

BUSINESS BREAKDOWNS & CODES IN NRZ

Code	CATEGORY	NUMBER
F	FOOD	
F-5	Bakery	1
F-10	Convenience Stores	3
F-20	Food - Take Out	7
F-50	Restaurants	5
F-60	Tavern	1
A	AUTOMOTIVE	
A-5	Auto Parts	4
A-6	Auto Repair	8
A-7	Auto Sales	2
A-50	Service Stations	2
P	PROFESSIONAL	
P-5	Accountant	1
P-10	Attorney	1
P-20	Counseling	1
P-40	Investigative	1
M	MANUFACTURING / CONSRUCTION	
M-1	Construction	1
M-5	Fabrication - Sheet Metal	1
M-20	Manufacturing	1

APPENDIX D:

Bylaws of
Greeneville NRZ Committee

**BY-LAWS OF THE GREENEVILLE
NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE**

ARTICLE I – NAME

The name of this organization shall be the Greenville Neighborhood Revitalization Zone Committee (hereafter “NRZ” Committee).

ARTICLE II – PURPOSE

The purpose of the NRZ Committee shall be to carry out the functions of a neighborhood revitalization zone planning committee, as specified in Public Act 95-340, and in particular to create and approve of a strategic plan for neighborhood revitalization pursuant to a collaborative process with consensus-building decision-making involving the full range of stakeholders in the neighborhood.

ARTICLE III – NEIGHBORHOOD BOUNDARIES AND STREETS

Section 1:

The boundaries of the Greenville Neighborhood (hereafter “neighborhood”) shall be as indicated on attached map and Stakeholders List.

Section 2:

The NRZ Committee may, without need to amend the by-laws, enlarge or contract the boundaries of the neighborhood, provided that the resulting boundaries continue to represent an area which satisfies the requirements of Public Act 95-340.

ARTICLE IV – STAKEHOLDERS

Section 1:

An individual stakeholder is any individual 18 years of age or over who either lives, works, or owns property in the neighborhood, or who belongs to a church or other religious organization located in the neighborhood. An organizational stakeholder is (a) a business, institution, corporation, association, social club, or other entity which is physically located in the neighborhood or which owns, holds the mortgage on, or manages property which is located in the neighborhood or (b) a provider of social, educational, legal, technical, or similar services to residents of the neighborhood. An organizational stakeholder may be a stakeholder in its own name but, in order to participate, must designate an individual to serve as its representative.

Section 2:

The NRZ committee will represent to the greatest extent possible, the makeup of the neighborhood, i.e. landlords, tenants, homeowners, business owners and designated municipal staff. This committee will make decisions by consensus. All NRZ committee members are voting members with the exception that only one (1) municipal committee staffperson may vote. All stakeholders and committee staffpersons, while not voting members, shall participate in the consensus-building, decision making process.

Section 3:

The NRZ Committee may increase in size by a majority vote of the committee and by appointment by the City Manager.

Section 4:

Regular meetings shall be held at a time and place designated by the Committee.

Special meetings may be called at any time by the Chairperson; the Secretary of the NRZ Committee; or by written request of one-third of the members of the NRZ Committee. Any such written request shall state the purpose of the proposed meeting. Upon such written request, the Chairperson or the Secretary of the NRZ Committee shall call a meeting to be held within thirty (30) days after receipt of the written request.

ARTICLE V – NRZ COMMITTEE

Section 1:

The members of the NRZ Committee shall comply with the requirements of Public Act 95-340. Such membership shall reflect the composition of the neighborhood to the greatest extent possible, and shall include, but not be limited to tenants, property owners, the representative of community organizations and of businesses located in the neighborhood or which own property in the neighborhood.

Section 2:

NRZ Committee members shall serve from the time of their election or appointment until the regular NRZ Committee meeting of the following September. At each such meeting, the NRZ Committee shall choose members for another one year term. NRZ Committee members may be reelected to an additional term.

Section 3:

Subject to the provisions of Section 1 of the Article, the NRZ Committee may take action to add additional members or replace any members who have left or been removed. If some constituents within the neighborhood are initially inadequately represented on the NRZ Committee, the NRZ Committee shall make affirmative efforts to recruit them into the NRZ Committee.

Section 4:

The Committee shall be comprised of no more than 15 committee members. A quorum at Regular or Special meetings shall consist of no less than five (5) committee members.

