

Miller Bridge Evaluation

Redevelopment Agency

April 17, 2007

Brief History of the Miller-Bridge Project

- May 1998**- Yale School of Architecture and NEAT conduct two day planning charette
- April 1999**- Redevelopment Agency presented with options for the Miller-Bridge Neighborhood.
- March 2000**- Common Council adopts Mille and Bridge Redevelopment Plan.
- February 2001**- Consultant hired to seek assist in securing federal funding.
- January 2002**- Common Council approved \$300,000 application for Section 108 funds.
- October 2003**- City receives \$296,866 in Section 108 funds.

Properties acquired by the City of Middletown

Property	Acquired	Purchase Price	Demolished
111 Bridge Street	1997	Foreclosed	
115 Bridge Street	2004	\$65,000	2006
121 Bridge Street	1997	\$16,100	2001
12 Miller Street	2001	Foreclosed	2002
18 Miller Street	1952	\$1	
21 Miller Street	1998	Foreclosed	
22 Miller Street	1997	Foreclosed	
25-27 Miller Street	2004	\$56,000	2006
26 Miller Street	1997	Foreclosed	
30 Miller Street	1999	Foreclosed	
32 Miller Street	1999	\$15,500	2002
79 Miller Street	1999	Foreclosed	

1996

2007



Green- City Property

Red- Private Property

(Buildings in green parcels have been demolished.)



1997 to 2007 Outputs - Crime

Incidents	1999	2006	% Change
Narcotics	3	4	+33%
Larceny	5	1	-80%
Vandalism	3	4	+33%
Assault	2	1	-50%
Property Check	10	60	+200%
Other	124	124	0%
Total	147	194	+32%
Total (-Property Check)	137	134	-2%

1997 to 2007 Outputs – Housing Conditions

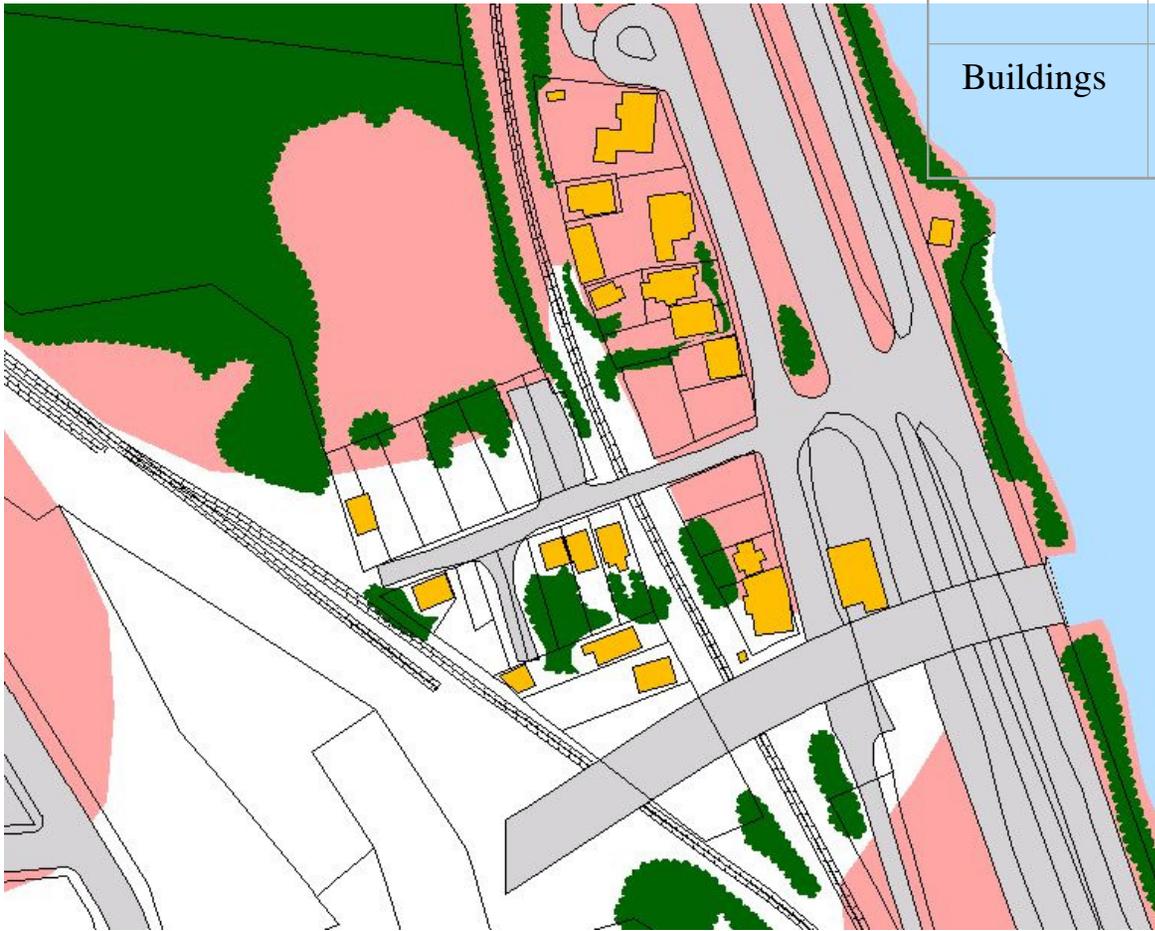
Condition	1997	2007
Good	5 (26%)	6 (43%)
Fair	6 (32%)	5 (36%)
Poor	8 (42%)	3 (21%)
Total	19	14

