

CITY OF DERBY

BLIGHT COMMITTEE MEETING

TUESDAY, SEPTEMBER 8, 2015 – 6:00 P.M.

DERBY CITY HALL – JOAN WILLIAMSON ALDERMANIC CHAMBERS

MINUTES

Carmen DiCenso called the meeting to order at 6:00 p.m. All rose and pledged allegiance to the flag.

Roll Call

Present: Carmen DiCenso, Felicia Monaco, Ron Sill

Absent: David Anroman

Also Present: Andy Cota, Blight Officer
James Watson, Blight Officer
Carlo Sarmiento, Building Official
Thomas Welch, Corporation Counsel

ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA

Mr. DiCenso said he would like to add a new bullet item to #7 – 310 Silver Hill Road – Discussion/Possible Action

A MOTION was made by Mr. DiCenso with a second by Ms. Monaco to add 310 Silver Hill Road – Discussion/Possible Action to the agenda. **Motion carried.**

APPROVE MINUTES OF THE JULY 14, 2015 MEETING

A MOTION was made by Ms. Monaco with a second by Mr. Sill to approve the minutes of the July 14, 2015 meeting as presented. **Motion carried.**

PUBLIC PORTION

Mr. DiCenso asked three times if anyone wished to address the committee during public portion. Hearing no requests the public portion was closed.

UPDATE ON PROPERTIES SOLD IN TAX AUCTION – 46 FIFTH STREET, 26 BANK STREET, 32 BANK STREET, 31 DERBY AVENUE – DISCUSSION/POSSIBLE ACTION

Mr. Cota said when we had the tax auction 46 Fifth Street already had a blight lien. He said we need to take this property off the blight list and re-evaluate it. It was noted that Kasten bought the properties and the blight lien would have been foreclosed on also. Mr. Sarmiento noted that the person who purchased all the properties is getting prices to have them all sided. He also said that Bank Street started working on the property,

which is illegal; however they have now received the proper permits. Atty. Welch said it is a unique situation and suggested that he take a look at the complete situation and report back at next month's meeting.

No action will be taken at this time. Atty. Welch will report back at next month's meeting.

REQUEST FOR BLIGHT DESIGNATION – 36 LAKEVIEW TERRACE, 24 SUMMIT STREET, 54 EMMETT AVENUE, 13 JOYCE AVENUE – DISCUSSION/POSSIBLE ACTION

- **36 Lakeview Terrace** – Mr. Watson informed the committee members that this property has been cited several times. Mr. Cota noted that the property owner has been sent numerous letters regarding the condition of the property.

A MOTION was made by Mr. DiCenso with a second by Ms. Monaco to recommend to the full Board of Aldermen that 36 Lakeview Terrace be placed on the Blight List.

Motion carried.

- **24 Summit Street** – Mr. Sarmiento noted that this is the house that had the fire several months ago. He informed the committee that the owner of the property wanted to sell the property with the burnt structure still remaining. Mr. Sarmiento said they are now looking to demolish the structure. He said he hopes to have an updated report on the property for the full Board of Aldermen meeting.

A MOTION was made by Mr. Sill with a second by Ms. Monaco to recommend to the full Board of Aldermen that 24 Summit Street be placed on the Blight List. **Motion carried.**

- **54 EMMETT AVENUE** – Mr. Cota said his office has been pursuing the blight for some time. He said there is a different series of blight issues each time. Mr. DiCenso asked if this property would be eligible for the Clean & Lien Program. Mr. Cota said it probably would; however it needs to first be placed on the Blight List.

A MOTION was made by Mr. DiCenso with a second by Mr. Sill to recommend to the full Board of Aldermen that 54 Emmett Avenue be placed on the Blight List. **Motion carried.**

Before the next item Mr. Sarmiento said he just wanted to inform the committee that 13 South Division Street may have a perspective buyer. They have really cleaned up the property. He suggested having this item on the agenda for next month to discuss.

13 Joyce Avenue – Mr. DiCenso said the owner of the property is present this evening to speak on this item. The property owner said just received the letter. The blight officers and the property owner went back and forth on the various items listed in the August 24, 2015 letter. The property owner said the items have been corrected. Mr. Sarmiento said he would like to see all the issues corrected and suggested that the property owner schedule a date so he and the Blight Officers could inspect the property.

A MOTION was made by Ms. Monaco with a second by Mr. Sill to **TABLE** this item until next month's meeting. **Motion carried.**

310 Silver Hill Road – Mr. Sarmiento informed the committee that the owner of the property came to his office last Wednesday and claimed that she found “many treasures” and she feels that we’re rushing her. He noted that F. Pepe Construction, LLC is on retainer to knock the property down. Mr. DiCenso said this has been going on for four years. Is the house a safety hazard? Atty. Welch said the building official will need to determine if it is a threat to health and safety. Mr. Sarmiento said we can have the City Engineer inspect the property.

A MOTION was made by Mr. DiCenso with a second by Mr. Sill to recommend to the full Board of Aldermen that the Building Inspector proceed with the inspection of 310 Silver Hill Road for a structural safety determination. **Motion carried.**

REQUEST REMOVAL FROM BLIGHT LIST – 208 SEYMOUR AVENUE, 298 HAWKINS STREET – DISCUSSION/POSSIBLE ACTION

- **208 SEYMOUR AVENUE**

A MOTION was made by Mr. DiCenso with a second by Ms. Monaco to recommend to the full Board of Aldermen to remove 33 East Ninth Street from the Blight List. **Motion carried.**

- **298 HAWKINS STREET**

A MOTION was made by Mr. DiCenso with a second by Ms. Monaco to recommend to the full Board of Aldermen to remove 49 Emmett Avenue from the Blight List. **Motion carried.**

ADJOURNMENT

A MOTION was made by Mr. Sill with a second by Ms. Monaco to adjourn the meeting at 6:32 p.m. **Motion carried.**

Respectfully submitted,

Patty Finn
Recording Secretary

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