

LCI Board Meeting Minutes
December 22, 2021 (Via Zoom)

PRESENT: Hon. Richard Furlow, Hon. Ernie Santiago, Neil Currie, Nadine Horton
Seth Poole, Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

Absent: Patricia Brett, Arlevia Samuel (Executive Director)

Guests: None

Meeting called to order at 6:03 P.M.

Roll call of Members

Review of LCI Board meeting minutes from December 1, 2021 Special meeting. A motion to approve was made by Nadine Horton, seconded by Alder Santiago; a roll call of members was taken, approved unanimously.

New Business

31 Frank Street

Evan told the Board this is a negotiated sale to Luis Zaragoza who lives in the neighborhood and has been inquiring about this property for some time. Evan provided a history of the property. The property has been vacant for over a decade. LCI did anti-blight against the property and it was foreclosed in a summary foreclosure in 2018. In 2019 LCI put the property out to the public via RFP but there were no proposals. LCI tried to do a sale to a developer to create supportive housing at this site but the proposal was not well received by the neighbors or alder. LCI also looked at developing this property but due to other projects in the development pipe-line this property would have sat idle for several more years, LCI didn't want to do that given the property is a blight and is bringing down the block.

Mr. Zaragoza currently lives in this area. Due to his divorce he is looking to purchase this property to stay in the area. LCI worked with the Alder to review many proposals from for-profit developers and non-profits. There was a preference to create an owner occupant at this site by neighbors and the alder. The applicant has a home improvement license and as a single-family property an owner is permitted to do the work. The applicant will be subject to a 10-year occupancy requirement. The property is being sold for \$25,000.

The property is in bad condition and open to the elements. Evan showed photos and a google street view showing the property over the last 10 years, it's in bad condition. The street has seen some investment in the last few years. This blight needs to be eliminated. There is a cat-condo on the front steps which will be relocated. The property is a single-family property, as such the owner-occupant could utilize the ADU regulations if he desires. The property contains a driveway and off-street parking

Alder Santiago asked a few questions. Evan confirmed the occupancy requirement is transferable. The home improvement license the buyer has is for landscaping and he

does some “handy-man” work. Alder Santiago asked if the applicant currently owns a home? Evan told the Board no. The applicant will live at this site.

Nadine Horton made a motion to approve the sale, seconded by Alder Santiago. A roll call of members was conducted, all were in favor, Approved unanimously.

26 Stevens Street

Evan told the Board that LCI is proposing to split this sliver lot between two neighbors. One neighbor resides on site at 24 Stevens Street (Wilfrid Fleury) and has utilized our land for many years. The lot is already paved and fenced. Mr. Fleury purchased his home from the City about 20 years ago. The sliver lot was never officially transferred to Mr. Fleury, he will be paying \$442.50. The other applicant is a local LLC who will create a driveway and use the land as a side-yard, they will be paying \$2,655.00 as non-owner-occupants.

Board members were concerned about a telephone pole that may need to be moved in order to develop a curb cut. Board members wanted to make sure notice is sent to the buyer. Evan would be happy to make that call to inform the buyer.

Neil asked about the area, what ward is this property in? Evan told the Board this is Ward 3 and Alder Hurt had been contacted. LCI looked at developing a property at this site, and other uses, but development wasn't possible. There is limited parking on Stevens Street and the property at 28 Stevens Street is being renovated from a single-family property to a two family so more off-street parking is very beneficial.

A motion was made by Alder Santiago to approve the sale subject to informing the buyer that the cost of moving a telephone pole will fall upon the buyer, seconded by Neil Currie. A roll call was taken, all were in favor, approved unanimously.

Meeting dates for 2022-2023

As part of the best practices for Boards and Commissions, Attorney Pinto has advised staff to make the meeting dates an action item. There was some discussion about canceling dates due to holidays in 2022. Evan told the Board we have historically posted our dates at the town clerk's office and canceled the meeting when there is a conflict. Our Regular meeting is the 4th Wednesday of each month. We can hold Special meetings as needed. Members agreed to leave the dates as presented.

A motion was made by Alder Santiago to approve the dates for 2022, seconded by Neil Currie. A roll call was taken, all were in favor, approved unanimously.

Nomination of Officers for 2022

Evan told the Board that nominations occur tonight, and the election will be held at the annual meeting in January. There is a chair position and a vice-chair. Neil asked about reappointment of members. Evan will inquire to Arlevia. Evan noted that Board members can sit until they hit their term-limit, the "10-year maximum rule" imposed by the Charter if new members are not appointed to the Board.

Neil nominated Seth for Chair and it was seconded by Alder Santiago. Seth accepted the nomination.

Neil nominated Pat for vice-Chair, seconded by Seth. Pat can accept the nomination at the next meeting. Attorney Pinto conformed that if Pat declines the nomination a motion can be made from the floor to nominate someone else.

Staff will follow up on new appointment to the LCI Board.

Old Business / Discussion

Seth noted that Nadine asked about the purview of this Board at a previous meeting and given that Arlevia is not present tonight he would like to hold off and discuss this topic at our next meeting, Board members agreeded.

Evan told the Board the PAD guidelines are being reviewed by the Development Administrator. Staff hope for them to go to the PAD Committee in January or February 2022 for further review.

Neil asked that staff bring the enabling legislation about the Community Development Agency and Urban Homesteading Agency referenced within the LCI legislation (Section 21-25 et. seq.). Neil would like to have the State of Connecticut Regulations that dictate the power of the LCI Board within this context. Attorney Pinto will do the research and share this information at our next meeting. Nadine is also interested in our power within this context.

A motion to adjourn was made by Nadine Horton, seconded by Seth Poole. Role Call was taken, all were in favor, approved unanimously.

Adjourned at 6:53 P.M.