



CITY OWNED PROPERTIES COMMITTEE MINUTES

MONDAY, OCTOBER 16, 2023 @ 9:00 AM
RUTLAND CITY HALL, DOWNSTAIRS CONFERENCE ROOM

ATTENDANCE

COPC MEMBERS PRESENT:

Andrew Strniste, Chair
Michael Talbott
Anna Tadio
Ed Bove
Ed Clark

OTHERS PRESENT:

Mayor Michael Doenges
Mike Alexander, Mt Saint Joseph
John Janowski, 18 Gay Street
Unknown, 18 Gay Street

* Denotes attendance via Go-To-Meeting

^ Denotes attendance via phone

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- Members of the City-Owned Properties Committee convened in the Downstairs Conference Room at Rutland City Hall @ 52 Washington Street around 8:55 AM.

[9:02] Chair Andrew Strniste called the meeting to order.

ADDITIONS & DELETIONS TO THE AGENDA

[9:02] No additions or deletions were made to the agenda.

PUBLIC COMMENT

[9:02] No general public comments were provided.

NEW BUSINESS – DISCUSS DISPOSITION OF CITY-OWNED PROPERTIES (63 FOREST STREET)

[9:03] Chair A. Strniste informed the Committee that one bid for \$1.00 was submitted by Mt. Saint Joseph Academy (MSJ), the abutting neighbor. He also informed the Committee that the site contained contamination issues that the applicant was aware of. Committee Member Talbott asked if the building was salvageable. The Applicant, Mike Alexander, who was in attendance, advised that the building was blighted and that the intent was to demolish the building and plant grass. Committee Member Tadio asked what the remediation costs would be; M. Alexander inform the Committee that MSJ was expecting between \$30,000.00 to \$40,000.00. Committee Member Tadio made a motion to recommend to the Board of Aldermen that the City-owned property located at 63 Forest Street be sold to Mt. Saint Joseph Academy for \$1.00. The motion was seconded by Committee Member Clark and approved 5 to 0.

NEW BUSINESS – DISCUSS DISPOSITION OF CITY-OWNED PROPERTIES 18 GAY STREET)

[9:06] Chair A. Strniste informed the Committee that the City received two bids for the property at 18 Gay Street – Mike Wetherby with a bid of \$7,500.00 and Tim Hubbard with a bid of \$12,500. Chair A. Strniste opined that while the Wetherby application was less money, it contained the more detailed development plan, where the Hubbard application lacked the detailed typically desired. Committee Member Clark asked about zoning permits being required, and then opined that \$5,000 extra revenue was desirable. Jon Janowski, who attended on behalf of Mike Wetherby, informed the Committee that he was planning to renovate the existing trailer. Committee Member Talbott opined that the Wetherby application appeared to be more realistic and the better application. He then asked whether the trailer could be demolished and replaced. Committee Member Tadio advised that she also liked the Wetherby application more. J. Janowski informed the Committee of the renovation/revitalization work he has performed throughout the City. Mary Markowski, the City's Treasurer, asked if there was information they would like to have obtained from the Hubbards had they been present. A discussion again ensued about the quality of the applications. J. Janowski informed the Committee that under their proposal, once the structure is renovated, it will be used as a rental unit, which are needed in the City. A discussion ensued about whether to request presentations, make a recommendation during the meeting, or put the property back out to bid, and what the associated timeline would be should the Committee choose each of those options. After conducting a straw poll, the Committee agreed to make a recommendation during the meeting. Committee Member Talbott made a motion to recommend to the Board of Aldermen that the City-owned property located at 18 Gay Street be sold to Michael Wetherby for \$7,500. The motion was seconded by Committee Member Tadio and approved 4 to 1 with Committee Member Bove dissenting.

OLD BUSINESS

[9:23] No old business was presented to the Committee for discussion.

OTHER BUSINESS

[9:24] Committee Member Talbott inquired as to whether there were any other City-owned properties that were to be advertised. Chair A. Strniste informed the Committee that lots the City owns on Library Avenue and Pine Street could potentially be advertised soon. Committee Member Bove suggested that applicants are encouraged to be available in future meetings.

ADJOURN

[9:12] Committee Member Talbott made a motion to adjourn. The Committee approved unanimously and adjourned.

Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator