

BROOKLYN COMMUNITY IMPROVEMENT CORPORATION

Monday, January 14, 2019
6:00 p.m.
Brooklyn City Hall, 2nd floor Conference Room

Members: Mayor Katie Gallagher, Chair
Treasurer John Wittine
Secretary Kathleen Pucci
Member Deborah Tomusko (excused absence)
Member Andris Celcherts

Staff: Andi Udris, Director, Economic Development

Meeting was called to order at 6:07 p.m. A quorum was present. It was recorded that Ms. Tomusko was an excused absence and that Kathy Pucci had received her proxy. A copy of the written and signed proxy was included in the record.

The first order of business was the review of the Minutes of the last meeting held on Monday, February 5, 2018. A motion was made to approve the Minutes by Mayor Gallagher and it was second by Kathy Pucci. The motion was accepted by a unanimous vote.

The second order of business was the discussion of the sale of 7 +/- acres of real estate owned by the CIC consisting of PP# 432-05-002 and 432-06-001. Andi Udris notified the Board that on November 19, 2018 he had received a proposal from Mr. William P. Nice, Jr. from Hanna Commercial Real Estate representing Premier Commercial Real Estate regarding the purchase of the subject property. Premier Commercial Realty initially offered \$280,000 for both parcels, requested a provision to dedicate other city owned land for future wetlands remediation purposes and a request to not make the transaction public knowledge.

Mr. Udris requested a real estate appraisal of the subject parcels from Mr. Gary Sparano, Principal at Sparano Appraisal. The report stated that the properties had a combined estimated value of \$335,000. Mr. Udris contacted Mr. Kevin Callahan of Premier Commercial Realty and renegotiated the final offer price to \$335,000, eliminated the provisions for future wetland remediation and no restrictions on public disclosure. Other terms proposed were reasonable and customary for the industry. Udris reported that Premier had recently acquired both the former J.D. Norman and Keystone properties and needed the CIC land to meet Zoning Code requirements for parking spaces that apparently were waived when the former Joseph & Feiss Company property was originally built. This lack of parking has made it difficult to market and lease both buildings. With the sale, the developer will be able to eliminate the cross easement on the J.D. Norman property and provide adequate parking and expansion space for both adjacent properties.

Ms. Pucci asked as to whether this was the highest and best use of the property. Mr. Udris advised the Board that these lands had been determined by the US Army Corps of Engineers to

be Federally Designated Wetlands and that the site would have severe restrictions in future commercial development. These restrictions would not impact the existing parking lot that now exists. Mr. Udris recommended the sale to Premier Commercial Realty to attract new jobs to the existing vacant buildings. Upon further discussion Kathy Pucci made a motion to approve the sale and Andy Celcherts seconded the motion. The motion was unanimously approved and Ms. Tomusko also voted approval within her proxy on the motion.

The third order of business was Other Business. Mr. Butler brought to the attention of the Board that the authorizing ordinance, 2008-36 Amended, approving the formation of the CIC required that the annual meeting of the CIC be held sometime in January. The current by-laws of the CIC require that the annual meeting be held on the first Monday in February. Andy Celcherts proposed that the CIC seek an amendment from City council to the ordinance to allow for the date specified in the by-laws. The motion was seconded by Kathy Pucci and passed unanimously. There was no other business.

Mayor Gallagher made the motion to adjourn and Andy Celcherts seconded the motion. All members present voted unanimously to adjourn the meeting.

The meeting adjourned at 6:25 pm.