

LCI Board Minutes
January 25, 2012

PRESENT: Timothy Yolen, Kevin Arnold, Marlene Napolitano, Reuben Taylor, Evan Trachten, Erik Johnson, Matthew Browning, Mary Wadley, Brian McGrath (guest)
Absent: Hon. Alfreda Edwards, Tina Jendrzewski, Hon. Dolores Colon, James Connelly

Meeting called to order at 6:05p.m.

Review of LCI Board meeting minutes for November 9, 2011 Approved Unanimously

Action Items

0 Edgewood Avenue

Evan Trachten explained this sliver lot is being split and the owner occupant Mr. Providence will be purchasing a larger portion of this land to create off-street parking. He will pay \$306 for just over 1200 Square feet. The other applicant 215 Edgewood LLC will pay \$1.50 per square foot and purchase about 800 square feet for \$1209. Evan explained that sliver lot maintenance and liability costs the City a lot of money and we try to sell them whenever possible. **Approved Unanimously**

0 Hillside Avenue

Evan Trachten stated the City wishes to dispose of this land through a negotiated sale to the estate of Joseph Esposito for \$8934 which represents all cost incurred by the City to foreclosure on this parcel plus the uncollected taxes as a side-yard while it was a city owned parcel (\$130 per year). Evan referenced a letter from Attorney Zullo about the history of this parcel. Evan explained there is no other reuse for this parcel give a home already exists on this parcel and in good faith the City needed to correct this matter. **Approved Unanimously**

86 Hudson Street

Evan Trachten explained that LCI is proposing a negotiated sale to the A&M Groundbreakers, LLC who has done a few rehabilitations in the last year. The developer lives in New Haven and rehabilitated a home on Townsend Avenue which they now occupy. This property was acquired by LCI through a tax foreclosure where there no bidders because the property is a very small single family what needs a lot of work. LCI showed this property to several potential applicants and this developer was selected based on the highest purchase price of \$10,000 and their track record for success. **Approved Unanimously**

208 Rosette Street

Evan Trachten explained that this is a sliver lot sale to Agadjan Karagozian who is not an owner occupant so he will pay \$1.50 per sq/ft for a purchase price of \$3375. Evan stated the cover sheet for this sale has been update to reflect this as the correct price. Originally the applicant intended to be an owner occupant. This land will be used as a side-yard area. The other half of the lot was previously sold the neighbor **Approved Unanimously**

Open Discussion:

Erik Johnson gave updates on several housing matters LCI is working on:

**Church Street South
477 Prospect Street
Putnam Street
494-526 Quinnipiac Avenue
99 -115 Edgewood Avenue
Brewery Square**

A motion was made to adjourn, seconded, and all were in favor. Adjourned @ 7:39PM.