

CITY OF DERBY

BLIGHT COMMITTEE MEETING

TUESDAY, JUNE 9, 2015 – 6:00 P.M.

DERBY CITY HALL – JOAN WILLIAMSON ALDERMANIC CHAMBERS

MINUTES

David Anroman called the meeting to order at 6:06 p.m. All rose and pledged allegiance to the flag.

Roll Call

Present: David Anroman, Ronald Sill

Absent: Carmen DiCenso, Felicia Monaco

Also Present: The Honorable Mayor Anita Dugatto
Arthur Gerckens, Board of Aldermen
Andy Cota, Blight Officer
James Watson, Blight Officer
Carlo Sarmiento, Building Official
Keith A. McLiverty, City Treasurer
Susan Cable, Interim Chief of Staff
Thomas Welch, Corporation Counsel

ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA

A MOTION was made by Mr. Sill with a second by Mr. Anroman to add the following item to the agenda:

- 182 Derby Avenue - Discussion/Possible Action

Motion carried.

APPROVE MINUTES OF THE MAY 12, 2015 MEETING

Without objection the Minutes of the May 12, 2015 were TABLED until next month's meeting.

PUBLIC PORTION

Mr. Anroman asked if anyone wished to speak during public portion.

Andy Cota, 69 8th Street, Derby, CT (Blight Officer for the City of Derby)

I would like to address two properties that I want to place on the agenda this evening. The first is 201 Hawkins Street. In the past there was a person living there. It is now no

longer occupied. I have several photos to make the board aware of that fact. The bank wants nothing to do with this property. They will not stake any claims to it. He would suggest that this move to foreclosure. There are several occupied homes surrounding this property.

Atty. Welch asked Mr. Cota if he knew the name of the original owner. Mr. Cota said it is Carol Hein. He said her son has moved her to another location.

Mr. Cota then reviewed 13 South Division Street. He displayed photos of the property and on one photo was a well. Mr. Cota said the well is about 18 feet deep. He has looked back into the file and all he knows is there is an \$11,000 lien on the property. Public Works has been notified of the well and they have covered it. Mr. Cota said due to the conditions of the property he wants to put this property back on the blight list.

Mr. Anroman asked Mr. Cota if he knows the owner's name. Mr. Cota said it is owned by Ferdinand Ferrary, who he believes is now deceased.

ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA

A MOTION was made by Mr. Anroman with a second by Mr. Sill to re-open Additions, Deletions, Corrections to the Agenda. **Motion carried.**

- The following was added to the agenda as new #7a. 13 South Division Street and 201 Hawkins Street – Discussion/Possible Action

PUBLIC PORTION

Mr. Anroman re-opened the public portion and asked if anyone wished to address the committee.

Atty. Ressler – Dworkin Chevrolet Property

Atty. Ressler informed the committee that dramatic improvements have been made to the property. He would like to invite the committee to come to view the changes at the site and asks that this item be placed on next month's agenda for discussion.

Mrs. Collins – 310 Silver Hill Road, Derby, CT

Mrs. Collins expressed her frustrations with trying to get the UI Company to come to shut off the power in order for the house to be demolished. She said everything in the house is gone. Mrs. Collins said she had to hire an exterminator to remove the raccoons from the site. All the doors and windows have been removed from the house. Someone broke into the car that was at the house. Mrs. Collins said she went to the police department but they told her there was nothing that they could do. She informed the committee that her nephew was supposed to be keeping an eye on the property.

Mr. Sill asked if the house is boarded up. Mrs. Collins said it isn't. She said she is just waiting for the electricity to be turned off so it could be torn down.

There was a discussion between Mrs. Collins, Mr. Cota and Mr. Sarmiento regarding the property. All agreed that it is a complicated issue that needs to be resolved. Atty.

Welch advised Mrs. Collins to have herself or her agent get in touch with the Building Department so this could be taken care of once and for all.

A MOTION was made by Mr. Anroman with a second by Mr. Sill to close the public portion. **Motion carried.**

UPDATE ON 67 MINERVA STREET – DISCUSSION/POSSIBLE ACTION

Mr. Sarmiento said he spoke with Joseph Coppola who is the attorney for John Guedes, the owner of 67 Minerva Street. He informed Atty. Coppola that the condition of the property is not okay, especially with the fence not being re-installed, and that there are serious concerns about kids getting on the property especially with school getting out soon for the summer. Mr. Sarmiento said he is waiting for a return call from Atty. Coppola.

The committee took no action on this item.

