

**CITY OF DERBY
BLIGHT COMMITTEE MEETING**

TUESDAY, APRIL 8, 2014 – 6:00 P.M.

JOAN WILLIAMSON ALDERMANIC CHAMBERS

MINUTES

Carmen DiCenso called the meeting to order at 6:00 p.m. All rose and pledged allegiance to the flag.

Roll Call

Present: Carmen T. DiCenso, Felicia Monaco, David J. Anroman

Also Present: Keith A. McLiverty, City Treasurer
Carlo Sarmiento, Building Inspector
Andrew Cota, Facilities/Blight Inspector
Kevin M. Blake, Corporation Counsel

ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA

There were no additions, deletions, or corrections to the agenda

APPROVE MINUTES OF THE MARCH 11, 2014 MEETING

A MOTION was made by Ms. Monaco with a second by Mr. Anroman to approve the Minutes of the March 11, 2014 as presented. **Motion carried.**

PUBLIC PORTION

Mr. DiCenso asked three times if anyone wished to speak during the Public Portion. Hearing no requests the Public Portion was closed.

UPDATE ON 187-189 DERBY AVENUE FROM CORPORATION COUNSEL KEVIN M. BLAKE (EXECUTIVE SESSION IF NECESSARY)

Mr. Blake informed the committee members that this is still in Court – one party in South Carolina didn't receive notice. He also stated that there is a letter from Mr. James Kariuki and Betty Stallworth. They are trying to see if they can work with the Board of Aldermen to try to rehabilitate the blight on their property. He suggested going into Executive Session with the Building Inspector and Blight Officer so this could be discussed.

Ms. Monaco asked what is the City planning to do in court. Do we need to discuss that in Executive Session? Mr. Blake said it is for foreclosure on the blight lien, which means the Court is satisfied with it. The Court will create a committee – it belongs to the judicial district of Ansonia/Milford and they will have an auction. Mr. Blake said someone will buy it and fix it up. They will take it minus the liens and they will still have to comply with all the ordinances. Mr. Sarmiento noted that the current owners bought the property on line for \$500.00. Mr. Blake said he doesn't believe the sale was from a

Court sanctioned auction. Mr. Anroman asked where does this leave the property – in foreclosure. Mr. Blake said although the City has filed a foreclosure action it is still their property. They can come pay the amount of the foreclosure. Mr. Blake said the Board of Aldermen and this committee could decide if they want to go with their proposed plan; however all their plans would still need to comply with any zoning regulations.

Mr. DiCenso said he doesn't understand what the property owners are trying to do. They send one plan with the construction of two more buildings on the property and now we hear that they have rescinded that. Mr. Blake said he spoke with Ms. Stallworth this week and told her that it was probably wise to obtain local counsel and provided her with some names that deal with zoning issues. Mr. DiCenso asked if the owners plan on coming to any of these meetings. Mr. Blake told Mr. DiCenso that his guess was as good as his. Mr. Sarmiento said she hasn't given him any indication that they plan on attending any of the meetings.

There was a discussion whether or not to table the item or to send it to the full Board of Aldermen. There is the matter of the blight lien and the committee decided to go into Executive Session.

A MOTION was made by Ms. Monaco with a second by Mr. Anroman to go into Executive Session at 6:13 p.m. inviting Mr. Sarmiento, Mr. Cota, and Mr. Blake to discuss 187-189 Derby Avenue. **Motion carried.**

A MOTION was made by Mr. Anroman with a second by Ms. Monaco to come out of Executive Session and back into Regular Session at 6:25 p.m. **Motion carried.**

A MOTION was made by Mr. DiCenso with a second by Mr. Anroman to place 187-189 Derby Avenue on the full Board of Aldermen agenda with no action. **Motion carried.**

NEW RECOMMENDATIONS FOR BLIGHT DESIGNATION

Mr. DiCenso stated that he met with Mr. Cota yesterday who provided him with these properties. He said he went by the properties and Mr. Cota is 100% correct that they should receive blight designation. Mr. DiCenso noted that five of the six properties are owned by the same person.

