I. Call to Order

Ms. Hedgeman called the meeting to order at 8:34 am.

II. Roll Call

Mr. Barker called role
Present:
Brian Barker, Chair
Jeanette Nicholson, Member
Heather King, Member
Also Present:
Tony Tozzi, staff
Kate Hedgeman, Counsel

A quorum has been declared

III. December 09, 2020 meeting minutes

Ms. King made a motion to approve the minutes, seconded by Ms. Nicholson, passing 3-0.

IV. Purchase applications: None

No applications to discuss.

V. Properties approved for sale – status:
a. 790 River Street

This property is ready to close.
b. 103 Ferry Street
c. 899 River Street

Ms. Hedgeman will be drafting the closing documents for 103 and 899 for the Mayor to approve.

VI. Enforcement – Foreclosure Status Updates:
   a. SEAT enforcement program development
   b. Foreclosures status

The foreclosure complaint was filed for 3209 and 3211 7th Street, signed by Mr. Tozzi. Ms. Hedgeman will be filing the papers to be served. 785 River and 836 River foreclosures are on pause, the buildings may need stabilization. Ms. Hedgeman recommends having a board discussion on if TCLB should move forward with the property. Committee members expressed their feelings of obligation toward fulfilling their responsibility to TCLB’s guidelines.

VII. Updates on properties

No updates on properties.

VIII. Updates on projects
   a. 791 River Street

No progress has been made due to COVID quarantines within the work crew. The HVAC is in place and operational. Pioneer bank visited to inspect the site due to request for construction loan, verifying the location of three furnaces. A verbal estimate of $175,000 was given by a contractor to fix all stabilization and corrective issues. TCLB will need to sever the relationship with the previous contract to RFP a bid on a new contract.

   b. 11 Winnie Avenue

The project is very close to being completed. The porch will be put on in warmer weather. The lack of heat due to funds has stalled the inside painting.

   c. 54 Fifth Avenue

The basement stabilization has been completed. A new set of stairs has also been constructed down to the basement. Framing on the first and second floor, new windows, doors, and landing are all completed. There is a delay with receiving an HVAC. Mr. Tozzi discussed heating solutions with the contractor Mr. Reeves for heating both units separately.

   d. 3229 Sixth Avenue

Stabilization needs to be completed. Mr. Tozzi has photos he can share with the committee.
IX. Executive Session – Attorney-Client privileged meeting

Ms. Nicholson made a motion to enter an executive session, seconded by Ms. King, passing 3-0.

X. Adjourn Meeting

Ms. Nicholson made a motion to adjourn the meeting, seconded by Ms. King. The meeting adjourned at 9:33 am.

Respectively Submitted,

Tony Tozzi,
Executive Director