Section 5:

A meeting of the NRZ Committee may be attended by stakeholders. But only members of the NRZ Committee may vote, as stated in Article IV, Section 2 of these bylaws.

Section 6:

Notice of meetings of the NRZ Committee shall be given to each member, personally or by mail, at least five (5) days prior to the day named for such meeting.

Section 7:

The NRZ Committee shall select from among its members a Chairperson, a Vice-Chairperson, and a Secretary, who shall carry out the usual functions of such offices. Any such officer may be removed as an officer by a majority vote of the NRZ Committee at a meeting called for such purpose. The NRZ may create such committees and issue groups as it deems desirable for the purposes of the NRZ Committee and may appoint their chairpersons and co-chairpersons. Officers may be reelected for more than one (1) term.

ARTICLE VI -ISSUE GROUPS

Section 1:

The members at an NRZ meeting shall designate such issue groups based upon subject matter, as will best promote the development and implementation of the strategic plan for neighborhood revitalization. The NRZ Committee may create additional issue groups or may modify the functions of issue groups already created. Membership on issue groups shall be open to any member and / or interested stakeholder. A stakeholder may belong to more than one issue group.

Section 2:

Each issue group will make written recommendations to the NRZ Committee on the development and implementation of the portion of the strategic plan within the subject matter area.

ARTICLE VII – CONSENSUS BUILDING/DECISION MAKING

Section I:

For the purpose of this section, a consensus is an agreement among all participants. Pursuant to Public Act 95-340, decision making at meetings of the stakeholders, and the NRZ Committee shall, to the maximum extent practicable, be by consensus of all persons present. Discussions shall be directed to building common ground and developing proposals upon which all stakeholders and groupings of stakeholders can find agreement. Such meeting (s) may make use of a facilitator or mediator to help promote the consensus building process. If efforts to reach a consensus have been unsuccessfully attempted and it is not reasonably likely that a consensus will be reached, the NRZ Committee, may put a matter to a vote. Except as otherwise provided in these by-laws, a majority vote of members present shall be required to adopt any such matter.

ARTICLE VIII – APPROVAL OF STRATEGIC PLAN

Section I:

The NRZ Committee shall prepare a draft of a proposed strategic plan and shall hold at least one (1) public hearing upon such plan in accordance with the requirements of Public Act 95-340. In addition to any notice given of the hearing, a copy of the proposed strategic plan shall be made available for review by stakeholders at designated public buildings and a copy of the proposed plan shall be submitted to the Secretary of the Office of Policy and Management for review.

Section 2:

After the public hearing, the NRZ Committee shall review the comments made on the proposed strategic plan and shall make such modifications to the proposed plan as it deems appropriate. The NRZ Committee shall adopt the proposed strategic plan, in accordance with these NRZ bylaws.

Section 3:

The City Council shall adopt by ordinance the strategic plan, and shall create a Neighborhood Revitalization Zone Committee and establish the powers and membership of the committee. Membership shall reflect the composition of the neighborhood, to the greatest extent possible. After approval of the strategic plan by ordinance adopted by the City Council, the NRZ Committee shall monitor the implementation of the plan and shall perform such reviews and make such reports as it deems appropriate.

ARTICLE IX – AMENDMENTS

Section 1:

These by-laws may be altered, amended, or repealed at any NRZ Committee meeting, provided that the notice of the meeting has specified the proposed alteration, amendment or repeal as a purpose of such meeting.

Approved by the NRZ Committee on April 13, 2000.

APPENDIX E:

Public Act 95-340

AN ACT ESTABLISHING A
NEIGHBORHOOD REVITALIZATION ZONE PROCESS
Substitute House Bill No. 6763
Public Act No. 95-340

This Act shall take effect October 1, 1995

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (a) Any municipality may by resolution of its legislative body establish neighborhood revitalization zones, in one or more neighborhoods, for the development by neighborhood groups of a collaborative process for federal, state and local governments to revitalize neighborhoods where there is a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted or is substandard or poses a hazard to public safety. The resolution shall (1) provide that the chief executive official facilitate the planning process for neighborhood revitalization zones by assigning municipal staff to make available information to neighborhood groups and to modify municipal procedures to assist neighborhood revitalization zones and (2) establish a process for determination of the boundaries of neighborhood revitalization zones.

