

PAD MEETING MINUTES
July 18, 2018

PRESENT: Hon. Gerald Antunes, BoA; Evan Trachten, LCI; Steve Fontana, Economic Development; Clay Williams, Business Development; Nate Hougrand; City Plan, ; Maurine Villani, Tax Office

Absent: Hon. Frank Douglass, Jr., BoA

Meeting called to order at 4:04 PM

PAD meeting minutes for June 20, 2018 were approved unanimously

New Business

310-312 Dixwell and 777 Orchard Street

Evan explained that the City proposes to acquire this former dry cleaners and land for \$150,000 for site control. The City plans to do some mixed use redevelopment on Dixwell Avenue. Alder Antunes questioned which ward these parcels in, Evan told the committee this is ward 21 (Steven Winter's ward). Nate mentioned that the cover sheet listed the zone as RM but it was a split zone with a BA Zone, Evan will make a correction.

A motion was made by Clay Williams to approve the proposal, Seconded by Steve Fontana, Approved unanimously.

59 Elliott Street

Evan explained that the City proposes to dispose of this vacant two family property to Gemma Lumpkin. This property has sat in our portfolio for some time with little interest. We were approached by a New Haven resident to do a negotiated sale for \$10,000 and the applicant will keep it as a rental, but may sell it as well. Evan noted a typo on the cover sheet for the price but verified that the proposed price is \$10,000. It's a small two family that may have been a church in the past. Evan noted that the City got this property because there were no bidders at the auction and given the strength of the real estate market it was not a desirable investment if the City acquired the property. Evan noted that he had talked to the alder about this sale. **A motion was made by Maurine Villani to approve the proposal, Seconded by Alder Antunes, Approved Unanimously.**

342 Grand Avenue.

Evan explained that the City proposes to dispose of this single family property to the Fair Haven Community Health Center for \$2,000. The City acquired this property through a tax foreclosure and the health center would like to expand their office and campus footprint. The City is accepting a low price because of the public benefit and because of the fact that the applicant will likely spend \$200,000 to rehabilitate this property. They inspected the building but because it was full of debris the full scope of the work has yet to be determined and there are many potential unknowns at this time (lead, asbestos, construction scope). Evan contact the Alder (Alder Crespo) who was supportive. Evan also noted that this property was condemned, and the basement was full of sewage, there was an article in the New Haven Independent. Board members asked about parking and it was noted that the clinic has parking and there is some parking at this site.

A motion was made by Clay Williams to approve the proposal, Seconded by Steve Fontana, Approved Unanimously.

Old Business

551 Winchester Avenue and a Portion of 108 Starr Street

Evan explained that there was a typo on the previous agenda and this item was re-noticed to correct the address as listed today. It is the same proposal.

A motion was made by Clay Williams to approve the proposal, Seconded by Steve Fontana, Approved Unanimously.

Meeting Adjourned 4:16PM