

LCI Board Special Meeting Minutes
February 1, 2021 (Via Zoom)

PRESENT: Seth Poole, Hon. Delphin Clyburn, Patricia Brett, Neil Currie, Timothy Yolen, Evan Trachten

Absent: Hon. Ernie Santiago, Arlevia Samuel

Meeting called to order at 5:20 P.M.

Review of LCI Board meeting minutes from November 18, 2020 Special Meeting. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie (Approved Pat Abstained because she was not at the meeting).

New Business

83 Butler Street

Evan told the Board that the City proposes to sell this lot to NHS who will develop a two-unit owner occupied property with a minimum 5 year occupancy period. NHS has a great track record finishing projects. This item is in Alder Clyburn's ward. Alder Clyburn praised NHS for their work. They pay \$2000 (\$1000 per unit) as a non-profit housing project.

Evan told the board this is a good lot to develop with 50' of frontage and over 4000 square feet. The legal address is 83-85 Butler street. Neil asked to see the a map on the screen because the packet's map is blurry. Several parcels have been sold to NHS that are referenced in the letter of support from Alder Clyburn. This lot was inadvertently held back and is not being sold to NHS.

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

72 Goodyear Street

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owners who are both LLC's. This lot is also in Alder Clyburn's ward. Evan talked to the property owner of 74 Goodyear Street recently who is currently renovating the house. Alder Clyburn has concerns about how messy properties look. The owner informed Evan that on-going construction will continue for a few months. The debris will be cleaned up shortly. Alder Clyburn expressed that people need to keep their properties clean and maintain them too. This is a small lot being split with each applicant paying \$1.50 per square foot so each applicant pays \$2,286.75. The total lot is 25' X 125'. Each applicant will get 12.5' of frontage and 125' deep.

Alder Clyburn expressed concerns about LLC's in her ward keeping the properties clean and managing their tenants. She wants safeguards and stipulations for a sale like this. The owners need to maintain their properties, keep the area clean, and keep their yards clean. Pat asked who will clean up the tree debris that is currently on

the sliver parcel. Evan told the Board that LCI will remove the branches. Seth reminded the Board LCI can fine property owners under the Blight code when they do not maintain their properties.

Neil asked about who are the members of this Lionheart LLC? Evan went to the Secretary of State and displayed the information. Neil wanted to make sure he did not have a conflict of interest. There is no conflict based on the members listed with the Secretary of State.

Evan told the Board that this land will be used as off-street parking and yard area. These parcels are small and will benefit from the extra yard area. Pat Brett also echoed Alder Clyburn's concerns about maintaining yards clean and littler free to create a clean neighborhood that is safe for families and children. What stipulations can we add as safeguards to make this a driveway? Evan explained that the LDA requires compliance with all applicable codes. Pat wants to make sure these concerns are in the minutes and approval. Board members want to make a stipulation that this land will be paved to create a driveway. Neil talked about being consistent with our sliver lot sales and not stipulating paving on this sale because we have not done it on previous sales. Pat asked how much time applicants have to make improvements, Evan said 18 months. Pat would like the applicants to be bound to this timeline. Tim told the Board that as a Board we can require paving to make a driveway..

Pat Brett made a motion to approve the item with the condition that the owners pave the driveway by August 2022, seconded by Tim Yolen, Approved unanimously

558 Winchester Avenue

Evan told the Board this is a proposed acquisition of a vacant 3 family property for \$155,000. LCI has developed several homes in this area as part of a homeownership project. This parcel would be added to our second phase of the Winchester Thompson Home ownership project. The property is adjacent to two City owned lots at 552 Winchester Avenue and 136 Starr Street. LCI may demolish this property, the final decision has not been made. This will give the City site control.

All of the units built will be deed restricted for 30 years. There will be homeownership and affordable rental units in structures being built. Evan noted that adding this cost to our total development budget does not greatly increase our development costs when spread out amongst all the new properties. There is a community benefit from this development and the area has been greatly improved by LCI's development. The change is here. If LCI does not acquire this property investors will purchase this property. Neil asked about the large lot across the street, Evan told Neil that houses have already been built there. Neil hasn't driven down this block and seen the new homes yet. Neil also confirmed that all structures will be sold to owner occupants and there are deed and income restrictions. Both the sale and the rental will be deed

restricted. Neil mentioned academic studies that show these restrictions do not allow for as much income for the owner. Neil lives in a house that has a deed restriction. This does limit ones wealth creation over the long term. Evan noted the restrictions arise from the funding source which LCI uses to develop these properties. LCI rolls over funds from the sales to build the next phase of our development. Alder Clyburn is grateful that something is going to happen at 558 Winchester Avenue. Neil noted the property is an eye sore.

A motion to approve the Acquisition of 558 Winchester Avenue for \$155,000.00 was made by Alder Clyburn, seconded by Neil Currie, approved unanimously.

LCI bylaws and PAD Guidelines

Seth told the Board that we are not at liberty to change the PAD guidelines and there is a process. We could review a term or discuss a section or topic at each future meeting. We will leave this topic on our Agenda and start at page one and spend a few minutes at each meeting reviewing.

Neil noted that these Guidelines are passed down and mentioned that there are serious issues with the guidelines and he has some recommendations. He proposes eliminating the three paragraphs beginning with "Note on Sales to Religious Organizations". Evan had Corporation Counsel review RLUIPA and all sliver lot sales treat Churches as a non-profit. Neil wants to remove the any reference to Religious Organizations being treated differently than any other non-profits.

Evan told the Board that the process to revise the PAD Guidelines starts at the PAD Committee after City staff propose changes and we are happy to have suggestions from our Board before we begin the formal process. Next, the changes go to the City Plan Commission, then to LCI Board, and finally to the Board of Alders for final approval. Neil told the board that the guidelines are still relevant, and he doesn't recommend making any other changes to the Guidelines or the current pricing.

Neil Currie made a motion that the PAD Committee & Planning Committee review and revise the Dispositions Guidelines (PAD Guidelines) and remove the 3 paragraphs treating Religious Organizations differently than any other non-profit organization in the City of New Haven, and still allowing the City to sell buildable lots to non-profits for deed restricted housing at \$1000.00 per unit, Seconded by Pat Brett, Approved Unanimously. (*reference note: Removing gender from the PAD Guidelines occurred a few minutes later in a separate motion)

Seth would like to make the LCI Bylaws gender neutral. Seth would like to add a virtual platform for attendance. Members agreed that was a good idea. Neil questioned where to add this new virtual attendance, in Article IV., between Section 6 and 7. Seth noted that process to amend the bylaws requires us to vote tonight and again at the next meeting.

Seth Poole made a motion to change the gender language to gender neutral and to permit virtual meetings under the bylaws, seconded by Clyburn, All were in favor, Approved unanimously. (The bylaws will be updated and shared at the next meeting for final vote).

Neil noted that the Disposition Guidelines need to be updated to gender neutral, Alder Clyburn made a motion to change the gender language, Seconded by Pat Brett, All were in Favor.

Evan told the Board to use See Click Fix for the snow storm. If people need help or you can help others. Don't stick your hand in a snow thrower. Seth told everyone to use the stick that come with the snow thrower and do not blow snow into the street.

Seth Poole made a motion to adjourn, Second by Alder Clyburn All were in favor, Approved unanimously.

Adjourned at 6:05 P.M.