

Rutland City
City-Owned Properties Committee

MEETING MINUTES – JUNE 27, 2018

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

Also Present: Bob Tanner (BT) and City Treasurer Mary Markowski (MM).

TK, Chair, called the meeting to order at 8:03 am.

Additions and Deletions to the Agenda – None.

Public Comment – None.

Approval of minutes of May 15, 2018 – WN moved to approve the minutes of 5/15/18. MH seconded. Motion was approved.

New Business – Review applications for 62 Cleveland Avenue

TK distributed copies of the applications received for 62 Cleveland Avenue.

This property was flooded during Tropical Storm Irene causing extensive damage, including rendering most of the systems (heat, electrical) in need of full replacement. In addition, the interior of the building needs significant work to bring it up-to-date.

TK discussed the three applications that were received:

Michael and Catherine Heatley walked through the property three times with BT, including making a special trip from his current home in Colorado in order to finalize his proposal. The Heatleys are proposing moving to Vermont from Colorado in order to renovate the house and reside in first floor of the house “indefinitely”. They will then renovate the 2nd unit which would be rented out. Purchase offer = \$6,500 with \$65,000 investment in renovation costs proposed.

Rudy Jacobson walked through the property with BT. He has proposed maintaining the property as a duplex, renovating the property and then renting out the two units – similar to other properties he owns in Rutland. Purchase offer = \$10,000 with \$35,000 investment in renovation costs proposed.

Trace Smith was not interested in viewing the interior of the property and she did not provide a definitive plan for renovation of the property. Purchase offer = \$666 with \$6,666 investment in renovation costs proposed.

DC said he was in favor of the Heatley application as an owner-occupied use and was encouraged by the detailed development plan that was included with the application. BD agreed that this application was the strongest.

DC moved to recommend accepting the Heatley application for an owner-occupied duplex at 67 Cleveland Avenue. MH seconded. Motion was approved unanimously.

Old Business –

Previously approved properties status

TK said there was a chance of the financing for a previously approved purchaser falling through. Attorney Bloomer is conducting the closing and has given the purchaser a deadline of Friday, June 20, 2018 to make a decision about whether or not to proceed.

TK asked about the protocol should the owner renege. The consensus was that this property had a number of eligible applicants that should be revisited by the committee to determine if the property could be offered to the next eligible applicant from the original pool. If yes, that recommendation would need to be brought to the Board of Aldermen for authorization.

Upcoming property status

There are four properties that have been authorized. TK is preparing the next round of marketing for these properties. BT has done some clean-up at 14 Chaplin Ave in order to facilitate viewing by potential buyers.

MM asked whether or not the properties were being advertised in the newspaper prior to sale as some inquiries have been made about conformance with VT State Statute. TK said she would ask Attorney Bloomer to research the relevant Statute and offer an opinion about whether or not current efforts satisfy this provision.

Meeting Adjourned at 8:15 AM.