

## LCI Board Minutes

**July 28, 2010**

**PRESENT:** Timothy Yolen, Hon. Delores Colon, Marlene Napolitano, Reuben Taylor, Gregory Smith, Evan Trachten, Erik Johnson

**Meeting called to order at 6:12p.m.**

**Chairman Yolen welcomed our new member Gregory Smith  
Review of LCI Board meeting minutes for June 23, 2010   Approved**

### Action Items

#### **173 Butler Street**

Evan Trachten stated the City wishes to dispose of this vacant blighted 2 family house for \$23,000 to NASHDA, LLC. They will rehabilitate this property and keep it as a rental property. They are from New York and wish to invest in New Haven. Evan stated that the property was offered to several interested New Haven based developers, but none of them were interested due to the condition of the property. These applicants have never purchased property from the City. The City is getting top dollar for this property. The City's other option was a demolition at the cost of \$25,000 +, so it is in the best interest of the City to sell the property.

**Approved unanimously**

#### **2 Gilbert Avenue**

Evan Trachten stated the City wishes to dispose of this vacant 2 family property for \$25,000 to Antonio Arcos, who will be an owner occupant. The property was going to be sold to a non-profit, but they were not able to get financing to do the project. This property was tied-up for several years by this non-profit. Mr. Arcos had inquired several times about the property's status. He currently lives in the neighborhood and has family in the area. Mr. Arcos works and lives in New Haven. LCI and our non-profit partners have invested heavily in this area.

**Approved unanimously**

#### **88 Button Street**

Evan Trachten explained that Mrs. Mightly will be purchasing this sliver lot for \$1.00. She is an owner occupant. The property is not being split based on past sales and on the advice of City Plan. Evan provide a few examples of past "wacky splits" to justify the disposition. We feel this is in the best interest of the City. The Alderwoman supports this sale. **Approved unanimously**

#### **350 Poplar Street**

Evan Trachten stated the applicant is purchasing this entire sliver lot for \$1.00. The other neighbor is not interested. Sliver lot purchasers are eligible for 10 years of a tax freeze and then a 5 year phase-in (Urban Homestead Act). The applicant is an investor from Hamden who is currently rehabilitating the property and doing a fine job. Mr. Smith asked a question about Zoning and there was discussion about creating conforming lots when possible. **Approved unanimously**

## **75 Mill River Street**

Evan Trachten stated this sliver lot is being sold for \$1.00 to Mr. Santillo who is local investor. The other neighbor is an industrial building. City Plan agreed that this lot should stay residential. This sale will bring the applicant's property into Zoning conformity (frontage). The rear portion of the lot abuts the Mill River. The lot is narrow and long.

**Approved unanimously**

**Old Business:           None**

**A motion was made to adjourn, seconded, and all were in favor. Adjourned @ 6:45 PM.**