

# YMCA & City Agreement

\$65,000 cash payment from City to YMCA

City release claim to parking revenue re:E-2 collected on and after 4<sup>th</sup> quarter of 2002 (\$37,000)

City releases YMCA from deed restrictions #1 and #4 as to lot E-1

YMCA quitclaims E-2 to City for \$1.00 (\$250,000)

City leases E-2 to YMCA

- \$1.00 per year

- 5-year initial term

- Up to 10 1-year renewals

- 50-50 revenue split during renewal terms only.

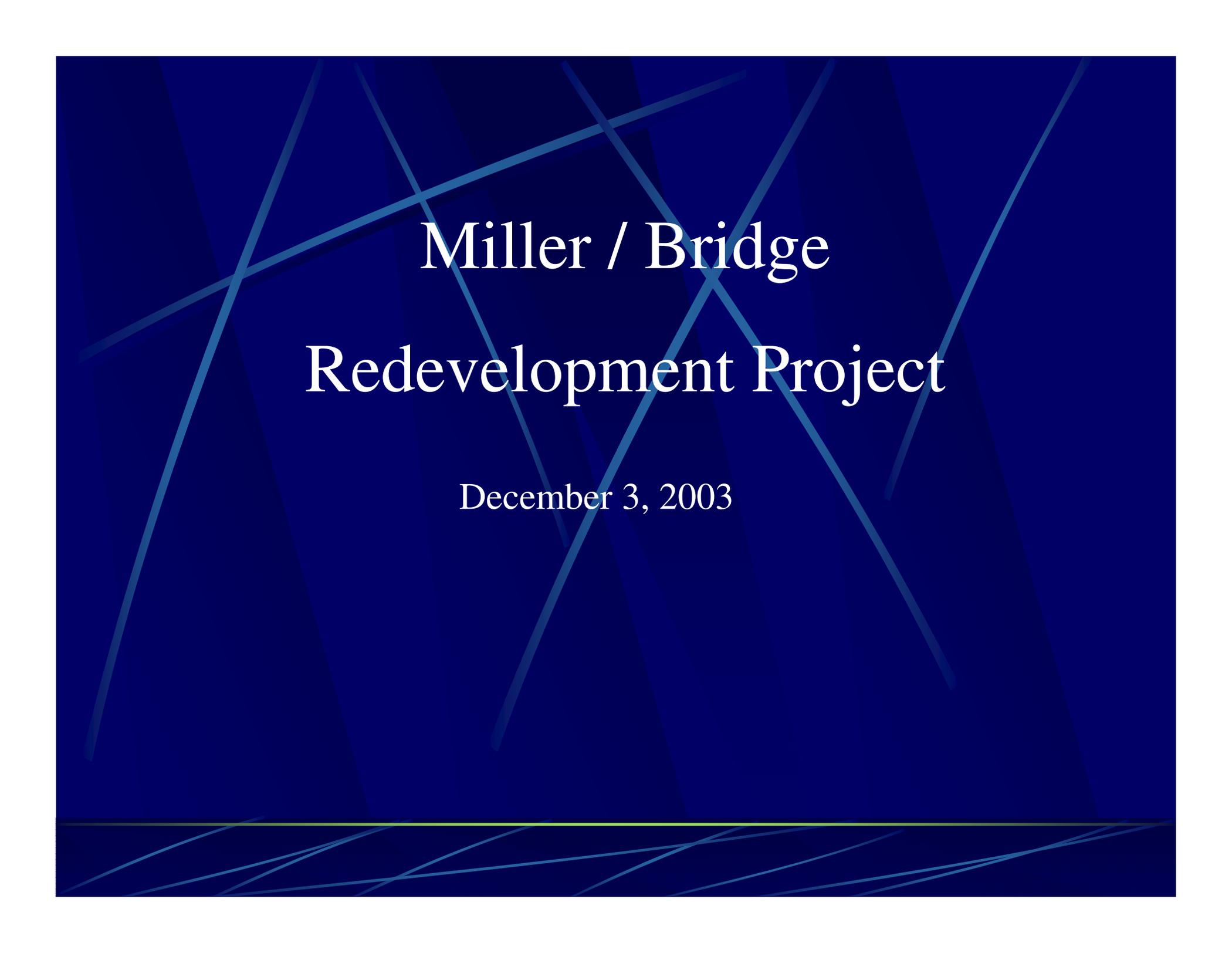
- 90-day City termination option during renewal period.

If parking garage built on E-2, 100 spaces will be dedicated to the YMCA at 80% FNV with right to sublet.

Subject to approval by YMCA board of applicable City agency.

The agreement to be superseded by a more detailed agreement to follow

Lots E-2 and E-1



# Miller / Bridge Redevelopment Project

December 3, 2003

# Progress over the Past Year

- \$300,000.00 Section 108 HUD Loan was approved and the City has Drawn the money into its accounts.
- The State and City have had preliminary meets to coordinate City acquisition with State expansion of Route 9.
- Project's consultant, Wagner & Associates, is currently carrying-out federally mandated environmental review process.
- The Planning Department has made a preliminary review of which properties are the easiest to acquire with the \$300,00.00.

