

Rutland City  
City-Owned Properties Committee

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**MEETING MINUTES – August 28, 2019**

**Committee Members:** David Cooper, Brennan Duffy, Tara Kelly, Rebecca Mattis and Matt Whitcomb.

**Also Present:** City Treasurer Mary Markowski.

TK, Chair, called the meeting to order at 5pm.

**Additions and Deletions to the Agenda –** None.

**Public Comment –** None.

**Approval of minutes of October 10, 2018 –** BD moved to approve the minutes of October 10, 2018 as presented. DC seconded. Motion was approved.

**New Business**

The committee reviewed applications and Offers to Purchase for two properties, both empty lots, in the Northwest neighborhood. When reviewing the Offers to Purchase the committee members took into consideration the findings of the most recently completed Rutland Housing Market Study Update. This Study looked at a variety of data and recommends that no new units are needed within the Northwest neighborhood. The specific language is here:

***Manage down the housing supply to adjust to declining population, while supporting improvements to the quality of the supply.** Rutland needs better housing, but not more housing. It is recommended that the City government take every opportunity to remove obsolete and dilapidated stock from the market. When buildings go to tax foreclosure, think first about the best outcome for the property, whether rehabilitation or demolition is most appropriate, and how to support that outcome, rather than focusing on short-term revenues from tax sale. **Consider assigning vacant lots created from demolition to responsible neighbors when possible, as opposed to new infill development.** By all means, avoid supporting investors who seek to cut up large properties into low-grade rental housing, and seek to transition property ownership to responsible owners. *Rutland Housing Market Study **FINAL REPORT** Prepared by I Squared Community Development Consulting, LLC July 2019**

The committee was also provided with 2016-2019 sales data for the immediate blocks around the sites and other information pertaining to values as a baseline of information when considering offers.

**37 Pine Street**

Two applicants submitted offers to purchase this property.

The first offer reviewed was from Rudy Jacobson for \$2,200. Mr. Jacobson proposed to build a duplex on this site. The committee was provided with photographic examples of the work Mr. Jacobson is doing / has completed on 2 properties he has previously purchased under this program. Mr. Jacobson is clearly investing quite a lot into those rehab projects and giving the old houses new life while also presenting a positive improvement to the neighborhoods they are in.

The second offer reviewed was from Phillip Frassica for \$4,005. Mr. Frassica owns the property next door at 35 Pine Street. Mr. Frassica proposed to keep the lot open, plant some trees, and fix the retaining wall between his current property and this one.

The committee is very pleased with the work Mr. Jacobson is doing. However, given the recommendation of the Housing Study (quoted above), the committee felt strongly that this was an opportunity to follow the recommendation and keep a lot within this neighborhood open but tended to for the near future. DC moved and RM seconded to recommend to the Board of Aldermen that they authorize the sale of 37 Pine Street to Philip T. Frassica for \$4,005. Motion passed 5-0.

#### **41 Baxter Street**

Two applicants submitted offers to purchase this property.

The first offer reviewed from Rudy Jacobson was identical to the one submitted for 37 Pine Street.

The second offer reviewed was from Blaine Goad for \$2,250. Mr. Goad owns the property next door at 41A Baxter Street. Mr. Goad proposed to integrate this lot with his lot next door thereby creating a larger lot within this neighborhood.

DC moved (on the same basis as the above decision related to 37 Pine Street) and RM seconded a motion to recommend to the Board of Aldermen that they authorize the sale of 41 Baxter Street to Blaine and Darlene Goad for \$2,250. Motion passed 5-0.

#### **68 Pine Street**

There were no offers received for this property. Tara reported that one of the applicants from the last round (in October 2018) is an adjoining property owner and had considered placing an offer again. However, they ended up deciding not to do so and no other offers were received.

Of all the lots for sale, this one has the most challenges in terms of viable development due to terrain, the presence of a sewer line in the yard, and perhaps a cloud on the title of some sort. Given the various challenges, it is possible this lot may end up on the City's books indefinitely.

Tara suggested it may make the most sense for the RRA to investigate further and make a recommendation to the committee about possible next steps. After some discussion, Brennan agreed to explore conversations with adjacent property owners to see if there was any true interest in taking this on. He will report back with any findings and recommendations for next steps.

**Old Business** – None.

**Meeting Adjourned at 5:38 pm.**