

LCI Board Special Meeting Minutes
November 18, 2020 (Via Zoom)

PRESENT: Timothy Yolen, Neil Currie, Seth Poole, Hon. Delphin Clyburn, Arlevia Samuel, Evan Trachten

Absent: Hon. Ernie Santiago, Patricia Brett

Meeting called to order at 6:06 P.M.

Review of LCI Board meeting minutes from September 23, 2020. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie, Approved unanimously

New Business

388 Blatchley Avenue

Evan told the Board that the City proposes to dispose of this sliver lot to the two adjacent property owners. One applicant is an owner occupant (Montalvo / Reyes) and pays \$0.25 per square foot for their 1742.5 sq./ft. portion (\$435.63). The other applicant does not live on site and will pay \$1.50 per square foot per the Guidelines for an equal sized portion and the purchase price will be \$2613.75.

Evan told the Board LCI demolished a property at this site that could not be rehabilitated. The parcel is a sliver lot. The Alder (Decker) supports the sale per the PAD Minutes. Off street parking is needed on Blatchley Avenue because it's a dense neighborhood and a narrow street. This is a straightforward sliver lot disposition. Alder Clyburn said she will support the Alder if he approves this disposition. Alder Clyburn has issues in her ward with some investment properties so when she hears the owner does not live on site that can be a concern to her (based on what happens in her ward).

Tim made a motion to approve the item, seconded by Alder Clyburn, Approved unanimously

627 Washington Avenue

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owner 623-625 Washington Ave, LLC. This is a corner lot so developing a structure is difficult due to it having two front yards. This is also a busy street with limited open space or parking. This parcel will be used as a yard area. The PAD Committee approved this with the condition that no parking is permitted on this parcel do to Zoning regulations about front yard parking. There is a letter of support from Alder Rodriguez.

The property owner owns 623 Washington Avenue as well as 615 Washington Avenue. All of the tenants from both properties park at 623 Washington Avenue and this will create open space for the occupants to enjoy as a yard / play space. Neil told the Board he is concerned this lot will eventually be used for parking, what safeguards exist to ensure compliance? Evan told the Board the LDA would restrict the use. Legal action could be taken but that would be unlikely. The City does enforcement and if this came to

our attention we could send a letter based on the LDA or Zoning. LCI could send a violation letter, a lawsuit may be needed if compliance was not achieved based on a letter.

Alder Clyburn talked about enforcement issues in her ward. She walks her ward and sees violations that need to be addressed and LCI is not able to resolve every issue about front yard parking. Evan explained front yard parking is an issue, a lot of people are home during the pandemic and LCI sees this as a trend. Zoning enforcement is coordinated by Jim Turcio. LCI assists and we do send some letters (zoning / anti blight) to address front yard parking. We don't like front yard parking it's unsightly. It's been tough for Alder Clyburn to get resolution for some issue in her ward.

Evan noted that this lot has attracted a lot of illegal dumping over the years. This sale will put it back on the tax rolls. Seth noted that the Google aerial view shows 6 cars parked on 623-625 Washington. Alder Clyburn made a motion to approved. There was a second and further discussion. Tim wanted to make sure the LDA would restrict parking, Evan said it would. Seth asked if there was parking for the adjacent parcel on King Place, Evan told the Board it had a driveway and parking, and due to City Planning considerations we don't typically split parcels in odd shapes we try to maintain the lot lines.

Neil pointed out he sees a curb cut and a gate on this parcel via Google Street view. There was discussion about why there is a curb cut here? Evan told the Board when areas receive new sidewalks the engineering department plans ahead and assumes development may occur on certain parcels. Neil offered a friendly amendment and Alder Clyburn agreed to modify the previous motion.

Neil Currie made a motion to approve the item with the condition that a no driveway may be placed on this parcel and no parking is permitted on this parcel, seconded by Alder Clyburn, Approved unanimously

LCI Election

Evan talked about the Election. Corporation Counsel said it was property noticed. Alder Clyburn asked about the rules for an election. Evan told Alder Clyburn the meeting has been noticed. A motion was made to hold the vote because it was noticed. The LCI Board bylaws were not violated. We also put the Election on this agenda so if the Board wanted to revote tonight, or a future meeting notice of this matter has been posted. If we have a quorum in attendance the powers of the Board are vested in its members. Seth noted that Alder Santiago has not been in attendance frequently, Alder Clyburn said that Alder Santiago had been dealing with some issue and she too had been away taking care of family. Alder Clyburn understands that a full Board is not required to hold the LCI Board Election, only a quorum is needed. Seth Poole said that he too had reviewed the LCI Bylaws concerning the election.

Alder Clyburn also asked about members terms. Why did Mary Wadley's term end. Evan said she was not reappointed because hit her term limit (10 years). Her reappointment was given leave to withdraw. Evan was advised by the Board of

Alders Aldermanic Affairs committee staff person that an expired term plus a leave to withdraw effectively takes a person off a board unless the bylaws state otherwise. Alder Clyburn thought there was a past practice that allows members to stay on the Board. Seth said the LCI Bylaws need to be updated.

Alder Clyburn also asked about the sale of 261-265 Starr Street. Why did this item not return to the LCI Agenda?

Evan told the Board this item was approved by LCI Board and sent to the Board of Alders (BoA). The BoA took no action. This item does not come back to LCI to be reconsidered because there are changes to this proposal, thus it is a new proposal and must restart the disposition process (it is essentially a new proposal). This item was approved at LCI Board and discharged to the BoA. This sale has come to LCI several times and per the Guidelines it must be sold to a Church at fair market value as it was proposed the last time it was on our agenda. Alder Clyburn said a Church member submitted info to Serena and thought it would be on our agenda. Alder Clyburn said a letter was submitted with this information. Evan recalled a spreadsheet of values but not backup info. Our guidelines require a sale at fair Market value because the applicant is a religious organization. Neil Currie thinks this violates Federal law (RLUIPA) and we need to revise the guidelines and put them on our agenda immediately. Seth said we need to come into the 21st century and deal with Disposition Guidelines and the LCI bylaws.

Seth congratulated Arlevia Samuel on becoming the LCI Director and looks forward to working with her. Alder Clyburn congratulated everyone for their positions. Arlevia thanked the Board and is glad to be back on the Board (as the LCI Director)

Motion to adjourn by Alder Clyburn , second by Neil, All were in favor, meeting adjourned 7:03PM.