(b) Public buildings in the municipality shall be available for neighborhood groups to meet for neighborhood revitalization purposes as determined by the chief executive official.

(c) As used in this section "deteriorated property" means property in serious noncompliance with state and local health and safety codes and regulations.

Section 2. (NEW) (a) Upon passage of a resolution pursuant to section 1 of this act, a neighborhood revitalization planning committee may organize to develop a strategic plan to revitalize the neighborhood. The membership of such committee shall reflect the composition of the neighborhood and include, but not be limited to, tenants and property owners, community organizations and representatives of businesses located in the neighborhood or which own property in the neighborhood. A majority of the members shall be residents of the neighborhood. The chief executive official may appoint a municipal official to the committee who shall be a voting member. The committee shall adopt bylaws which shall include a process for consensus building decision-making. Notice of adoption of such bylaws and any amendments thereto shall be published in a newspaper having a general circulation in the municipality no more than seven days after adoption or amendment.

(b) The neighborhood revitalization planning committee shall develop a strategic plan for short-term and long-term revitalization of the neighborhood. The plan shall be designed to promote self-reliance in the neighborhood and home ownership, property management, sustainable economic development, effective relations between landlords and tenants, coordinated and comprehensive delivery of services to the neighborhood and creative leveraging of financial resources and shall build neighborhood capacity for self-empowerment. The plan shall consider provisions for obtaining funds from public and private sources. The plan shall consider provisions of property usage, neighborhood design, traditional and nontraditional financing of development, marketing and outreach, property management, utilization of municipal facilities by communities, recreation and the environment. The plan may contain an inventory of abandoned, foreclosed and deteriorated property, as defined in section 1 of this act, located within the revitalization zone and

may analyze federal, state and local environmental, health and safety codes and regulations that impact revitalization of the neighborhood. The plan shall include recommendations for waivers of state and local environmental, health and safety codes that unreasonably jeopardize implementation of the plan, provided any waiver shall be in accordance with section 7 of this act and shall not create a substantial threat to the environment, public health, safety or welfare of residents or occupants of the neighborhood. The plan may include components for public safety, education, job training, youth, the elderly and the arts and culture. The plan may obtain recommendations for the establishment by the municipality of multi-agency collaborative delivery teams, including code enforcement teams. The plan shall assign responsibility for implementing each aspect of the plan and may have recommendations for providing authority to the chief executive official to enter into tax agreements and to allocate municipal funds to achieve the purposes of the plan. The plan shall include a list of members and the bylaws of the committee.

(c) The neighborhood revitalization planning committee shall conduct a public hearing on the proposed strategic plan, notice of the time and place of which shall be published in a newspaper having a general circulation in the municipality at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days and the last not less than two days prior to the day of such hearing. The proposed plan shall be submitted to the secretary of the office of policy and management for review. The secretary may submit comments on the plan to the neighborhood revitalization committee.

(d) The strategic plan shall be adopted in accordance with the bylaws of the neighborhood revitalization planning committee. The committee shall submit the approved strategic plan to the legislative body of the municipality for adoption by ordinance pursuant to section 3 of this act.

Section 3. (NEW) (a) The strategic plan shall not be implemented unless approved by ordinance of the legislative body of the municipality. Such ordinance shall create a neighborhood revitalization zone committee for the neighborhood and establish the powers and membership of the committee, provided the categories of membership shall be consistent with the categories of membership of the neighborhood revitalization planning committee.

(b) The neighborhood revitalization zone committee shall submit a report on implementation of the strategic plan to the chief executive official and the legislative body of the municipality and to the secretary of the office of policy and management at intervals of six months in the first year after adoption of the ordinance and annually thereafter.

Section 4. (NEW) It is found and declared that there has existed and will continue to exist in municipalities of the state substandard, insanitary and blighted neighborhood in which there are significant properties that have been foreclosed and are abandoned which constitute a serious menace to the environment, public health, safety and welfare of the residents of the state; that the existence of such conditions in neighborhoods contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities and the existence of such conditions constitute an economic and social liability, substantially impairs or arrests the sound growth of municipalities and retards the provision of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise and government without the powers herein provided, that the acquisition of the property because

of the substandard, insanitary and blighted conditions thereon, the removal of structures and improvement of sites, the disposition of the property for revitalization incidental to accomplish the purposes of the act, the exercise of powers by municipalities acting to create neighborhood revitalization zones as provided in sections 1 to 3, inclusive, of this act, and any assistance which may be given by any public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the necessity in the public interest for the provisions of this section and section 48-6 of the general statutes, as amended by section 5 of this act, is declared to be a matter of legislative determination.

