

**TOWN OF BEACON FALLS
BOARD OF SELECTMEN
PUBLIC HEARING
MAY 24, 2012**

**COMMUNITY DEVELOPMENT BLOCK GRANT
MINUTES
(Draft – Subject to Approval)**

First Selectman Gerard F. Smith called the Public Hearing of the Board of Selectmen to order at 5:30 P.M. with the Pledge to the Flag.

PRESENT: First Selectman G. Smith, Selectman D. D'Amico and Selectman C. Bielik.

ABSENT: None.

ALSO PRESENT: Grant Administrator L. Low and resident C. Mitton.

Clerk read call for meeting. **C. Bielik made motion to accept call as read, 2nd by D. D'Amico. All aye.**

Public Questions/Comments

1. C. Mitton, 7 South Circle, asked if the Town is taking applications at this. G. Smith noted his office has been keeping a list of interested persons, adding that not everyone would qualify for the 'loan'. L. Low noted that funds are distributed to qualified persons on a first come, first serve basis.
C. Mitton was told that if she sold her home, she would have to pay back the grant. She was also told that the homeowner could repay the loan at any time either in full or in partial payments. L. Low noted there has to be a willingness to sub-ordinate the loan by the lender.
G. Smith added that the amount of a loan would be placed as a lien on the property, adding that this program is intended for those who need some help in taking care of problems, for example, blight conditions, and the funds are not intended to use to add on a new room. He noted that for whatever the loan is, that is the amount of the lien which goes on the land records. This is a zero (0) interest loan and is paid back upon sale or refinance of the home. He added this does not give a dollar for dollar increase in property value

L. Low noted Town could hear in October 2012 if it has received the Community Development Block Grant funding, with funds possibly available in February 2013. Public Announcement will be made on the Town's website and also in the newspaper of the funding availability. It is hoped that much of any relative correspondence be done via email. Once a person is eligible then funds can be distributed.

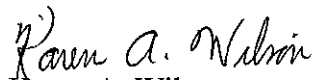
L. Low also noted a house inspection will have to be done. This is approximately a three (3) hour process and will help to determine if the home is up to code and the property is safe before any loan commitment is made. At that time a scope of work will be written

up and a competitive bid would go out to contractors. G. Smith added he would like to see that any work needed to be done would be done by local contractors.

L. Low said she could put together a power point presentation and could establish a ranking system.

With no other comments, **D. D'Amico made motion to close the Public Hearing at 6:50 P.M. 2nd by C. Bielik. All aye.**

Respectfully Submitted,


Karen A. Wilson

Clerk for the Board of Selectmen – Public Hearing May 24, 2012.