A MOTION was made by Mr. DiCenso with a second by Mr. Anroman to recommend that the following properties:

- 1) 31 Derby Avenue – Map 7-6, Block 29 – Red Brick Commercial Type Building at the corner of Derby Avenue and Jennings Street
- 2) 31 Derby Avenue – Map 7-6, Block 29 – Actual Address is 31 Derby Avenue – Grey two story house
- 3) 31 Derby Avenue – Map 7-6, Block 29 – a/k/a 4-6 Jennings Street
- 4) 31 Derby Avenue – Map 7-6, Block 29 – a/k/a 32-34 Jennings Street
- 5) 26 Bank Street
- 6) 1-19 Lafayette Street

be forwarded to the full Board of Aldermen for discussion and action. **Motion carried.**

PREVIOUS BLIGHT DESIGNATIONS – RECOMMENDATION FOR ACTION

Mr. DiCenso said these properties were brought before the Board of Aldermen around November 2013 and if he remembers correctly it was tabled until after the election. He said Mr. Cota would like to resubmit these properties for action.

A MOTION was made by Mr. DiCenso with a second by Ms. Monaco to recommend that the following properties:

- 310 Sentinel Hill Road
- 31 Mount Pleasant Street
- 125 Hawthorne Avenue
- 298 Hawkins Street
- 9-11 Hawthorne Avenue
- 33 East Ninth Street
- 208 Seymour Avenue

be forwarded to the full Board of Aldermen for discussion and action. **Motion carried.**

RECOMMENDATION TO REMOVE FROM THE BLIGHT LIST THE FOLLOWING PROPERTIES

- 2 Coppola Terrace
- 47 Hawkins Street
- 100 Mount Pleasant Street
- 207 Seymour Avenue
- 12 Fairview Terrace
- 7 Fifth Street

Mr. DiCenso said he had a discussion with Mr. Cota regarding these properties. He asked Mr. Blake when we have a piece of property that is blighted and there are blight fines on the property and then the property is remediated it does not mean the blight fine goes away, correct. If we take the property off the Blight List the fine is still in tact. Mr. Blake said he's not sure you would want to take it off the Blight List until the fine is paid. He said if someone comes to buy the property it would say that the Blight Lien has been released.

2 Coppola Terrace – Mr. Cota said the owners have already paid the agreed upon penalties to the City.

47 Hawkins Street – Mr. Cota said the owners paid this last year.

100 Mount Pleasant Street – Mr. Cota said they complied with the blight problem - it never reached the stage where a lien was imposed.

207 Seymour Avenue – Mr. Cota stated this property had a lot of issues and they met the compliance before liens were imposed.

12 Fairview Terrace – Mr. Cota said this property had all kinds of issues and was put on the Blight List. He noted that a lot of it was zoning issues and there was a full investigation. The owners did clean up the items that were supposed to. There were also questions whether a business could be run there or not. Mr. Cota said because this property has been on the list a long time and there has been no lien on this property,

that if we need to revisit this we need to revisit it from a different perspective other than blight if they're doing anything that's out of the scope of what they're supposed to be doing regarding zoning, which is out of our jurisdiction.

7 Fifth Street – Mr. Cota said a barn had fallen down and the owners hired a contractor to haul the debris away, which did go into tens of thousands of dollars. He said in the notes there were also physical and financial issues. Mr. Cota said the Board never came to an assessment for this property and it's been close to four years. He said because of everything that the owner has paid he has met the compliance. Mr. Cota said he isn't sure why it's even still on the list.

Ms. Monaco said these are all clear. Mr. Cota said that is correct. He noted that there are others that he did not send up that he can give to Corporation Counsel that have actually appealed, found to be blighted, have met the compliance but still owe the City the blight liens. Mr. Blake said if they don't pay we can still file for foreclosure. Mr. Anroman asked if we have to put a lien on the property. Mr. Blake said when the blight process is started a letter should be put on that states they're in violation and everyone that has any interest in the property should properly be noticed. The same should be done when all is satisfactorily settled.

A MOTION was made by Mr. DiCenso with a second by Ms. Monaco to bring to the full Board of Aldermen the removal from the Blight List the following properties:

- 2 Coppola Terrace
- 47 Hawkins Street
- 100 Mount Pleasant Street
- 207 Seymour Avenue
- 12 Fairview Terrace
- 7 Fifth Street

Motion carried.

ADJOURNMENT

A MOTION was made by Mr. DiCenso with a second by Mr. Anroman to adjourn the meeting at 6:35 p.m. **Motion carried.**

Respectfully submitted,

Patty Finn
Recording Secretary

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BLIGHT COMMITTEE AT THEIR NEXT MEETING.