13 SOUTH DIVISION STREET AND 201 HAWKINS STREET – DISCUSSION/POSSIBLE ACTION

201 Hawkins Street - Mr. Cota informed the committee that the City already has a lien on this property. He said the bank wants nothing to do with the property. He would recommend moving to foreclosure.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the Board of Aldermen that 201 Hawkins Street be foreclosed upon by the City. **Motion carried.**

13 South Division Street – Mr. Cota said he is asking for a lien to be placed upon the property. He said he was informed that the person is deceased. There is really no accessibility to the house – access is only through the front. Mr. Cota said this property has been on the blight list at least three times. He would like to see it removed and placed back on. The surrounding properties are really cleaning up the area and this one is ruining all their hard work.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the Board of Aldermen that 13 South Division Street be removed from the blight list. **Motion carried.**

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the Board of Aldermen that 13 South Division Street be placed on the blight list. **Motion carried.**

Mr. Cota noted that Corporation Counsel will need to research whether the existing lien was ever recorded.

UPDATE ON 31 MT. PLEASANT STREET – DISCUSSION/POSSIBLE ACTION

Mr. Cota said there is currently a lien on this property. He informed the committee that the property owner is working with Mr. Sarmiento in order to rectify the blight issues. He said the owner is taking a financial loss on the property. Mr. Cota said the owner had

hired a person to work on the property – he paid them and they took off without doing the work. Mr. Sarmiento stated the owner is working with him and that the deck permit has been issued.

The committee took no action on this item.

UPDATE ON 125 HAWTHORNE AVENUE – DISCUSSION/POSSIBLE ACTION

Atty. Welch said the bank was about to take title on this property and then saw the lien. They want a resolution on the lien, which is \$41,500. They have offered to pay 25% of the lien and they will remediate all outstanding issues at the property.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the Board of Aldermen that the lien be reduced to 25% of \$41,500 if all outstanding issues are remediated within 60 days (not later than August 30, 2015) of the bank taking title to the property. **Motion carried.**

196 HAWKINS STREET – REMOVE FROM BLIGHT LIST AND PLACE BACK ON BLIGHT LIST – DISCUSSION/POSSIBLE ACTION

Mr. Cota said this property has been on and off the blight list several times. The property has also changed hands numerous times. It almost looked like all the repairs were done and then they stopped work. He would like to see the property taken off the list and then placed back on.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that 196 Hawkins Street be removed from the Blight List. **Motion carried.**

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that 196 Hawkins Street be placed on the Blight List. **Motion carried.**

189-191 CAROLINE STREET, 188 HAWKINS STREET AND 249 ROOSEVELT DRIVE – RECOMMEND TO PLACE ON BLIGHT LIST – DISCUSSION/POSSIBLE ACTION

189-191 Caroline Street – Mr. Cota said the owner did some work on the property; however it has fallen into a state of blight once again.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that 189-191 Caroline Street be placed on the Blight List. **Motion carried.**

188 Hawkins Street – Mr. Cota informed the committee that this property is abandoned. It is bank owned. The structure is okay but the yard has very overgrown vegetation and trash.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that 188 Hawkins Street be placed on the Blight List. **Motion carried.**

249 Roosevelt Drive – Mr. Cota said he has received complaints from the residents in the area that this property is being used as a storage facility. He visited the site and there are old vehicles and the property is seriously overgrown. Mr. Cota said they did try remediation with the owner with no luck. Mr. Sarmiento said if you look at pictures taken five years ago it looks the same as it does today.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that 249 Roosevelt Drive be placed on the Blight List. **Motion carried.**

REMOVE 276 DERBY AVENUE FROM BLIGHT LIST – DISCUSSION/POSSIBLE ACTION

Mr. Cota said this is an empty vacant building, which is bank owned. They have taken care of the porch repairs. He said there are 3-4 homes vacant in that area.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that 276 Derby Avenue be removed from the Blight List. **Motion carried.**

REQUEST TO LIEN PROPERTY AT 92 HAWKINS STREET – DISCUSSION/POSSIBLE ACTION

Mr. Cota said there are several problems with this property and it is bank owned. He is requesting that a lien be placed on the property.

A MOTION was made by Mr. Sill with a second by Mr. Anroman to recommend to the full Board of Aldermen that a lien be placed on 92 Hawkins Street. **Motion carried.**

ADJOURNMENT

A MOTION was made by Mr. Sill with a second by Mr. Anroman to adjourn the meeting at 6:46 p.m. **Motion carried.**

Respectfully submitted,

Patty Finn
Recording Secretary

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