

Rutland City
City-Owned Properties Committee

MEETING MINUTES – MAY 15, 2018

Committee Members: David Cooper (DC), Brennan Duffy (BD), Tara Kelly (TK), William Notte (WN) and Melinda Humphrey (MH).

Also Present: Bob Tanner (BT), Mayor Allaire, City Treasurer Mary Markowski, Alderman Mattis and Jim Richards.

TK, Chair, called the meeting to order at 12:07 pm.

Additions and Deletions to the Agenda – None.

Public Comment – None.

Approval of minutes of May 4, 2018 – WN moved to approve the minutes of 5/4/18. BD seconded. Motion was approved.

*Dave Cooper arrived.

New Business – TK distributed copies of the applications received for the properties listed on the agenda. She also provided summary sheets for each property.

Review applications for 118 Gibson Avenue

Five applications were received; two without enough resources or plan to support the level of renovation needed.

Bilodeau submitted two proposals; a single family residence and a two family rental. Wood/Chanan submitted a proposal for a two family rental.

TK said the neighbors were hoping for less rental property. The Mayor agreed that the neighbors desire a single family residence.

BD moved to recommend accepting the Bilodeau application for a single family residence at 118 Gibson Avenue. MH seconded. Motion was approved.

Review applications for 31 Howe Street

Two applications were received; one without enough resources or plan to support the level of renovation needed.

The Giancola application included reducing the property from a 4 unit to a two-family. WN said it would serve the neighborhood to reduce the size. MH moved to recommend accepting the Giancola application for 31 Howe Street. WN seconded. Motion was approved.

Review applications for 117 State Street

Four applications were received; two without enough resources or plan to support the level of renovation needed.

Zarfati proposed rehab of the property with the possible inclusion of a warming shelter. The proposal is not a great fit for this process as no organization has been formed and the application currently lacks financial backing. The Mayor added that there is ongoing discussion in the Legislature regarding warming shelters. MH was impressed with the initiative but said the timing was awkward and a better fit may be available in the future.

The Richards proposal to rehab the property into a 3-4 unit rental was favorable as it represents a reduction in the overall number of units in a property which had previously been broken up into 5 units, some of which are not configured well. He also owns the building next door.

WN moved to recommend accepting the Richards application for 117 State Street. MH seconded. Motion was approved.

62 Cleveland Avenue

TK said two applications were received and both were speculative; one without enough resources or plan to support the level of renovation needed. The other proposal is not a great fit for this process as no organization has been formed and the application currently lacks financial backing. BT suggested not recommending either application. WN moved to put the property back out to bid. It was seconded. Motion was approved.

Review applications for 31 East Street

TK said three applications were received, one without enough resources or plan to support the level of renovation needed.

The Kiernan application included demolition of a porch and rear addition. The property would be converted to a single family residence with garage and the timeline was 2 ½ years to complete.

Voda proposed rehab of the property into three units with one owner occupied. He also owns the multi-unit at 49 Terrill Street.

BD felt both applications were strong but was concerned with the timeline in the Kiernan proposal.

MH liked the Kiernan proposal to reduce the size of the property and thought it would add to the aesthetic of the neighborhood.

DC was not concerned with the timeline for the Kiernan proposal which stated that external improvements would be finished in six months. He moved to recommend accepting the Kiernan application for 31 East Street. WN seconded. Motion was approved.

Review applications for 129 Robbins Street

Two applications were received, one without enough resources or plan to support the level of renovation needed.

MH asked Mr. Richards if he were awarded two properties would he be financially able to manage the rehab of both. Mr. Richards replied that he was capable.

BD moved to recommend accepting the Richards application for 129 Robbins Street. DC seconded. Motion was approved.

Old Business – TK said the Board of Aldermen approved the Committee’s recommendation for the five properties reviewed at the previous two meetings. Closing documents are being prepared.

WN suggested staying in contact with the new owners and when the properties are rehabbed return to the neighborhood for a ribbon-cutting ceremony to celebrate the good work with some fanfare. The Committee unanimously agreed.

TK said there were 5 empty lots and 4 houses remaining on the original list including the re-bid of 62 Cleveland Avenue. It was suggested that the re-bid of 62 Cleveland Avenue be done after the completion of the GMP Innovation Home at 60 Cleveland Avenue.

Meeting Adjourned at 12:40 PM.