Section 5 (NEW) Section 48-6 of the general statutes is repealed and the following is substituted in lieu thereof:

(a) Any municipal corporation having the right to purchase real property for its municipal purposes which has, in accordance with its charter or the general statutes, voted to purchase the same shall have power to take or acquire such real property, within the corporate limits of such municipal corporation; and if such municipal corporation cannot agree with any owner upon the amount to be paid for any real property thus taken, it shall proceed in the manner provided by section 48-12 within six months after such vote or such vote shall be void.

(b) In the case of acquisition by a redevelopment agency of real property located in a redevelopment area, the time for acquisition may be extended by the legislative body upon request of the redevelopment agency, provided the owner of the real property consents to such request.

(c) IN ACCORDANCE WITH THE POLICY ESTABLISHED IN SECTION 4 OF THIS ACT ANY MUNICIPAL CORPORATION MAY TAKE PROPERTY WHICH IS LOCATED WITHIN THE BOUNDARIES OF A NEIGHBORHOOD REVITALIZATION ZONE IDENTIFIED IN A STRATEGIC PLAN ADOPTED PURSUANT TO SECTIONS 2 AND 3 OF THIS ACT. THE ACQUISITION OF SUCH PROPERTY SHALL PROCEED IN THE MANNER PROVIDED IN SECTIONS 8-128 TO 8-133, INCLUSIVE, AND SECTION 48-12.

Section 6. (NEW) In the reuse and resale of residential property acquired by a municipality pursuant to subsection (c) of section 48-6 of the general statutes, as amended by section 5 of this act, the municipality shall give preference to persons who declare an intent to reside in such property. The municipality may establish financial penalties for failure to reside in such residential property when a declaration has been made. In establishing such penalties the municipality shall take into consideration any mitigating factors.

Section 7. (NEW) (a) Any municipality with a neighborhood revitalization zone program may establish a process to request that a state or local official waive the application of any provision of state and local environmental, health and safety codes and regulations that unreasonably jeopardize implementation of a strategic plan adopted under section 3 of this act except a provision necessary to comply with federal law. Any waiver shall not create a substantial threat to the environment, public health, safety or welfare of the residents and occupants of the neighborhood. Any request for a waiver shall include requirements for alternate measures to replace the standard being waived in the existing code or regulation.

(b) A neighborhood revitalization zone committee may determine, by a majority vote of the members present at a meeting scheduled for such purpose and conducted within the boundaries of the zone, if practical, that a provision of a state or local environmental, health and safety code or regulation jeopardizes implementation of the plan and may request a waiver of such provision.

The committee shall provide notice of its decision to the chief executive official of the municipality. Within five business days of receipt of the notice, the chief executive official shall forward a copy of the decision to the local official responsible for enforcement, if any, and to the secretary of the office of policy and management who shall within five business days of receipt notify the state official responsible for enforcement of the code or regulation that a provision of such code or regulation is requested to be waived. The state official or local official shall conduct a public hearing on the waiver within ten calendar days of receipt of the request at a place determined by the chief executive official. Within five business days of the conclusion of the hearing, the state or local official shall notify, in writing, the chief executive official of his decision. The decision of the state official or local official shall be final.

(c) Any abandoned or vacant property located in a neighborhood revitalization zone established pursuant to sections 1 to 3, inclusive, of this act shall be deemed to be in continuous use for purposes of enforcement of state or local environmental, health and safety codes or regulations.

