



CITY OWNED PROPERTIES COMMITTEE MINUTES

FRIDAY, NOVEMBER 12, 2021 @ 9:00 AM
RUTLAND CITY HALL, DOWNSTAIRS CONFERENCE ROOM

ATTENDANCE

COPC MEMBERS PRESENT:

Andrew Strniste, Chair
Brennan Duffy
Michael Talbott
Matt Whitcomb (via Phone)

Mary Markowski, City Treasurer
Mark Sadakierski, City Building Inspector
Matt Bloomer, City Attorney

274 WEST STREET ATTENDEES:

Chris Etori, City Resident (44 Engrem Ave)

STAFF PRESENT:

- 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] City resident, Chris Etori, provided public comment, opining that the City-Owned Properties Committee should make recommendations on the disposition of the properties that will help achieve the goals of the strategic plan; that the properties could be used for projects such as transitional housing. He continued to state that people looking to acquire a property will conform to whatever requirements or requests are made by the City.

NEW BUSINESS – MARKETING STRATEGIES

[9:04] Chair A. Strniste commenced with a discussion on how to market the City-Owned Properties. He informed the Committee of his reluctance of requiring a minimum bid when accepting applications. Committee Member Duffy opined that stating how much the City is owed on the advertisement should suffice. City Treasurer, Mary Markowski, asked if that would include other costs owed to the City, such as carrying costs, which Chair A. Strniste answered in the affirmative. City Attorney, Matt Bloomer, stated that carrying costs could be recovered with good records.

[9:10] Chair A. Strniste inquired with the Committee about potential marketing strategies. Committee Member Duffy stated that the *Herald* was used in the past. Chair A. Strniste will reach out to the *Rutland Herald* when appropriate.

NEW BUSINESS – APPLICATION PROCESS

- [9:11] Chair A. Strniste inquired with the Committee about potential modifications to the application process. Committee Member Talbott asked how thoroughly the applications are filled out; Committee Member Duffy answered that some are bad, while others are better. Committee Member Duffy then suggested that the vetting of applications is a two-step process: first to meet and narrow the application pool, and then second to allow for presentations by the best applications. Committee Member Whitcomb suggested while marketing the properties, alert applicants that the process will be competitive, and that only complete and thorough applications will be considered.
- [9:16] A discussion ensued about the feasibility of a scoring system. Attorney Bloomer informed the Committee that the implementation of a scoring system would not afford the City the flexibility that it may desire. In addition, he advised that the scoring system would not be able to anticipate everything being presented. Committee Member Duffy advised that there are criteria that currently exist that do allow for some discretion. Discussion ensued about the selection process; correspondence will be sent to all applicants submitting bids regarding the outcome of the selection process.

NEW BUSINESS – INITIAL DISCUSSION OF PROPERTIES

- [9:24] Chair A. Strniste suggested marketing the following properties first: 200 Columbian Avenue, 19 East Washington, 156 South Street and 158 South Street; and then suggested a timeline for marketing the properties. Committee Member Talbott inquired about how to reach the audience that may not be as in-tuned with the City. Committee Member Duffy informed the Committee about the concerns from the real estate market when marketing on sites like zillow.com. Treasurer Markowski suggested posting the advertisements at the Community Center; Building Inspector Mark Sadakierski recommended placing “For Sale By Owner” signs at each property; and Committee Member Talbott suggested utilizing *Front Porch Forum*.
- [9:32] Resident Ettori suggested that whatever parameters the Committee may be looking at come selecting properties that those parameters be provided up front. Committee Member Talbott suggested involving Neighbor Works in the advertising process as well. Treasurer Markowski inquired about potential joint bids for 156 & 158 South Street and how they will be advertised. Discussion ensued about the difficulty of selecting an application when the projects are sound, but different from one another.

OTHER BUSINESS – EXECUTIVE SESSION

- [9:44] Committee Member Talbott moved to find that premature general public knowledge regarding the City Attorney’s analysis of a legal matter would clearly place the City at a substantial disadvantage because the discussion will include confidential attorney-client communications made for the purpose of providing professional legal services to the City. The motion was seconded by Committee Member Duffy and approved unanimously. Committee Member Talbott moved to enter into executive session to discuss the City Attorney’s analysis of a legal matter as allowed under Title 1, Section 313(a)(1)(F). The motion was seconded by Committee Member Duffy and approved unanimously.

[10:07] Committee Member Talbott made a motion to exit executive session. The motion was seconded by Committee Member Duffy and was approved unanimously. No action was taken as a result of the executive session. Chair A. Strniste informed the Committee that he is planning to advertise the properties through December and reconvene the Committee in January 2022.

[10:09] Committee Member Talbott made a motion to adjourn. The motion was seconded by Board Member Duffy. The motion was approved unanimously.

Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator