

**LCI Board Meeting Minutes**  
**October 27, 2021 (Via Zoom)**

**PRESENT:** Hon. Richard Furlow, Patricia Brett, Neil Currie, Seth Poole, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

**Absent:** Nadine Horton, Hon. Ernie Santiago

**Guests:** None

**Meeting called to order at 6:02 P.M.**

**Review of LCI Board meeting minutes from October 27, 2021 Meeting. There was discussion about Pat not being at the last meeting and abstaining or passing over the vote. Attorney Pinto clarified that a quorum exists, and members could move the minutes. Seth asked Pat if she had reviewed the minutes, Pat said yes. A motion to approve was made by Pat Brett, seconded by Neil Currie; Approved unanimously.**

**New Business**

**6 & 8 Evergreen Court**

Evan told the Board this is a negotiated sale to National Construction, LLC for \$15,000. The City did an RFP back in 2019 but there were no offers. LCI explored knocking down the property and rebuilding at this location. The City put the property out to bid for demolition and received bids in the range \$85,000 to \$130,000. At the demolition walk through National Construction, LLC looked at the property and submitted a bid to purchase the property for \$10,000. LCI gave some thought to the idea, and we counter offered and agreed upon \$15,000.

The property is in poor condition. There is a hole in the roof and some floors have collapsed. The demolition of the property would be difficult because of a gas line, sewer line, and the proximity of the infrastructure to the foundation of the property. The Alder Ron Hurt is in support of saving the property and creating an owner occupant at this site.

The property must be sold to an owner occupant for a minimum 10-year period. National Construction specializes in rehabilitating extremely distressed properties. The contractor pulls every permit and does quality work. Seth noted the applicant is a reputable company.

**Pat Brett made a motion to approve the sale, seconded by Neil Currie. A roll call of members was conducted, all were in favor, Approved unanimously.**

**180 Butler Street**

Evan told the Board that LCI is proposing to sell this sliver lot as a negotiated sale to the Macedonia Pentecostal Church which is a non-profit religious entity. LCI is utilizing the sliver lot pricing for non-profits at \$1.00 per square foot in order to not discriminate against faith-based organizations that are non-profits. The current PAD guidelines are in conflict with laws that require all non-profits to be treated equally, the guidelines will be update shortly. The church will create parking at this location. The purchase price will be \$3,920 based on \$1.00 per square foot.

The adjacent property at 178 Butler Street is a conforming lot and has a small easement over a few feet of this parcel so the City did not offer this land to them. The property at 178 Butler Street was also in foreclosure while this sale was being contemplated. This property is located on the Hamden town line and the PAD committee approved this sale with the condition that a "Notice of Adjoinment" be recorded on the Hamden land records indicating the adjacent parcel is merged with the actual church which is located at 184 Butler Street in Hamden. Evan showed a few GIS maps and a google street view of the site.

The applicant plans to utilize this lot for parking. They plan to cut some trees and put down gravel. Evan does not believe they plan to pave this lot. The city has owned this land for over 10 years. The City will not longer have liability as the owner of this lot. The Church will better care for this lot. It also costs the City money to maintain this lot. LCI staff investigated building a structure on this lot, which was not feasible. A garden or green space was also considered but LCI recently created a garden one street over at 96 Shepard Street and there was not a group of residents interested in doing so at this location.

Board members asked questions. Alder Furlow asked about site plan review to develop parking given the proximity of this land to the adjacent parcel at 178 Butler Street. Evan said if they pave the lot and add over 500 square feet of surface coverage they will need to go before the City Plan Commission. This is a sliver lot sale, and their use is as-of-right and they may park up to 8 cars without needing approvals. Alder Furlow asked about striping the parking spaces and buffering the residential property at 178 Butler street. Alder Furlow noted he has a family member who has a church in this area and he sees cars jammed in parking lots when a church has events. Evan told the Board that they are at liberty to add a condition about fencing and screening to help demarcate the parking area and where to park. Alder Furlow said he looked to the LCI Board to make that call given this was his first meeting as an LCI Board Member. Alder Furlow also noted that churches have limited budgets.

There was discussion about having a tall fence at 5 feet to create privacy and help buffer. A motion was made by Neil Currie. There was discussion, Attorney Pinto asked for clarification about the type of fence and if screening was required. Alder Furlow was concerned about the parking being so close to a residential property so whatever would be appropriate, he is not very familiar with screening fences. Attorney Pinto clarified that screening fences create privacy but would not stop the pollution from cars. Alder Furlow liked the idea of screening and creating privacy.

Pat Brett asked if we are specifying the type of fence (wood, vinyl) and the location of the fence given there is an easement over a few feet of this parcel, keeping in mind the church's budget. Attorney Pinto noted there is a 4 or 5 foot easement in favor of 178 Butler Street so the fence would not be able to be in this area, thus it would be set back

further from the property line and the structure at 178 Butler Street which would create a little more buffer space. Evan said the property is sold with a "Class D" survey and the church would likely coordinate the fence with the property owner at 178 Butler Street, that's what good neighbors do. Evan told the Board an A-2 Survey would be costly probably \$1500 so working with their neighbor would be a good idea. Neil does not want to stipulate the type of materials for the fence, most of the street has chain link fences. Neil amended his motion.

**A motion was made by Neil Currie to approve the sale with the condition a screening fence of at least five (5) feet height be installed at the edge of the easement at 178-180 Butler Street, seconded by Pat Brett. A roll call was taken, all were in favor, approved unanimously.**

## **Old Business / Discussion**

Seth noted that Nadine asked about the purview of this Board at our last meeting and given that she is not present tonight he would like to hold off and discuss this topic at our next meeting. Pat would like to discuss training of the Board as listed in the enabling legislation.

Attorney Pinto asked if this Board would meet in December, we should add the annual schedule to the agenda and approve the dates.

Neil Currie asked about when the annual budget is produced. What month would that occur? The Board gets to review the budget and comment on it. Arlevia told the Board there are three budgets, General, Capital, and CDBG. There budget process can begins in January and typically the budget is approved in May.

**A motion to adjourn was made by Alder Furlow, seconded by Neil Currie. Role Call was taken, all were in favor, approved unanimously.**

**Adjourned at 6:47 P.M.**