Section 8. (NEW) (a) Any municipality which a neighborhood revitalization zone has been established pursuant to sections 1 to 3, inclusive, of this act may petition the superior court or a judge thereof, for appointment of a receiver of the rents or payments for use and occupancy of any deteriorated property, as defined in section 1 of this act, located within the neighborhood revitalization zone to assure that environmental, health and safety standards are established in state and local codes and regulations are met to prevent further deterioration of such property. Any such petition shall be in accordance with the strategic plan adopted pursuant to sections 2 and 3 of this act. The court or judge shall immediately issue an order to show cause why a receiver should not be appointed, which shall be served upon the owner, agent, lessor or manager in a manner most reasonably calculated to give notice to such owner, agent, lessor, or manager as determined by such court or judge, including, but not limited to, a posting of such order on the premises in question. A hearing shall be had on such order no less than three days after its issuance and not more than ten days. The purpose of such a hearing shall be to determine the need for a receiver of the property, the condition of the property and the cost to bring it into compliance with such state and local codes and regulations or into compliance with any waivers approved under section 7 of this act. The court shall make a determination of such amount and there shall be an assignment of the rents of such property in the amount of such determination. A certificate shall be recorded in the land records of the town which such property is located describing the amount of the assignment and the name of the party who owns the property. When the amount due and owing has been paid, the receiver shall issue a certificate discharging the assignment and shall file the certificate in the land records of the town in which such assignment was recorded. The receiver appointed by the court shall collect rents or payments for use and occupancy forthcoming from the occupants of the building in question in place of the owner, agent, lessor or manager. The receiver shall make payments from such rents or payments for use and occupancy for the cost of bringing the property into compliance with such state and local codes and regulations or into compliance with any waivers approved under section 7 of this act. The owner, agent, lessor or manager shall be liable for such reasonable fees and costs determined by the court to be due the receiver, which fees and costs may be recovered from the rents or payments for use and occupancy under the control of the receiver, provided no such fees or costs shall be recovered until after payment for current taxes, electric, gas, telephone, and water services and heating oil deliveries have been made. The owner, agent, lessor or manager shall be liable to the petitioner for reasonable attorney's fees and costs incurred by the petitioner, provided no such fees or costs shall be recovered until after payment for current taxes, electric, gas, telephone, and water services and heating oil deliveries have been made and after reasonable fees and costs to the receiver. Any moneys remaining thereafter shall be turned over to the owner.

agent, lessor or manager. The court may order an accounting to be made at such times as it determine to be just, reasonable and necessary

(b) Any receivership established pursuant to subsection (a) of this section shall have priority over any other rights to receive rent and shall be terminated by the court upon its finding that the property complies with state and local environmental, health and safety codes and regulations or is in compliance with any waivers approved under section 7 of this act.

(c) Nothing in this section shall be construed to prevent the petitioner from pursuing any other action or remedy at law or equity that it may have against the owner, agent, lessor or manager.

(d) Any owner, agent, lessor or manager who collects or attempts to collect any rent or payment for use and occupancy from any occupant of a building subject to an order appointing a receiver after due notice and hearing, shall be found to be in contempt of court.

(e) If a proceeding is initiated pursuant to sections 47a-14a to 47a-14h, inclusive, of the general statutes or sections 47a-56 to 47a-56i, inclusive of the general statutes, or if a receiver of rents is appointed pursuant to chapter 735a of the general statutes or pursuant to any other action involving the making of repairs to real property under court supervision, rent or use and occupancy payments shall be made pursuant to such proceeding or action without regard to whether such proceedings or action is initiated before or after a receivership is established under this section and such proceeding or action shall take priority over a receivership established under this section in regard to expenditure of such rent or use and occupancy payments.

Section 9. (NEW) The office of policy and management, within available funds, shall be the lead agency for coordination of state services to neighborhood revitalization zones. On or before January 1, 1996, the secretary of the office of policy and management may develop guidelines for state departments, agencies and institutions to provide technical assistance to neighborhood revitalization zones. Such guidelines may provide for multiagency collaboration as well as a process to make funds, technical support and training available to neighborhoods and may recommend models for community outreach, job training and education, conflict resolution, environmental and health performance standards, new technologies and public safety strategies.

