



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Chair

Committee Report

Date: Wednesday, August 24, 2016

Time: 7:00 p.m.

Place: Republican Caucus Room, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Chair Day and Committee Member Reps. Heaphy, Hoch, McNeil, Okun, Ryan and Summerville. Absent or excused were Reps. McGarry and Patterson. Also present were Reps. Adams and Zelinsky; Michael Handler, Director of Administration; Maurice Nizzardo; and Laura Radesky (see [public hearing sign in sheet](#)).

Chair Day called the meeting to order at 7:02 p.m.

Item No.	Description	Invitee(s) or Designee(s)
1. LU29.070	RESOLUTION and public hearing; Approving the Director of Administration's Final Report and Directing the Acquisition by Negotiation or Eminent Domain of Rights of Way for the Pulaski Street @ Washington Boulevard Intersection Improvement Project. 07/06/16 – Submitted by Mayor Martin 07/11/16 – Held at Steering 08/09/16 - Approved by Planning Board 08/11/16 – Approved by Board of Finance	APPROVED 7-0-0

Chair Day explained that the Committee took this item up more than a year ago when the Board initiated the process to improve the southwest corner at the intersection of Pulaski and Washington Streets and authorized the administration to proceed. The piece of land being acquired is 102 ft² and it is being acquired for \$7,600. The intersection will then be rebuilt by the developer in the South End.

Mr. Handler explained that:

- The project consists of pulling down the wall at the corner and rebuilding the corner to make it less of a sharp turn
- The work will not impact the parking at the rectory
- The stop line for the traffic light will be moved before the exit of the driveway in order to provide better access out of the rectory
- Trucks currently clip the corner, which creates a safety hazard for pedestrians on the sidewalk
- The City and the Church have negotiated a price based upon the appraised value of the property prior to the work and after the work being done

Chair Day opened the public hearing.

Mr. Nizzardo stated that he represents the owners at 340 Washington Boulevard. He is not opposed to this item, but is concerned about future takings.

Ms. Radesky questioned why this property is being taken.

There being no other members of the public wishing to speak, Chair Day closed the public hearing.

Mr. Handler and the Committee discussed this item as follows:

- The use of the eminent domain process was a legal decision in order to preserve the City's options; although it is entitled eminent domain, this is a friendly transaction
- The Church was an open and willing participant to the transaction and will get a better wall and a nicer parking lot as a result
- The work on this property will begin once it receives Board approval
- This acquisition does not affect the structure of the property
- There is a purchase and sale agreement which the Church would have to sign prior to any work being done; this is being negotiated by the parties
- The current intersection is a nightmare

A motion to approve this resolution was made, seconded and approved by a vote of 7-0-0 (Reps. Day, Heaphy, Hoch, McNeil, Okun, Ryan and Summerville in favor).

2. [LU29.072](#) ORDINANCE for publication; Restructuring the **HELD**
Urban Redevelopment Commission (URC).
07/06/16 – Submitted by Mayor Martin
07/20/16 - Held in Committee

Chair Day adjourned the meeting at 7:54 p.m.

Respectfully submitted,
Harry Day, Chair

This meeting is on [video](#).