

LCI Board Meeting Minutes
August 24, 2022 (Via Zoom)

PRESENT: Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Evan Trachten (LCI staff)

Absent: Patricia Brett, Arlevia Samuel (Executive Director) Michael Pinto (Office of Corporation Counsel)

Guests: None

Meeting called to order at 6:20 P.M.

**Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago
Nadine Horton, Seth Poole**

Review of LCI Board meeting minutes from April 27, 2022. A motion to approve was made by Nadine Horton, seconded by Seth Poole, roll call of members was taken, approved unanimously.

New Business

885 Congress Avenue

Evan told the Board LCI proposes to sell this sliver lot to Jonathan Tirado who is an owner occupant next door at 889 Congress Avenue. The applicant will pay \$0.25 per square foot. The lot is about 3000 square feet. The area will be used for parking. This land has been used for parking for many years. LCI did not offer the land to the commercial building next door because this land serves as a buffer area between the properties. The commercial building owns a few feet of land next to the lot, so they have access if needed. The lot is 35' X 80' so building a house was not optimal. Evan discussed this sale with Alder Rodriguez who was supportive.

Alder Santiago asked if there was an existing curb cut? Evan said there was a curb cut because this area has been used for parking for many years.

A motion was made by Alder Santiago, seconded by Alder Furlow, approved.

27 Frank Street

Evan told the Board LCI proposes to sell this vacant property to NHS for \$1,000. The property will be rehabilitated and sold to an owner occupant. NHS has rehabilitated a few homes on Frank Street in past years. This property lacks a driveway but there is on-street parking. The house is quite small. Jim Paley of NHS recently updated LCI about NHS's current development activities last month.

LCI has owned this property for a few years and it's good the City is selling it because of its poor condition. Homeownership will help the block.

Selling the property is a good idea because a demolition is costly. NHS as a proven track record rehabilitating property. Alder Santiago wanted to confirm this is a single-family property, Evan said it was one unit. Nadine asked about the front door location. Evan said the door is located on the left side of the house.

A motion was made by Nadine Horton, seconded by Alder Furlow, roll call was taken, approved unanimously.

28-50 Thompson Street

Evan told the Board this is another proposal to sell NHS vacant land for \$2,000. NHS will develop a two-family property. Merging two sliver lots at this location will create a building lot. Alder Winter supports this proposal. This is a good reuse of the vacant land. LCI built homes in this area and NHS's efforts will compliment the investment LCI has made in the area.

Nadine asked if there will be off-street parking. Evan told the Board there would be off-street parking. The development will also increase the tax base.

A motion was made by Alder Furlow, seconded by Nadine Horton, roll call was taken, approved unanimously.

15-17 Winthrop Avenue

Evan told the Board this is another proposal to sell NHS vacant land for \$2,000. NHS will develop a two-family property. Merging two sliver lots at this location will create a building lot. The neighbor has been utilizing some of this land for parking but building a house takes priority over parking. The site is centrally located and is close to the hospital and many parts of New Haven. Alder Santiago noted the current fencing of the lot connects the land to #13 Winthrop Avenue. Evan said the property is City owned and the neighbors have been utilizing some of the land for parking. Nadine asked about the future driveway. NHS will likely develop a driveway to the right side of the lot and may grant an easement to #13 Winthrop Avenue. The off-street parking will be behind the future house at 15-17 Winthrop.

A motion was made by Alder Santiago, seconded by Nadine Horton, roll call was taken, approved unanimously.

Old Business / Discussion

Nadine reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Seth said we would keep this on the agenda and discuss at a future meeting when more members are present.

PAD Guidelines / Discussion

Evan told the Board that no movement has occurred since his last update. 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. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines and the elimination of the Emergency Order letter from the Mayor. Further conversations need to occur.

More information will be shared in the future. This item will remain on our agenda.

A motion to adjourn was made by Nadine Horton, seconded by Alder Santiago. Roll call was taken, approved unanimously.

Meeting adjourned 6:56PM