SUBSTITUTE LANGUAGE FOR SB 380

Section 1. (NEW)(a) There is established a Neighborhood Revitalization Zone Advisory Board, which shall have the powers and duties enumerated in this section. Said board shall consist of the following voting members, each of whom shall serve without compensation: the Secretary of the Office of Policy and Management, the President of the Connecticut Institute of Municipal Studies, the Chancellor of Community Technical Colleges, the heads of those state agencies deemed appropriate by said secretary, the chief executive officer of a municipality in which a Neighborhood Revitalization Zone Planning Committee, pursuant to chapter 118 of the General Statutes, has been established as of July 1, 1998, and one member of each committee appointed by the chief executive officer based upon recommendations submitted to him by such committee. In a municipality having more than one such Neighborhood Revitalization Zone Planning Committee, each committee shall submit its recommendations to the chief executive officer, and he shall choose the board member to be appointed from such recommendations. Each member of the Neighborhood Revitalization Zone Advisory Board may designate a person to represent him on said board. The membership of the board shall be increased as of September 1, 1999, and annually thereafter, to reflect the addition of a municipal chief executive officer and a member of a Neighborhood Revitalization Zone Planning Committee having been established in the preceding twelve months, in a municipality not previously represented on said board.

(b) The Secretary of the Office of Policy and Management and the President of the Connecticut Institute of Municipal Studies shall serve as co-chairs of the Neighborhood Revitalization Zone Advisory Board and shall convene the first meeting of said board not later than September 1, 1998. At said meeting the board shall adopt by-laws for the conduct of its business. Subsequent to said meeting, or any continuation thereof, the board shall meet on a quarterly basis. The Office of Policy and Management shall provide staff support to said board.

(c) The Neighborhood Revitalization Zone Advisory Board shall promote neighborhood self-sufficiency and economic development and assist Neighborhood Revitalization Zone Planning Committees in developing and implementing strategic plans. The board shall make recommendations regarding the disbursement of moneys in accordance with subsection (d) of this section. The board may serve as a clearinghouse for information about neighborhood revitalization zones, including information on (A) linkages with technical experts for the development of strategic plans; (B) innovative neighborhood success models; and (C) training and mentoring opportunities for members of Neighborhood Revitalization Planning Zone Committees. The board may also conduct seminars or conferences and establish collaborative partnerships with public or private entities, including but not limited to, financial institutions, non-profit or religious organizations, state and private institutions of higher learning and libraries.

(d) There is created a Neighborhood Revitalization Zone Grant-in-aid program, to be administered by the Secretary of the Office of Policy and Management, for the purpose of providing financial assistance for the benefit of Neighborhood Revitalization Zone Planning Committees. Such assistance, within available appropriations; shall be used for activities that promote neighborhood organizational development, economic development and business planning, specialized curriculum development, leadership training, the use of technology, property management, landlord-tenant relations, intergovernmental relations and such other activities as the Neighborhood Revitalization Zone Advisory Board may deem appropriate. Said secretary shall review recommendations regarding the disbursement of moneys made by said board and shall make a determination concerning the awarding of such financial assistance. Upon making such a determination, the secretary shall certify to the Comptroller the amount payable and the recipient of such grant. Not later than fifteen days after such certification, the Comptroller shall draw his order on the Treasurer, and not later than fifteen days thereafter, the Treasurer shall pay such grant. The secretary shall not certify a grant in an amount exceeding ten thousand dollars.

(e) The Neighborhood Revitalization Zone Advisory Board shall periodically monitor a recipient's use of such grant, to ensure full compliance with the provisions of this section. Each grant recipient shall, for

a period of two years following receipt of such moneys, maintain all invoices, purchase orders and other evidence of expenditures related to the use of such grant.

Sec. 2. This act shall take effect July 1, 1998.

NEIGHBORHOOD VISION

Greeneville will remain an attractive, safe neighborhood for working families and people of all ages. Homes and businesses will be well maintained and attractive. Jobs and a vibrant economy will exist through an active commercial area and redevelopment of the Capehart mill complex. A sense of community, history and quality of life will be preserved with a vibrant commercial area, identified historic sites and improved public access to the river.

OBJECTIVE 3:Community/Quality of Life

Create safe public access to the Shetucket River for hiking, boating, and fishing by extending the Heritage Trail along the river and the canal system.

ACTION:	COST	Resources	Responsibility	Timeframe
1. Locate, plan desired access to river for public use (hiking, boating, fishing, picnicking)	\$0	Planning, DEP	Planning	Oct 2001
2. Obtain safe access to river and/or canal system	TBD	Grants, DEP	Planning	June 2002
3. Encourage public viewing of fish elevator operation, through tours, events, open hours	\$1,000	DPU, Tourism Office	DPU, NRZ	June 2002
4. Sponsor event(s) celebrating the River, canoeing, kayaking, fishing etc.	\$5,000	Tourism, DPU, Chamber, businesses, City	NRZ-PC etc al	June 2004
4. Extend Heritage Trail along Shetucket and canal system	\$800,000	Grants, CDBG, DEP, et al	Planning	June 2005
TOTAL COST	\$806,000			

Discussion: Currently river access is available across the 8th Street Bridge. Possible sites also include: DPU fish elevator, canal system, northern section of Capehart property and island accessible through 751 North Main Street property.

