

PAD MEETING MINUTES
March 20, 2019

PRESENT: Steve Fontana, Economic Development; Clay Williams, Business Development; Jenna Montesano; City Plan, Michelle Carfora, Tax Office; Hon. Frank E. Douglass, Jr., BoA, Evan Trachten, LCI;
Absent: Hon. Gerald M. Antunes, BoA;
Guests: Carlos Rodriguez

Meeting called to order at 4:03 PM

A motion to approve the PAD meeting minutes for January 16, 2019 was made by Alder Frank Douglass, Jr. and seconded by Steve Fontana, minutes approved (Jenna Montesano abstained)

New Business

455 Greenwich Avenue

Evan explained that the City proposes to sell this building lot to Carlos Rodriguez for \$15,000. The applicant would like to construct a mixed-use building and operate his food truck business from this location. The applicant is attending this meeting and is happy to answer any questions. The applicant has budgeted about \$300,000 to develop this site. LCI has reviewed the development costs and we are confident this structure can be developed within the proposed budget. The applicant purchased a home around the corner on 1st Street and is an owner occupant in the neighborhood. The applicant met with members of the Hill South Management Team beginning last summer and has been given a letter of support to develop this site as a mixed-use building (business use on ground floor and 2 apartments upstairs). The applicant told the committee the apartments would be affordable and nice and add to the community. No taxes are currently being collected on this parcel.

Evan told the committee that this lot is adjacent to a commercial zone and the zoning lot line touches this parcel. The character of the area is business (BA Zone) although it currently is zoned RM-2. The applicant has been working with the Alder and the community since August 2018. Clay Williams asked about the budget looking a little tight, would the applicant have access to additional funds if needed, Mr. Rodriguez didn't think that would be a problem, Evan added that LCI staff have reviewed the proposed development costs and they are over budget in nature and already factor in extra costs for the project. Clay also asked about conditions to access funding from Start Bank, Mr. Rodriguez told the committee that he needs site control and to have money in the bank to get the loan. He will be putting down about 30% on this commercial loan. Clay also asked if the senior loan officer had reviewed this file and Mr. Rodriguez told the committee he was not sure, but he had worked with John DeStefano and other staff and they told him things look good.

Evan told the committee this sale would be subject to zoning prior to closing. Steve Fontana told the committee he knows Mr. Rodriguez personally and professionally and he has an award-winning food truck. He is a high-quality individual and has engaged the community. His ability to put down 30 % on the proposed financing speaks to the applicant's ability to do this project. Steve supports this matter.

Jenna Montesano told the committee based on current zoning the applicant will need a variance for the use and the setbacks as proposed. This lot is abutting a BA zone so there may be an opportunity to rezone this lot. It seems reasonable to rezone given the factors that must be met for a zone change. A zone change can take several months.

A motion was made by Clay Williams to approve the item subject to Zoning prior to closing, Seconded by Alder Douglass, Approved Unanimously.

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

Meeting Adjourned 4:15 P.M.