

LCI Board Minutes

July 22,, 2009

PRESENT: Frank Redente, Michael Fimiani, Ruben Taylor, Marlene Napolitano, Timothy Yolen, Frank D'Amore, Evan Trachten

Meeting called to order at 6:08 p.m.

Review of LCI Board meeting minutes for February 25, 2009

Approved Unanimously

Action Items

252 Dixwell Avenue & 256 Dixwell Avenue

Evan Trachten stated that LCI is proposing to sell 252 Dixwell Avenue to Wash House Laundry, LLC and to lease the lot at 256 Dixwell Avenue to the same applicant. The sales price is \$55,000 for the building and the lease will cost \$1 for 20 years with an option to renew for an additional 20 years for \$1. The lease is due to a potential environmental issue due to a prior use which would trigger the Transfer Act, therefore we are proposing an assignable lease. The applicant currently operates a laundry business on Route 80 in the Green Giant Plaza and wishes to expand / create a new business.

The applicant will have well over \$100,000 in taxable personal property plus the real estate tax on the building. No tax will be levied on the lot due to the lease. The applicant appeared before the management team and there seems to be a need for a Laundromat and the Alderwoman and Management Team are in support of this sale.

Chairman Yolen raised several scenarios and “what if” questions and the Board members were satisfied with the responses by staff. Lastly, the issue of the price was raised and staff noted that the field card showed a prior sale to Dixwell Renaissance, LLC for \$35,000 and given the current condition of the property the current proposed sales price of \$55,000 was a fair price given the investment that the applicant will make (the applicant will spend about \$750,000 on this project between rehabilitation and machinery).

Chairman Yolen raised issues about the Land Disposition Agreement (LDA) and voiced concerns about the type of language and controls that the LDA and lease need due to the nature of this deal (commercial sale / leasehold agreement). Chairman Yolen wants to make sure there is oversight on this LDA because of the fact that there are many lawyers at the Office of Corporation Counsel, “there are good, and better” lawyers and for that reason, an outside review is needed by a competent counsel (ie. Atty. Yolen).

Approved unanimously subject to the condition that Attorney Yolen review and approve the LDA and lease, and notify the LCI Board members that the LDA / lease address his concerns prior to closing and conveyance to the applicant.

There was some discussion after moving the action items:

***Sliver lot amendment was approved permitting sliver sales for \$1.00 for the next 18 months**

***Vacant buildings owned by banks / LCI tracking of management of vacant buildings**

Meeting adjourned at 6:43 PM