# Bridge Street



Bridge Street looking south from Miller Street intersection



Bridge Street looking north from Miller Street intersection

Bridge Street looking North



1. 1. 1997



Mount Hope FBH Church- 115 Bridge Street

Condition- Poor

Structure- Church



Mount Hope FBH Church- 115 Bridge Street

Condition- Poor

Structure- Church



Mount Hope FBH Church- 115 Bridge Street

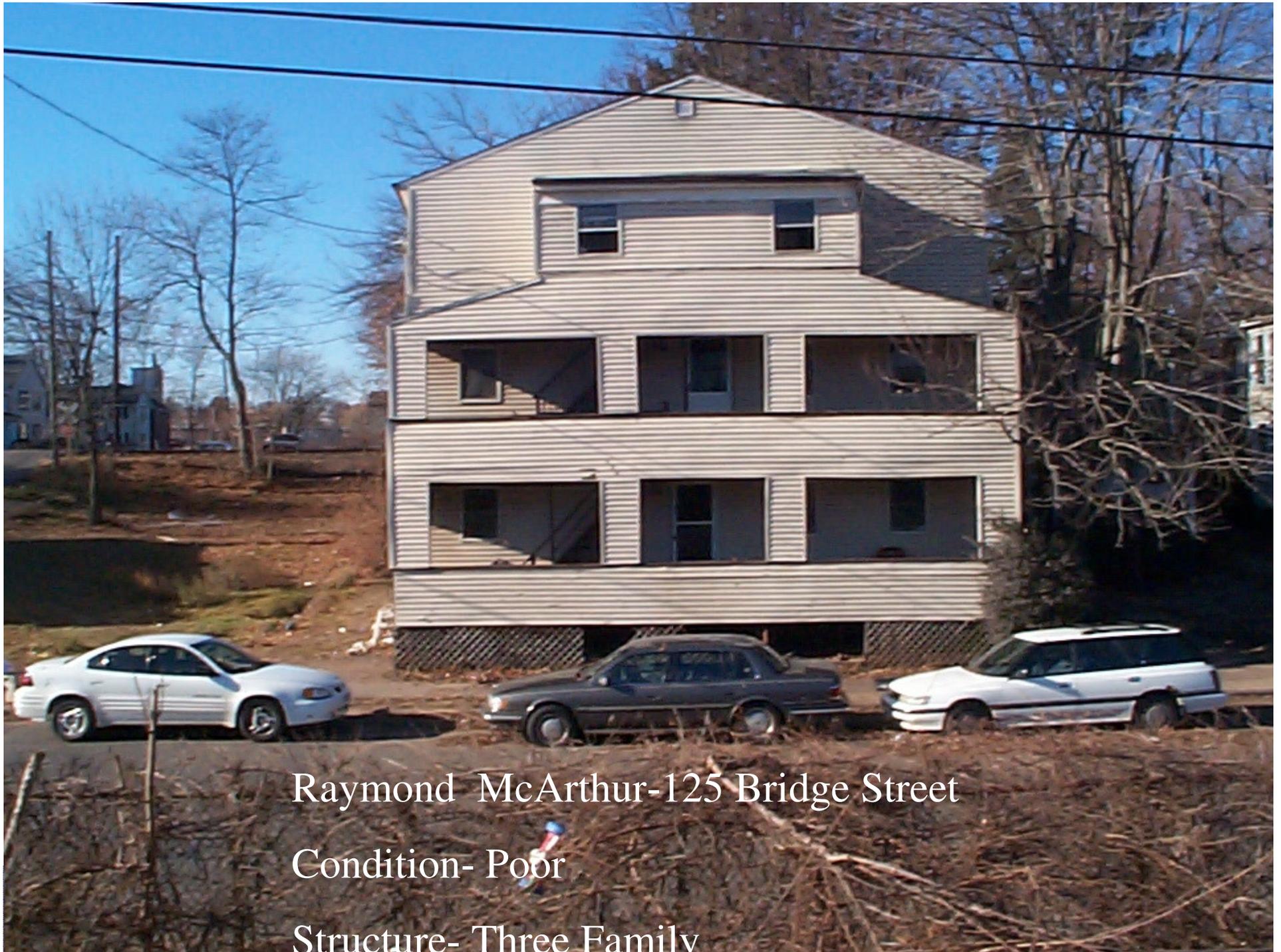
Condition- Poor

Structure- Church



Raymond McArthur -125 Bridge Street

Condition- Poor



Raymond McArthur-125 Bridge Street

Condition- Poor

Structure- Three Family



Dawn Ross- 109 Bridge Street

Condition- Poor

Structure- One Family

Gillis Liljedahl Jr. – 103 Bridge Street

Condition- Good

Structure- Three Family



# Miller Street

The image features a dark blue background with several light blue, semi-transparent lines crisscrossing across it. The lines are of varying lengths and orientations, creating a dynamic, abstract pattern. In the center of the image, the text "Miller Street" is written in a white, serif font. The overall aesthetic is modern and minimalist.



Miller Bridge looking East towards Route 9



James Bowerman- 50 Miller Street

Condition- Good

Structure- One Family



James Bowerman- 50 Miller Street

Condition- Good

Structure- One Family

Peter Evans- 15 Miller Street

Condition- Good

Structure- One Family



Bruce Kilgore- 31 Miller Street  
Condition- Fair  
Structure- One Family



Joan Richmond- 25 Miller Street

Condition- Poor

Structure- One Family

1 1 1007



Joan Richmond- 27 Miller Street  
Condition- Poor  
Structure- 1 Family



5, 27, and 31 Miller Street

# Planning Department Recommendations

1. Bridge Street
2. Miller Street
3. Miller Street

# North End Redevelopment Plan Assessment

In January the Common Council designated NEHI as the designated developer for the North End

Since then, NEHI has been able to raise the following amounts

\$350,000.00 loan from DECD

\$145,000.00 in CDBG funds from the City

Affordable and safe housing demand will increase dramatically over the next 2 to 5 years.

The City has approached the Richman Group, the nations second largest affordable housing developer to try and partner with NEHI.

These negotiation have made it clear that the NEHI coalition is ill equipped to carry out the North End plan.