Baker, Selectman  
Sarah Muska, Selectman  
Keith Yagaloff, Selectman

**ATTENDANCE – Board of Selectmen:** First Selectman Bowsza hosted the in-person meeting. Selectman Muska, Selectman Yagaloff, and Selectman Baker were present in person.

**ABSENT:** Deputy First Selectman DeSousa.

**GUESTS/SPEAKERS in-person:** Kent Lewis Jr., Principal, Housing Development Team, LLC., Debbie Williams, Chair of Arts and Culture Committee, Bridget Joy, Social Services, Paul Anderson, William Loos, Tom, and Ruth Anne Lansner, Wayne and Patricia Shary, Thomas Buckley.

**GUESTS/SPEAKERS signing in to meeting remotely:** Noreen Farmer, Gabriela Resto and Heidi.

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**1. TIME AND PLACE OF BUDGET PUBLIC HEARING:**

First Selectman Bowsza called the Board of Selectmen Public Hearing to discuss the Fiscal Year 2024 Community Development Block Grant program to Order at 6:34 p.m. in the John Daly, Jr. Meeting Room, Town Hall, 11 Rye Street, Broad Brook, CT 06016.

First Selectman Jason Bowsza read the notice:

“NOTICE IS HEREBY GIVEN that the Town of East Windsor will conduct a public hearing by the Board of Selectmen on Thursday, April 4<sup>th</sup>, 2024, at 6:30p.m. in Town Hall, John Daly, Jr., Meeting Room, 11 Rye Street, Broad Brook to discuss the Fiscal Year 2024 Community Development Block Grant Program and to solicit citizen input.”

Maximum Award Limits:

\*Up to \$2,000,000 for Public Housing Modernization with priority to State Sponsored Housing Portfolio (SSHP).

\*Up to \$1,000,000 for Infrastructure associated with the development of Affordable Housing (e.g., streets sidewalks, sewer lines, windmills).

Major activity categories are Acquisition, Housing Rehabilitation, Public Housing Modernization, Community Facilities, Public Services, and Economic Development. Projects funded with DCBG allocations must carry out at least one of three National Objectives: benefit to low- and moderate-income persons, elimination of slums and blight, or meeting urgent community development needs.

The purpose of the public hearing is to obtain citizen’s views on the Town’s community development and housing needs and review and discuss specific project activities in the areas of housing, economic development, or community facilities which could be part of the Town’s new Application for funding for the year 2024.

Also, the public hearing will give citizens an opportunity to make their comments known on the program and for approval of the Program Income Reuse Plan, if applicable. If you are unable to attend the public hearing, you may direct written

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comments to the Town of East Windsor, First Selectman's Office, 11 Rye Street, Broad Brook, CT 06016, or you may telephone (860) 623-8122. In addition, information may be obtained at the above address between the hours of 8:30 a.m. and 4:30 p.m. Monday through Wednesday, 8:30 a.m. and 7:00 p.m. Thursday, and 8:30 a.m. and 1:00 p.m. Friday.

The Community Development/Housing Department on behalf of the Town of East Windsor anticipates applying for the maximum grant amount of \$2,000,000 under the Public Housing Modernization. In addition, the Town of East Windsor will create a revolving loan fund with program income (principal and interest) generated from the grant for a housing rehabilitation loan program (if applicable).

The Town of East Windsor promotes fair housing and makes all programs available to low- and moderate- income households regardless of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, familial status, learning disability or physical/mental disability, or sexual orientation.

*'All are encouraged to attend. The hearing is accessible to the handicapped. Any disabled persons requiring special assistance or non-English speaking persons should contact Melissa LaBelle, ADA Coordinator at (860) 698-1320 at least five days prior to the hearing.'*

**Equal Opportunity/ Affirmative Action"**

Kent Lewis Jr., Principal of Housing Development Team, LLC., presented the grant proposal to the Board. He explained that the grant would offer extensive opportunities for the Town's energy efficiency program such as kitchen appliances and generator system in case the power goes out at the senior citizens housing. There may be additional remediation for kitchen and floor asbestos. The work will be done while residents are still living in their homes. Timeline is approximately a year. Should anyone have questions regarding this proposal, they can contact him at [Kent@hdtllc.com](mailto:Kent@hdtllc.com) or call at 203-345-9021.

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**II. PUBLIC PARTICIPATION:**

Paul Anderson: Do the Park Hill kitchens have the electric stoves?

Answer: Yes.

Noreen Farmer, 247 South Water Street, Broad Brook (via Zoom), asked the question regarding the money generating loans available for people and if it was a part of the grant.

Kent Lewis: The Community Grant programs typically include loans but not this block grant. There is no income generating loan.

**13. ADJOURNMENT:**

**MOTION:** To **ADJOURN** the First Selectman Bowsza called the Board of Selectmen Public Hearing at 6:41 p.m.

**VOTE:** Baker moved/Muska seconded/**DISCUSSION:** None  
**In Favor:** Baker/Muska/Yagaloff  
(No one opposed/No abstentions)

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Respectfully submitted,

Sabohat Khalilova, Recording Secretary, East Windsor Board of Selectmen