Possible open space acquisition funded by CT Open Space grant program and DEP assistance.

Performance Measures: Safe public access to River

OBJECTIVE 4:

Community/Quality of Life

Resurface road system including drainage improvements where necessary.

ACTION:	COST	Resources	Responsibility	Timeframe
1. Prioritize roadwork projects, drainage problems	(City Engineer)	DPW	NRZ-PC with City Engineer	June 2001
2. Resurface road system including drainage improvements where necessary through phases.	TBD	Capital Improvement Plan	DPW	TBD
TOTAL COST	TBD			

Discussion: Funding for capital improvements are limited.

Performance Measures: City Engineer 's assessment of road conditions every 5 years using established criteria

OBJECTIVE 5:Community/Quality of Life

Continue vigilance against crime through active Crimewatch associations, "Officer Next Door" program and the targeting of problem properties and owners.

ACTION:	COST	Resources	Responsibility	Timeframe
1. Establish active Neighborhood Watch programs thru-out the NRZ	\$0	Police, residents	Neighborhood Watch	June 2001
2. Identify properties with tenants that generate a lot of criminal activity and police calls	\$0	Police, residents	Neighborhood Watch	Sept 2001
3. Target enforcement of City ordinances toward problem properties.	(Inspect.)	Police, Inspections	Police, Inspections	Dec 2001
4. Institute "Shame Campaign" signage program on non-responsive property owners	\$2000 for signs	Inspection, Board of Review	Inspections, Board of Review	Dec 2001
5. Seek civil prosecution of negligent landlords of nuisance properties.	(Corp Counsel)	CT Statute	Corp Counsel	as needed
6. Ensure vacant properties are secured.	\$10,000	Residents, Inspection, DPW	Owners, Inspections, DPW	August 2000 + as needed
7. Acquire abandoned properties thru foreclosure, or eminent domain	(See Objective #)	CT. Statutes	Corp. Counsel	Sept 2002
8. Promote HUD "Officer Next Door" program.	\$0	HUD program	HUD/NPD	As Available
TOTAL COST	\$12,000			

Performance Measures: Reduction in crime rate

OBJECTIVE 6:Community/Quality of Life

Locate an Assisted Living facility in the neighborhood.

ACTION:	COST	Resources	Responsibility	Timeframe
1. Identify as possible re-use of abandoned sites (Capehart complex et al)	\$0	Planning, Econ Dev, NCDC	NRZ-PC to Econ Dev	Dec 2001
2. Support concept as an appropriate development desired in neighborhood.	\$0	NRZ Plan	NRZ-PC, City	When proposed
TOTAL COST				

OBJECTIVE 7:

Community/Quality of Life

Increase homeownership through the use of financial resources available through local banks and non-profit agencies

ACTION:	COST	Resources	Responsibility	Timeframe
1. Distribute information about available financing programs	(banks)	Banks, Com. Dev. Office, churches, etc	NRZ-PC w/ banks	Oct 2001
2. Support efforts of non-profit agencies (Habitat, HOPE etc) as well as Urban Homestead Program.	\$0	NRZ Plan	NRZ-PC	On going
3. Encourage the establishment and use of First-time Homebuyer financing assistance program(s).	(existing)	Banks, Com Dev. Office	Community Dev.	Feb 2002
4. Co-sponsor Homebuyer education seminar(s) in neighborhood.	(banks)	Banks, realtors churches, VFW	NRZ-PC w/bank(s)	March 2002
5. Co-sponsor Homeowner Information Fair in neighborhood	(banks)	Banks, realtors	NRZ-PC w/banks	March 2002
TOTAL COST				

Discussion: Information can be sent to prospective homeowners in and out of the neighborhood through brochures, mailings etc. New residents are expected to come to region for jobs at nearby casinos and other expanding businesses and industries.

