

PAD MEETING MINUTES
August 17, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office;

Guest: Allen McCollum

Meeting called to order at 3:11 PM

A motion to approve the PAD minutes from July 20, 2022 was made by Clay Williams, seconded by Steve Fontana, minutes approved unanimously.

New Business

44 Brewster Street and 173 Ivy Street Acquisition

Evan told the committee the City is proposing to acquire these lots for up to \$150,000 to be used in conjunction with 188 Bassett Street which is a City owned building. The City is planning to move Adult Education to 188 Bassett Street and needs more parking. The City is still negotiating the purchase price with the owner. Evan reached out to Alder Avshalom-Smith and he supports the acquisition. Alder Antunes asked if Evan had talked to the Board of Education because he heard they didn't want to move to this site. Evan has not discussed this with the Board of Education.

Evan told the committee that if Adult Education does not move to this site, the acquisition of this land will still benefit the City because 188 Bassett Street needs additional parking. The City has acquisition funds for the land. There are federal funds to support the renovation of 188 Bassett Street for the Adult Education project. Alder Festa asked who is the owner? Evan said Brack Poitier is the owner. Steve asked about 218 Bassett St, does the City have rights to park there? Evan didn't know. Alder Antunes asked, if the plan didn't happen, would the City have 2 building lots? Evan said the City would have a 30,000 square foot lot to develop. The imputed value of the lot is more than our proposed purchase price. Evan thinks this is a good investment and we need to gain site control. The properties are in tax foreclosure and all taxes will be paid by the seller at closing. Evan believes the land is worth about \$6 per square foot and the lot is 30,000 square feet. Evan said eminent domain was an option, but the City preferred to do a friendly acquisition. We are trying to tee this up, the deal isn't set as of now. If we had a land bank, we might be able to purchase the property at a foreclosure sale. Alder Festa asked, what if we had a land bank? Steve told the committee the Board of Alders would establish rules for the land bank and a process to acquire properties. Steve said this is a smart acquisition and will enhance the value of 188 Bassett Street. It makes the site more attractive and this is a great opportunity in terms of an economic development opportunity. It was noted this will save the City money in the long run by not leasing a site for Adult Education.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously

48 Grant Street Unit #2, 39 Grant Street, 239 Ella Grasso Blvd, 0 Plymouth Street

Evan told the committee this proposal was before the PAD Committee last month, but we added an additional piece at 39 Grant Street. There was also a notice issue in the previous agenda, the buyers name was incorrectly listed. LCI has been in discussion with the applicant for

several months about this project. The City owns a condominium unit that represents 22% of the building at 48 Grant Street, the applicant owns the other unit that is 78% of the structure. The City owned unit previously housed a Hill Health wellness program that is no longer on site. The City is proposing to sell the condo unit along with vacant land at 39 Grant Street, 239 Ella Grasso and 0 Plymouth Street for \$350,000. The City will also release liens on the building that total \$113,690. The liens on the building predate the applicant's ownership of this site. The applicant will redevelop this site with residential units and the inclusionary zoning ordinance will apply to this project. There are some initial conceptual drawings and planned phases to this project. Evan asked the developer Allen McCollum to go into detail.

Allen McCollum told the committee he plans to rehabilitate the existing structure as senior housing for the most part. The project will be done in phases. In phase one the existing structure will be rehabilitated. He is hoping to make this a "green" project and that will be a great asset to the community. The project will make this area more residential and less industrial. In future phases, new construction is proposed and there are several options for further development.

Evan told the committee it is a great opportunity for the City to get out of the building. The development can be a PDD or go through the zoning process. PAD would be signing off on the sale and a full review of the redevelopment will occur by City Plan and, or, the BoA in the future.

Clay Williams asked what will 39 Grant Street be used for? Allen told the committee it will be open space with seating and lighting. Alder Festa asked for clarification about the use as mostly senior housing, what level of affordability? Allen said it will be between 5% affordable and 20% affordable. Alder Festa also asked about the lien? Evan said the City conducted a demolition and several repairs years ago when Hill Health as the occupant of our unit. The lien predates Allen's ownership. The City made repairs so Hill Health could stay in the building, normally a tenant would pay for the repairs but because the program benefited the public, the City stepped in to assist Hill Health. Alder Festa wanted to make sure a development occurred. Allen assured the committee a development would occur. Allen will assume full responsibility. Evan said over the last 10 years LCI has a good track record of making sure projects move forward. This development will enhance the area which is currently blighted and put the properties back on the tax roll.

Alder Antunes noted this isn't senior housing for 65 and over, this is for 50 and over. Alder Antunes noted there were some problems with 50 and over housing at other sites across the City. Evan summarized the proposal; sell these parcels for \$350,000 and release all liens, the site will be redeveloped in phases starting with the existing structure. The ground floor may remain a business use. The property will be back on the tax rolls. The property will be subject to inclusionary zoning. Alder Antunes asked if any of the buildings will be razed? Allen said no.

A motion was made by Clay Williams, seconded by Alder Festa roll call was taken, approved unanimously

139 Frank Street

Evan told the committee LCI is proposing to sell a strip of a sliver lot to Bavaro Properties, Inc. who owns 141 Frank Street. They do not have any off-street parking. The City owns two lots, 137 and 139 Frank Street. After we chop off 12 feet of 139 Frank Street the remaining lot at 137-139 Frank Street will have 54 feet of frontage and 116 feet of depth. LCI plans to sell the remaining lot to Neighborhood Housing Services as a building lot. The buyer will pay \$1.50 per square foot as a non-owner-occupant. There are two houses at 141 Frank Street and the occupants will greatly benefit from having off-street parking. Nate wanted to confirm a building lot will result when combining the remaining portion of 139 Frank Street with 137 Frank Street. Evan confirmed a building lot would exist after a portion of the lot is sold. **A motion was made by Alder Antunes, seconded by Nate Hougrand, roll call was taken, approved unanimously**

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since his last update in July. LCI was preparing to submit proposed changes for committee review at the beginning of 2022. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alders via the PAD process contained the Emergency Order. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur but due to other more pressing matters where hasn't been any movement.

More information will be shared in the future. This item will remain on our agenda. The proposed changes are minimal.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor.

Meeting Adjourned 3:49 P.M.