

## LCI Board Minutes

**October 22, 2008**

**PRESENT:** Ruben Taylor, Michael Fimiani, James Connelly, Marlene Napolitano, Frank Redente, Timothy Yolen, Frank D'Amore, Andrew J. Rizzo, Jr., Evan Trachten, Carl Amneto, Arthur Balenger ( arrived during the presentation of 89 Lilac Street)

**Meeting called to order at 6:07 p.m.**

**Review of LCI Board meeting minutes for July, 23 2008 Approved Unanimously**

**Election of Board Officers: Timothy Yolen was elected Chairman  
Frank Redente was elected vice-chairman**

### Action Items

**53 Truman Street-** Evan Trachten stated this sliver lot is being sold to the Wells' as owner-occupants in a CD eligible area at \$0.25 per square foot for a purchase price of \$1058.75 based on 4235 square feet for side-yard. There was some discussion about the LDA prohibiting the development of a stand alone structure because the applicants will own about 75' of frontage. The item was approved unanimously with the standard LDA sliver lot language after the discussion. **Approved unanimously**

**76 West Street** Evan Trachten stated that this sliver lot is being sold to the Anderson's for additional side-yard. They have already purchased one-half of the lot, but the other applicant failed to close on their portion after numerous attempts to contact them through the Office of Corporation Counsel. They are paying the owner-occupant price for a CD eligible area at \$0.25 per square foot for a purchase price of \$472.50 for 1800 square feet. **Approved unanimously**

**89 Lilac Street** Evan Trachten stated this entire sliver lot is being sold to Neighborhood Housing Services of New Haven Inc. (NHS), at \$1.00 per square foot, the non-profit price. They will use the lot as a driveway in conjunction with their adjacent property. The lot was offered to the other adjacent property owner but they did not respond to the certified letter so NHS will purchase the entire lot. Arthur Balenger arrived at the meeting before the vote. **Approved unanimously.**

### Discussion:

Arthur Balenger was introduced to the LCI Board members.

Andrew J. Rizzo, Jr., discussed the lien buyback from Strategic Lien Services of old Breen liens. Andy asked the Board to authorize him to act on this as well as to grant him

permission to modify the disposition guidelines and proposed to do two things: Give sliver lots away for \$0.00 / no consideration, and to permit the construction of additional units on sliver lots ( which is currently prohibited). Additionally, Andy said he would discuss other sliver lot disposition ideas such as modifying the abatement / deferral tax on Sliver lots. Staff will report back to the LCI Board. **A motion was approved to permit Mr. Rizzo to act upon the ideas discussed at this meeting with the Mayor and the Development members of the Mayor's staff.**

Andy also stated the was leaving his position as Executive Director of LCI and returning to the Building Department as the Building Official by the end of the year (2008).

**Meeting adjourned at 7:13 PM**