

PAD MEETING MINUTES
November 20, 2019

PRESENT: Carlos Eyzaguirre, Economic Development; Clay Williams, Business Development; Jenna Montesano, City Plan; Maurine Villani, Tax Office; Frank D'Amore, LCI, Arlevia Samuel, LCI Hon. Gerald M. Antunes, BoA

Absent:; Hon. Frank E. Douglass, Jr., BoA;

Meeting called to order at 4:15 PM

A motion to approve the PAD meeting minutes for the September 18, 2019 was made by Clay Williams and seconded by Alder Antunes, minutes approved unanimously.

New Business

308 Dixwell Avenue

Frank explained the City is proposing to purchase the vacant church building for \$190,000. Slightly above the appraised value. A brief discussion from Arlevia and Frank about the overall plan for the Dixwell corridor between Broadway and Munson Street. Arlevia gave a brief overview of the plan to revitalize the corridor with a zone change. Jenna gave a brief overview of the zone change while Frank express the importance of site control by purchasing the vacant properties through LCI acquisition. Arlevia discussed the potential use for the site may be a daycare and Alder Antunes raised the concern for parking which the site lacks. Frank explained the city has site control on the two adjacent properties one being a surface parking that will provide the necessary parking (if need be) in the future development. Alder Antunes expressed concerns about the price being higher than the appraised value. Clay shared some insight on how parcels within the newly designated opportunity zones have increased the interest of investor to take advantage of any federal funds available. Frank explained in order to compete for these parcels the City has to also be willing to pay slightly above current value. Arlevia explained the original asking price was even higher than what the city finally agreed to.

A motion was made by Clay Williams to approve the proposal, seconded by Jenna Montesano, Approved unanimously.

151 Rosette Street

Frank explained the City proposing to sell this two family house for \$ 10,000. Frank explained the property is in deplorable condition and that the proposed buyer has the where withal to rehab the property and sell to an owner occupant. Frank explained National Constructions owner operator is a hands on contractor who works and oversees all of their projects. Frank explained that the contractor has done other LCI projects and has been successfully completing them in a timely manner. Alder Antunes wanted to be sure that the owner occupant restriction was for 5 years as

proposed. Frank explained that it would be and only in a rare case would LCI deviate from the restriction and allow an owner to rent while the property is pending sale. Alder Antunes also questioned the price in which Frank explained the price was negotiated internally and the cost for rehab and the potential end value was in line with what the area can dictate for a possible sale.

A motion was made by Clay Williams for the approval of the proposal, Seconded by Maurine Villani, Approved Unanimously.

601 Sherman Parkway

Frank explained that the city is proposing to sell this single family property for \$15,000. Frank explained that this property was very similar to the previous in which the National Construction was proposing the same type of scenario for Sherman Pkwy as it was for 151 Rosette St. However, the occupancy requirement for 601 Sherman Pkwy was for 10 years. All other similarities were the same including the condition of the property and how the price was negotiated.

A motion was made by Clay Williams for the approval of the proposal, Seconded by Maurine Villani, Approved Unanimously.

Meeting Adjourned 4:35 P.M.