

LCI Board Meeting Minutes
April 24, 2024 (Via Zoom)

PRESENT: Hon. Evelyn Rodriguez, Addie Kimbrough, Seth Poole, John Russo, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff)

Absent: Hon. Richard Furlow, Taneha Edwards

Meeting called to order at 6:05 P.M.

Roll call of members

Review of LCI Board meeting minutes from February 28, 2024. A motion to approve was made by Seth Poole, seconded Addie Kimbrough, roll call of members was taken, approved unanimously.

New Business

54 Greenwood Street

Evan told the Board this is a non-profit sliver lot sale to MT. Calvary Hold Church of America, Inc. The applicant owns an adjacent church, and their emergency exit door opens to this parcel. The Church is in the process of opening a daycare and needs this parcel. The Church was planning to utilize this lot as a play-space, but now they will likely utilize this parcel as an entry way and drop-off area for the daycare. The lot is very small at 1280 square feet so it's not suitable for development. Non-profits pay \$1.00 per square foot for sliver lots. The church approached the City about purchasing this lot many years ago but the City was previously seeking to sell the land at fair market value under the disposition guidelines. LCI has been advised by the Office of Corporation Counsel to treat churches as non-profit organizations under a federal law called RLUIPA. The other adjacent property along Legion Avenue already has off-street parking so LCI didn't offer to split the parcel. Given the history of the property LCI felt it was appropriate to sell this entire parcel to the applicant. Addie Kimbrough asked if we would sell the property at the price listed in their letter from 2019? Evan said no, we would be utilizing the Board of Alder pricing for non-profits which is \$1.00 per square foot. Alder Rodriguez asked if given that a business use will occur, was it correct to be offering non-profit pricing? Evan said the lot is sold to the property owner, not the business operator, the property owner is a non-profit, so the correct pricing is being utilized.

A motion was made by John Russo to approve the item, seconded by Alder Rodriguez, roll call was taken, approved unanimously.

400 Legion Avenue

Evan told the Board this sliver lot sale is also proposed to be sold to MT. Calvary Hold Church of America, Inc. This parcel has been under the control of the church for about 20 years. Evan noted we have seen many sales where the adjacent property owner has had possession of City owned lots for many years. The lot is paved and fenced, and utilized as a parking lot. The church thought they already owned this parcel. It recently came to their attention that this lot is City owned. The church has maintained this parcel for

decades. LCI looked at developing a residential structure at this location. LCI determined that Legion Avenue is a busy street and a residential use was not the best option given the history of this parcel and the RLUIPA law. Evan noted there isn't off-street parking on Legion Avenue and keeping this parcel as a parking lot was appropriate. The applicant will pay \$1.00 per square foot as a non-profit. Addie Kimbrough noted this lot currently serves as the entryway for the church. The fencing and paving have been installed by the church. The Church serves the community by doing food and clothing giveaways. Alder Rodriguez noted the letter provided by the church from 2019 which highlights the positivity the church brings to the community. Seth noted that he grew up in this area and the fact that the church does a lot for the community, it's important to ensure that they have parking.

A motion was made by Seth Poole to approve the item, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

21 Haven Street

Evan told the Board this is a sliver lot sale to an adjacent owner occupant at \$0.25 per square foot in a CD-eligible area for a purchase price of \$871.25. The applicant has had possession of this lot for many years, the lot is utilized as a side-yard and for off-street parking. LCI didn't offer to split this parcel because the other adjacent property already has a large lot with almost 80' of frontage. The applicant has a small parcel, and this lot is not conducive to residential development because of it's size. Evan noted that if we did develop a house on this parcel, it would be a tight fit. It is appropriate to sell this sliver lot and consistent with our sliver lot sales. Seth noted that the street view of the property shows that a curb cut is already in place for this parcel.

A motion was made by Seth Poole to approve the item, seconded by John Russo, roll call was taken, approved unanimously.

Seth told the Board that members should review the PAD Guidelines prior to further discussion. Seth wants to have a full Board prior to acting. Seth also wants to wait until the Board vacancies are filled to hold nominations.

PAD Guidelines / Motion to amend

Item passed over / No action taken.

LCI election of officers

Item passed over / No action taken.

A motion to adjourn was made by Seth Poole, seconded by Addie Kimbrough, all were in favor.

Meeting adjourned 6:34 PM