Performance Measures: Increase number of owner- occupied residences.
Increase percentage of owner- occupied residences

OBJECTIVE 8:

Community/Quality of Life

Establish leadership training program to sustain involvement of Greeneville residents in City and neighborhood affairs.

ACTION:	COST	Resources	Responsibility	Timeframe
1. Research leadership training program(s) that would benefit neighborhood.		City, social services, chamber, schools	NRZ-PC	June 2001
2 Recruit existing program or Establish a new leadership training program for neighborhood.		Schools, chamber, agencies	NRZ-PC	Dec 2001
3. Recruit interested community members to participate.		Crimewatches, media, schools	NRZ-PC	June 2002
TOTAL COST				

Performance Measures: Number of program participants
Number of program graduates.

PLANNING COMMITTEE

Members of the Greeneville NRZ Planning Committee were recruited at a February 9, 2000 community meeting at the elementary school and through outreach by the Upper Greeneville Neighborhood Watch and the local media. Fifteen (15) residents became active members researching various aspects of the neighborhood and attending several meetings during the spring and summer of 2000. Members represent a variety of stakeholders including teachers, historians, merchants, natives and long time, as well as, newer residents, senior citizens, parents, and representatives of local organizations such as the Neighborhood Watch, Property Owners Association, VFW, historic society, business owners and merchants.

Greeneville NRZ Planning Committee

Olive Buddington, 47 Eighth Street, antiques dealer, retired teacher, community activist, historian

John Foley, 25 Ore Street, Commander of Hourigan VFW Post #594

Angie Fonner, 201 Central Avenue, manager of Greeneville Pizza

Irene Jacaruso, 7 Tenth Street, long-time resident

Rose Krumm, 39 Fourth Street, newer resident, parent

Cate Ryan-Larkin, 104 Fourth Street, Alderwoman

Benjamin Lathrop, 116 Mowry Avenue, Alderman

Doreen Mercier, 102 Central Avenue, 20-year resident, school teacher

John Mercier, 102 Central Avenue, 20-year resident, retired social worker

Sofee Noblick, 43 Twelfth Street, Neighborhood Watch co-captain, President of Norwich Property Owners Association, member of Board of Review Dangerous Buildings

Joseph Portelance, 493 Boswell Avenue, long time resident, retired physical therapist, tree cutter

Sonya Skindzier, 715 Boswell Avenue, proprietor Wonder Bar Restaurant & Lounge

Kathy Strenkowski, 55 Tenth Street, banker

Jean Tardif (resigned) 298 Prospect Street, Upper Greeneville Crimewatch Captain

Mary Walter, 10 Jones Court, Greeneville native, Norwich Heritage Trust

Staff Coordinator: Edward R. Clifford, AICP, Assistant City Manager

APPENDIX A:

**Resolution & Ordinance
Re: Greeneville NRZ**

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on April 17th, 2000, and that the same has not been amended or rescinded:

WHEREAS, the Connecticut State Legislature adopted Public Act 95-340, "An Act Establishing A Neighborhood Revitalization Process" and

WHEREAS, the Act establishes an new model for the economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned or blighted, and

WHEREAS, the Act contemplates that groups of residents, property owners, businesses and organizations within particular neighborhoods will develop strategic plans and work with local, state and federal governments to revive the area, and

WHEREAS, a group of interested residents and business owners have volunteered to serve on a Planning Committee for the Greenville neighborhood, and,

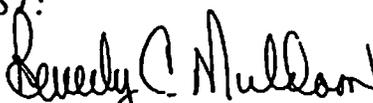
WHEREAS, the first step in implementing the Neighborhood Revitalization Zone process is passage of a municipal resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Norwich City Council recognizes the Greenville Neighborhood Revitalization Zone Planning Committee as such, and

BE IT FURTHER RESOLVED that the Norwich City Council adopts the boundaries of the Greenville Neighborhood Revitalization Zone as determined by the neighborhood committee as *beginning from the corner of Roath Street and Boswell Avenue, up Boswell Avenue to North Main Street, south on North Main Street to Roath Street and back up to Boswell, including properties located within those defined boundaries and the area from North Main Street to the Shetucket River. The area will also include the properties along Boswell Avenue from the corner of North Main Street up to and including the property at 1 Norwich Avenue.*

Dated at Norwich, Connecticut this 18th day of April, 2000.

ATTEST:


Beverly C. Muldoon
City Clerk