

PAD MEETING MINUTES
December 21, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:05 P.M. Roll Call of Committee members taken

A motion to approve the PAD minutes from November 16, 2022 was made by Steve Fontana, seconded by Alder Festa, roll call was taken, minutes approved unanimously.

New Business

PAD Annual Meeting Schedule

Evan told the committee that PAD will continue to meet the third Wednesday of each month for the regular meeting dates. Steve asked if September 20, 2023 was a holiday? Evan told the committee we schedule regular meetings and cancel as needed.

A motion was made by Clay Williams seconded by Alder Antunes, roll call was taken, approved unanimously.

PAD Guidelines / Sliver lot tax abatements & assessment deferral

Evan reviewed information about sliver lot tax abatements and assessment deferral. Pat Solomon provided a spreadsheet of data. Currently, there is about \$948,186 in value receiving a deferral. The total assessed value of sliver lots within this data set is about \$2,000,000. Alder Festa asked how long the deferral occurs? Under the Urban Homestead Act, the City grants a 10-year tax abatement, followed by a 5-year phase-in for sliver lot sales. The data provides an overview of the last 15 years of sliver lot sales. The City spends a lot of money maintaining properties so there is a benefit to selling these parcels. Alder Festa asked if we have an estimate on the savings? Evan estimated the City saves money because the lost tax revenue is about \$40,000 based on the mill rate, and the cost to maintain the sliver lots is likely greater. Evan said an LCI property maintenance work earns approximately \$40,000. The City spends money cutting the grass, shoveling snow, and removing illegal dumping. Selling sliver lots to private property owners reduces the City's liability and improves the quality of life for property owners and area residents. We are hopeful residents will add taxable value to the lots in the future by making improvements (additions, sheds, etc.). A lot of the sliver lot sales benefit owner occupants. The sale of sliver lots helps neighborhoods because people better maintain these parcels and invest in the neighborhood.

Evan told the committee that no movement has occurred since our last update about the PAD guidelines. A meeting was scheduled to review the Guidelines with Arlevia and Mike Piscitelli, but they were unable to attend due to schedule conflicts. The meeting will be rescheduled. The proposed changes are minimal. The guidelines should be reviewed every five years. Evan expects the guidelines to come to this committee in 2023. Nate asked how long the PAD committee has existed? Evan said it was created in 1997. Evan said he believe the PAD process is very positive and expedites property sales.

A motion to adjourn was made by Alder Festa, seconded by Clay Williams, all were in favor. Meeting Adjourned 3:19 P.M.