

**RUTLAND CITY  
CITY-OWNED PROPERTIES COMMITTEE**

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**MEETING MINUTES – April 30, 2018**

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

**Also present:** Mayor Allaire (DA), Chris Etori (CE), Mary Markowski (MM), and Bob Tanner (BT)

TK, Chair, called the meet to order at 8:06 am

**ADDITIONS AND DELETIONS TO THE AGENDA - none**

**APPROVE MINUTES OF MARCH 13, 2018**

Minutes were approved without edits.

**PUBLIC COMMENT – none**

**NEW BUSINESS**

TK welcomed MH to the committee. A brief overview of the process and criteria for reviewing applications was discussed.

TK noted that some prospective purchasers have decided not to submit offers to purchase because they are concerned about whether or not a clear title can be obtained in less than 3 years. This issue was further researched in consultation with knowledgeable staff and information gathering from external professionals. After some research, it appears it could be possible. But, in order to determine that, an applicant would likely need a certified title research and legal opinion. Language will be amended in the applications so that prospective purchasers are informed they could pursue that option if so inclined.

Applications were reviewed for each of the 5 properties under consideration in this round.

The following recommendations will be made to the Board of Aldermen:

- Paul Boyer as the purchaser for 80 Crescent Street. His offer is for \$1,000. Mr. Boyer intends to invest significantly in the property in order to convert it to single-family and improve the overall building. He has experience building houses and owns the property next door to this one which is well-maintained.
- Boniface Kadima-Mazela as the purchaser for 126 Park Avenue. His offer is for \$7,000. Mr. Kadima-Mazela intends to invest significantly in the property as a single-family home. He has demonstrated success with a property on Elm Street he acquired at an auction and then completely gutted and renovated.

The committee voted to recommend Habitat for Humanity as the purchaser for 120 Crescent Street on the condition that Habitat for Humanity agree to the following:

1. The property will be closed on within 60 days with ownership transferred from the City to Habitat for Humanity at that time;
2. Habitat for Humanity will make this property the next one they will develop (after work is completed at Griswold Dr);
3. The property at 120 Crescent St will be maintained to a high standard (mowed every 2 weeks, as needed, during the summer etc.) until the point when construction can begin.

The committee discussed applications for 109 Forest Street and 46 Kingsley Avenue.

For 109 Forest Street there were a number of very strong offers. The choices were narrowed with some questions posed that would need clarification before a final recommendation could be made. TK will take the lead on research and bring information back to the committee for discussion.

For 46 Kingsley, the top applicant made their offer contingent upon also being awarded a second property they have applied to purchase. The Committee discussed that a decision could not be made in this way given the structure of the process in which decisions are made property by property based upon a number of factors unique to that property and the mix of applications submitted. A motion was made and seconded to recommend Robert Chanan as the purchaser without any contingency to recommend the second property to this purchaser. TK will convey this to the applicant and see if they are willing to separate their offers. If yes, the recommendation will proceed to the Board of Aldermen. If not, then the Committee preferred to put the property back out to another round.

Next meeting of this committee will be at the point that applications are ready to be reviewed, unless otherwise notified.

**MEETING ADJOURNED AT 9:14 AM**