

PAD MEETING MINUTES
May 20, 2009

PRESENT:; Evan Trachten, LCI, Frank D'Amore, LCI; Christine Bonanno, Economic Development; Michael Pinto, Economic Development, , Velma George, LCI; Helen Rosenberg, Business Development; Rose Bradley- Vega, Tax Office

ABSENT: Alderman Gerald Antunes, BOA;. Andrea Jackson-Brooks, BOA; Steve Harris, City Plan

Meeting called to order at 4:19PM

PAD Meeting minutes for February 18, 2009 were reviewed and approved.

New Business

252 Dixwell Avenue & 256 Dixwell Avenue

Evan Trachten stated that the City of New Haven is proposing to sell the building at 252 Dixwell Avenue to Wash House Laundry, LLC for \$55,000 and to lease the lot at 256 Dixwell Avenue to Wash House Laundry, LLC for \$1.00 for 20 years with a renewal option for an additional 20 years for an additional \$1.00. This property was advertised as an RFP but there were no viable proposals and thus, the City of New Haven is selling this as a negotiated sale.

The applicant currently operates a Laundromat on Route 80 and desires to develop one at this site. There was discussion about why the City of New Haven is proposing to lease the lot and Mr. Trachten explained that there was a potential environmental issue at 256 Dixwell Avenue but because the lot is paved the issue may be encapsulated and a lease would not trigger the Transfer Act, but a sale of the property would. The applicant will have a vast amount of taxable personal property (well over \$100,000 of personal property), which will offset him not paying taxes on the lot at 256 Dixwell Avenue because it will remain city owned.

Approved unanimously

Meeting adjourned at 4:29 PM