

CITY OF MIDDLETOWN
REDEVELOPMENT AGENCY



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RE: Miller and Bridge Streets Redevelopment Plan Evaluation

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 purchased and owned 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	1997
12 Miller Street	2001	Foreclosed	
18 Miller Street	1952	\$1	
21 Miller Street	1998	Foreclosed	
22 Miller Street	1997	Foreclosed	
25 Miller Street	2004	\$56,000	2006
26 Miller Street	1997	Foreclosed	
30 Miller Street	1999	Foreclosed	
32 Miller Street	1999	\$15,500	
79 Miller Street	1999	Foreclosed	

See Attached Maps- Map 1- Area in 1996
Map 2- Area in 2007
Map 3- Floodplain
Map 4- Property Ownership
Map 5- Proposed Highway Improvements

Status of the Section 108 Loan Funds

Total Amount Available from Section 108 loan-	\$296,866
<u>Funds Spent to Date</u>	
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

Miller Street		Est. Acq.		Est. Rel.	
15 Miller Street (H)	1 unit	\$86,454		\$22,500	
17 Miller Street (R)	1 unit	\$77,666		\$5,700	
19 Miller Street (H)	1 unit	\$71,456		\$22,500	
31 Miller Street (H)	1 unit	\$86,454		\$22,500	
50 Miller Street (H)	1 unit	\$104,774		\$22,500	
77 Mill Street (Rear)(R)	2 units	\$94,190		\$11,400	
79 Miller Street (Rear)(R)	2 units	\$98,699		\$11,400	
		\$619,693	+	\$118,500	= \$ 738,193
<u>Bridge Street</u>					
103 Bridge Street (R)	3 units	\$103,491		\$17,100	
109 Bridge Street (H)	1 unit	\$85,982		\$22,500	
125 Bridge Street (R)	3 units	\$105,111		\$17,100	
127 Bridge Street (R)	1 unit	\$69,498		\$5,700	
129 Bridge Street (R)	2 units	\$120,569		\$11,400	
133 Bridge Street (Rear)(R)	2 units	\$86,603		\$11,400	
135 Bridge Street (R)	3 units	\$144,045		\$17,100	
141 Bridge Street	Business	\$381,334		\$50,000+	
		\$1,096,633	+	\$102,300	= \$ 1,198,933
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			

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%

Housing Conditions

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

Access to the Neighborhood
Unchanged

Private Property and Buildings in the Floodzone

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

Other Aspects of Importance

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

1997 to 2007 Outcome Evaluation

The City has acquired nearly 50% of the properties in the redevelopment area. The Redevelopment Plan has not been completed and has a mixed record in addressing the issues that face the neighborhood. Positive aspects include less density therefore increased areas for public green space. The number of properties in poor condition has been reduced. The number of incidents for crime have remained the same in comparison to 1999, but the police are conducting many more property checks, which is positive. One conclusion from the statistics is that the Middletown Police are being more proactive today than they were in 1999. As a result they are also uncovering more incidents than in the past, which could answer why incidents have not decreased.

However, none of these accomplishments means anything in light of two important issues facing the neighborhood; 1) lack of access to the neighborhood, and 2) the future of Route 9's connection to the Bridge and Downtown.

1) The neighborhood remains isolated from the rest of the City and many of the quality of life issues are a result of this. The Yale Charette offered four options to improve access. Costs for these options ranged from \$175,000 to \$1.4 million (adjusted for inflation). However, each of these options requires special acts of the legislature and cooperation from the Connecticut Department of Transportation. These options are also in conflict with the State's proposed changes to Route 9, which is the second issue facing the neighborhood.

2) The State is proposing a future interchange that would go through the Miller and Bridge redevelopment area (see map 5). However, there is a lengthy environmental review process that once begun could take as long as a decade.

Options Available to the Redevelopment Agency

- A) 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

- B) Formerly rescinded the Redevelopment Plan for the Area

Map 1- Miller Bridge Redevelopment Area 1996



Map 2- Miller Bridge Redevelopment Area 2007



Map 3- Miller Bridge Redevelopment Area 2007- Floodplain



Map 4- Miller Bridge Redevelopment Area- Property Ownership

Red- Private Ownership
Green- City Ownership



Map 5- Properties Affected by Proposed Route 9 Improvements

Red- Approximate location of proposed highway infrastructure

