

LCI Board Minutes
March 23, 2011

PRESENT: Timothy Yolen, Hon. Dolores Colon, Reuben Taylor, ,Kevin Arnold ,
Marlene Napolitano , Evan Trachten, Erik Johnson, , Tina Jendrzewski, Tom McMillan
(NHI)

Absent: Hon. Alfreda Edwards, Matthew Browning , James Connelly, Gregory Smith

Meeting called to order at 6:02p.m.

**Review of LCI Board meeting minutes for February 23, 2011 Approved
Unanimously**

Action Items

45 Nash Street

Evan Trachten explained that this property was offered to the public via an RFP. There were 4 respondents and the selection committee narrowed it down to two applicants. Ultimately, Frew-Lovell, LLC was selected with an offer to create 18 units with a purchase price of \$450,000. Mr. Frew has done extensive work in the community over the last 30-40 years. There were several goals of this rfp and this applicant met those goals better than the other applicants (LEED Certification , Green Building,). Erik Johnson gave a few details about the selection process that involved neighborhood representatives. Board members asked questions about potential Zoning requirements, City Plan review, parking, and traffic concerns. Staff noted the cost of this project will be in the range of \$6-8 million. Also, there was an appraisal done in January 2011 by Machoud and Associates valuing the property at \$850,000. For the record, there was an offer in the range of \$500,000 but that respondent did not meet the goals of the rfp and the community based selection committee did not favor that proposal so it was decided to go with Frew-Lovell, LLC. The preliminary time line calls for completion in 16-18 months. The applicant will be eligible for an assessment deferral. This will increase the tax base, currently the assessed value is about \$1 million and it will increase as an 18 unit building. **Approved Unanimously**

58 Wolcott Street

Evan Trachten stated the City wishes to dispose of a portion of this sliver lot to the Elias Medina as a side-yard. The other portion of this property has already been sold to Mr. Medina several years ago and it is not fiscally wise to keep this one piece. This is a \$1.00 sliver lot sale. **Approved unanimously**

Old Business / Discussion

570 Howard Avenue (Swap for 552 Winchester Avenue)

Evan Trachten reiterated the history of this item:

NHS purchased the property as part of a bundle a few years ago. They intended to convert this commercial property into a residential property. They asked to modify their plan and demolish the property at 552 Winchester and use it as a driveway for a property they proposed to develop at 136 Starr Street. Erik Johnson did not think it was an appropriate use. Erik Johnson explained that LCI acquired 570 Howard Avenue from Hill Development and did not have a plan to rehabilitate it. Erik stated that NHS approached LCI and expressed an interest in the Howard avenue property. Board members wondered about the final cost of the demolitions. Erik Johnson stated that he would like to withdraw this proposal and modify the current sale to decouple these items and deal with them separately. Erik Johnson stated that next month LCI will submit a revised solution for this matter.

There was no vote on this item, only discussion

Item remains tabled, no action was taken

Letters from Darren Smith

Mr. Smith has sent a second letter to our members.

Erik Johnson explained that Mr. Smith (the executive director of a non-profit) has an incomplete application and there were several matters that needed clarification prior to his non-profit Newhallville Housing being eligible to receive City funds. Mr. Smith felt he was getting the “run around” from staff and felt he should notify this board. Erik explained that LCI is not a sole funder and we provide gap funding. The bottom line is that there are issues with the applicant’s application that need clarification because currently there seems to be a potential conflict with information on file.

Chairman Yolen explained that this matter is beyond the purview of the LCI Board. Erik explained that dotting the I’s and crossing the T’s is vital in order to not jeopardize any City funding from the Federal Agencies that supply funds for projects. A HUD “finding” would jeopardize all development funds.

A motion was made to adjourn, seconded, and all were in favor. Adjourned @ 7:02PM.