1997 to 2007 Outputs -Access to the Neighborhood

Unchanged

1997 to 2007 Outputs – Private Property in Flood zone

	1997	2007	% Change
Properties	18	10	-44%
Buildings	16	11	-31%

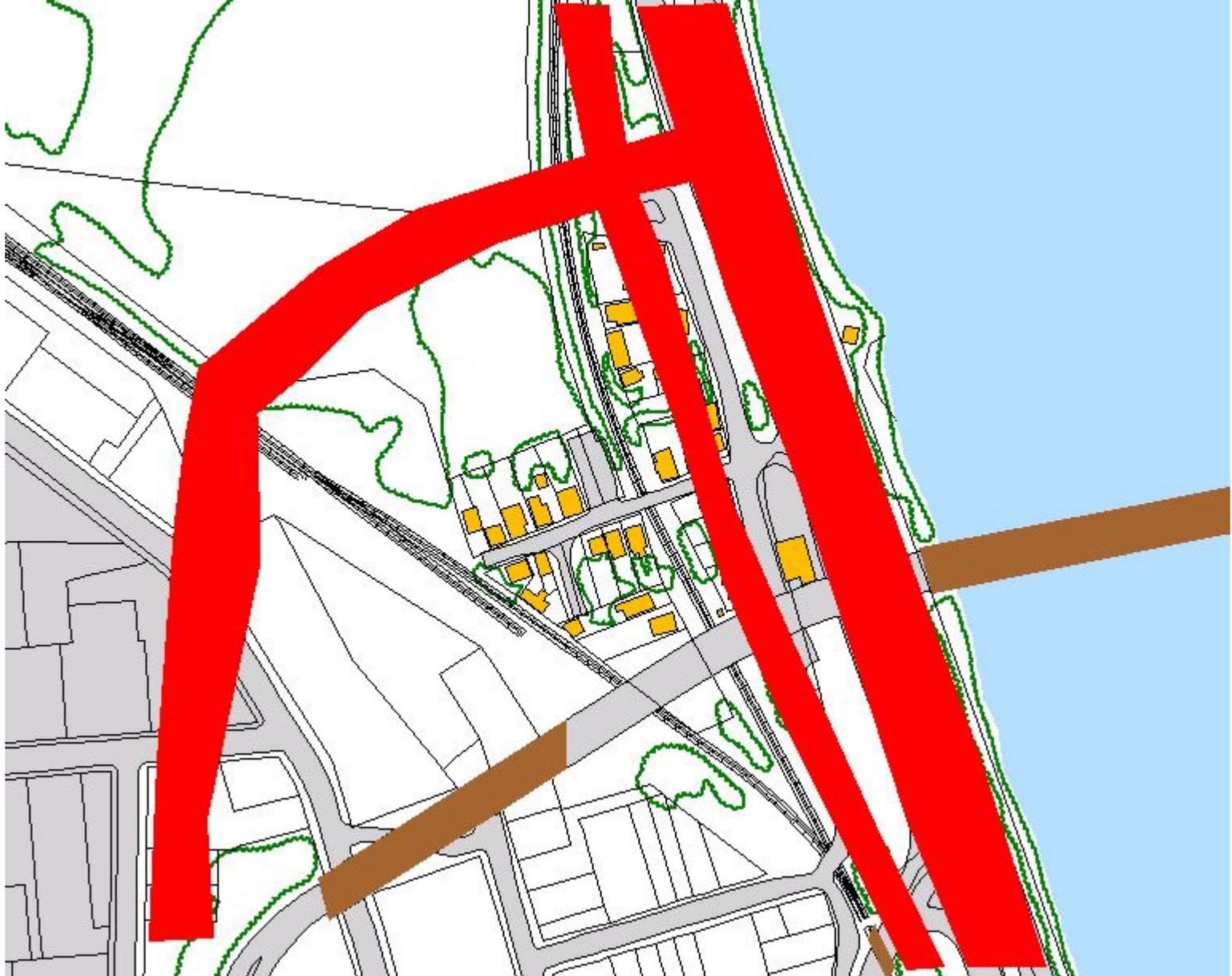


1997 to 2007 Outputs – Other Aspects

Positive aspects	Negative aspects
Gardening Plot	Continuous illegal dumping
Basketball court and hoops constructed	Abandoned cars
Picnic area with tables	Environmental issues persist

Two issues still face the neighborhood

1. Lack of Access to the Neighborhood
2. Future of Route 9 Improvements



Status of the Section 108 Loan Funds

Total Amount Available from Section 108 loan- \$296,866

Funds Spent to Date

- Environmental Study and Monitoring -\$ 6,678
- Acquisition of Properties -\$132,000
- Demolition -\$ 58,719
- Securing Sites -\$ 400

Total Amount Remaining \$ 99,069

Estimated costs to complete the project

Acquisition Total	\$ 1,716,326
Relocation Total	\$ 220,800
Environmental Study and Monitoring	\$ 50,000
Demolition	\$ 400,000
20% Contingency	\$ 477,425
Total =	\$ 2,864,551

Options Available to the Redevelopment Agency

1) Continue to carry out the Redevelopment Plan

- A. Expend available \$90,000 in Section 108 funds and secure future CDBG funds (restriction of \$100,000 per year for slum and blight projects, such as Miller and Bridge) or other sources when available.
- B. Request Common Council for General Funds (\$500,000 limit)
- C. Go to Referendum for Bond Funding

2) Formerly rescinded the Redevelopment Plan for the Area