



CITY OWNED PROPERTIES COMMITTEE MINUTES

FRIDAY, MARCH 4, 2022 @ 8:30 AM
RUTLAND CITY HALL, DOWNSTAIRS CONFERENCE ROOM

ATTENDANCE

COPC MEMBERS PRESENT:

Andrew Strniste, Chair
Brennan Duffy
Ed Clark*
Michael Talbott

Matt Whitcomb

STAFF PRESENT:

Matt Bloomer*, City Attorney

* Denotes attendance via Go-To-Meeting

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- Members of the City-Owned Properties Committee convened on Go-To-Meeting and in the Downstairs Conference Room at Rutland City Hall @ 52 Washington Street around 8:25 AM.

[8:32] Chair Andrew Strniste called the meeting to order.

ADDITIONS & DELETIONS TO THE AGENDA

[8:32] No additions or deletions were made to the agenda.

PUBLIC COMMENT

[8:32] No general public comments were provided.

NEW BUSINESS – DISCUSS POTENTIAL DISPOSITION OF CITY-OWNED PROPERTIES

[8:33] Chair A. Strniste suggested saving the discussion relating to 120 Maple Street for last. He proceeded by informing the Committee of the applications that were received for 24 Division Street:

- \$10,800.00 submitted by Rob Petrini
- \$1,500.00 submitted by Ryan Walton

After a brief discussion, Committee Member Talbott made a motion to recommend to the Board of Aldermen that the City-owned property located at 24 Division Street be sold to Rob Petrini for \$10,800.00. The motion was seconded by Committee Member Clark and approved unanimously. Chair A. Strniste stated for the record that the second bid submitted by Ryan Walton was considered uncompetitive and that the selection of the \$10,800.00 bid was the most logical choice of the two applications.

[8:36] Chair A. Strniste then proceeded to the next City-owned property, 157 State Street. He stated for the record that he would need to recuse himself from voting on this application

pool since some of the applications proposed projects requiring Development Review Board review, and that he would have to recommend against the proposals to that Board. Afterward announcing his recusal, he informed the Committee that three applications were received:

- \$54,000.00 submitted Jesse Bilodeau & Steven Bilodeau
- \$23,588.78 submitted by Rutland House Initiative I, LLC
- \$15,000.00 submitted by Ryan Walton

Committee Member Talbott opined that the highest bidder should be selected. Committee Member Clark stated that the submitted application by Jesse Bilodeau and Steven Bilodeau was a great application. Chair A. Strniste stated for the record that there was a consensus amongst the Committee to follow the same rationale from the previous round of City-owned properties, acknowledging that the City has a fiduciary responsibility to the former taxpayer/landowner to select the highest qualified and eligible bid. Committee Member Talbott made a motion to recommend to the Board of Aldermen that the City-owned property located at 157 State Street be sold to Jesse Bilodeau and Steven Bilodeau for \$54,000.00. The motion was seconded by Committee Member Whitcomb and approved 4 to 0 with Chair A. Strniste abstaining from the vote.

[8:39] Chair A. Strniste next presented the applications that were received for 33 Summer Street, providing an overview of each of the four applications:

- \$62,363.88 submitted by Randy Bishop
- \$55,000.00 submitted by Y&R I Opportunity Fund
- \$40,000.00 submitted by Joseph J. Fasone
- \$25,000.00 submitted by Ryan Walton

Committee Member Whitcomb identified the two applications that were submitted over the amount owed to the City and opined that he was compelled to vote for the highest bid unless there were concerns. Committee Member Talbott stated that the two highest bids were very similar to one another. The Committee came to a consensus to recommend the property be sold to Randy Bishop. Chair A. Strniste again stated for the record that the City has a fiduciary responsibility to the former taxpayer/landowner to select the highest qualified and eligible bid. Committee Member Talbott made a motion to recommend to the Board of Aldermen that the City-owned property located at 33 Summer Street be sold to Randy Bishop for \$62,363.88. The motion was seconded by Committee Member Whitcomb and approved unanimously.

[8:44] Chair A. Strniste lastly moved on to 120 Maple Street, where he informed the Committee that three applications were received:

- \$25,856.79 submitted by Rutland Housing Initiative I, LLC
- \$20,000.00 submitted by Rudy Jacobson
- \$10,000.00 submitted by Ryan Walton

Committee Member Talbott noted for the record that Rutland Housing Initiative I was seeking to invest \$500,000.00 into the property. Committee Member Duffy opined that the figure appears to be realistic, as this is their business and that they are looking to make the building into five (5) units. He continued to state that Rutland Housing Initiative I was looking to obtain grants, and that he would like to encourage them since they are looking to get into the Rutland City housing market. Committee Member Whitcomb made a motion to accepted the application submitted by the Rutland Housing Initiative I and to recommend to the Board of Aldermen that the City-owned property located at 120 Maple Street be sold to

them for \$25,856.79. The motion was seconded by Committee Member Talbott and approved unanimously.

NEW BUSINESS – SCHEDULE MEETING TIMES/PRESENTATIONS (IF NEEDED)

[8:46] Since the Committee made recommendations to the Board of Aldermen to sell all four City-owned properties, no presentations were required, and therefore, no presentations were scheduled.

OLD BUSINESS – APPLICATION DISCUSSION

[8:46] No old business was presented to the Committee for discussion.

OTHER BUSINESS

[8:46] No other business was presented.

ADJOURN

[8:47] Committee Member Talbott made a motion to adjourn. The motion was seconded by Board Member Whitcomb and approved unanimously.

Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator