

ECONOMIC DEVELOPMENT COMMISSION
MINUTES
July 22, 2009

Present: Commissioners: Genevieve Salvatore, Chair, Tessa Marquis,
Susan Patrick, Bob Stanton, John DePalma
Advisor: Robert Gregory
Press: Frank Juliano, CT Post; Brian McCready, NH Register

- I. Chair Salvatore called the meeting to order at 8:10 a.m. A roll call indicated those present as indicated above.
- II. The minutes of June 24, 2009 were approved as presented.
- III. Economic Development Report

Mr. Gregory gave his report highlighting several positive developments including a new restaurant at the location of Bennigan's, an addition to Valentine's Diamond Center and the approval of funding for the Walnut Beach Boardwalk. He also provided the commissioners with a copy of the Annual Report of the Community Development Department. Mr. Gregory noted the City of Milford's commitment to CENSUS 2010. In response to a question, he outlined the Community Development's involvement in Federal Government Stimulus funding.

IV. Committee Reports

A. Neighborhood Preservation

Ms. Patrick presented the Neighbor Preservation Program (copy enclosed) that her committee had been working on for several months. The Commission reviewed the document. The importance of a "written" complaint was stressed. A suggestion was made to have the 9 definitions of blight in the proposed ordinance listed on the complaint form. Also a tenth should be added for "other".

A motion was made and seconded to approve that addition to the complaint form.

PASSED UNANIMOUSLY

A motion was made and seconded to send the proposed Neighborhood Preservation ordinance to the Board of Aldermen for action.

PASSED UNANIMOUSLY

B. Manufacturing Outreach Project – Tabled

C. “Shop Local” Campaign – Tabled

D. Strategic Plan

Chair Salvatore said that she is in the process of drafting a plan borrowing ideas from other communities.

E. Kimball Report

Chair Salvatore said that recommendations were coming from the KRIT committee to the Board of Aldermen.

V. Old Business

A. Milford Diner

Chair Salvatore reported that the owner of the diner had agreed to a 2-year lease at a \$1.00 a year to a non-profit organization to be formed that would operate an information center as well as other activities.

VI. New Business

There was no new business.

Discussion was held regarding the August meeting. It was decided to make the meeting a barbeque at the Chair’s residence. Details will follow.

Having no further business, the meeting was adjourned at 8:56 a.m.

Respectfully submitted,

Robert B. Gregory

THE CITY OF MILFORD CONNECTICUT

NEIGHBORHOOD PRESERVATION PROGRAM

As of _____, the Ordinance of the City of Milford shall include the Neighborhood Preservation Ordinance. The Ordinance prohibits any owner, agent, tenant or person in control of real property located in the City of Milford from allowing, creating, maintaining, or causing to be created or maintained a blighted premise.

Complaint forms will be available at Parsons Complex, the Health Department, Building Department, as well as on our website.

The completed form must be signed and should be delivered or mailed to:

Section 1. Purpose

This Ordinance prohibits any owner, agent, tenant or person in control of real property located in the City of Milford from allowing, creating, maintaining or causing to be created or maintained a blighted premise. The Ordinance also establishes penalties for violations of this ordinance.

Section 2. Definition

For the purpose of this Ordinance, the following works, terms and phrases shall have the following meaning ascribed to them in this ordinance.

Building or Structure – Any ediface of any kind or any piece of work artificially built or composed of parts joined together in some form which is built or constructed on any real property. The words “building” and “structure” shall be construed as if followed by the words “or part thereof.” Accessory buildings or structures, canopy, awnings, marquees, and each and every type of portable equipment shall be considered “buildings” or “structures” with the meaning of this definition.

Blighted Premises – Real property, including any Building or Structure located thereon, which is and continues to be in a state of disrepair or is becoming dilapidated.

Blight Prevention Officer – the city official designated by _____ to act as the Blight Prevention Officer.

Neighborhood Preservation Board – The Anti Blight officer shall assemble representatives of the Health Department, Zoning Department, Building Department, Police Department and the Fire Department. These various departments will be responsible for reported blighted property to the Blight Officer. The board will also meet once a month to hear appeals of complaints and to review the status of prior complaints.

State of disrepair or becoming dilapidated – in a physically deteriorating condition, which if left unabated, would cause an unsafe or unsanitary condition or a nuisance to the general public, which may be evidenced by one or more of the following conditions:

1. Multiple missing, broken or boarded up windows and/or doors
2. Collapsing or missing walls or roof
3. Seriously damaged or missing siding
4. Fire or water damage
5. Infestation by rodents or other pests
6. Excessive amounts of garbage or trash on the property
7. Inoperative or unregistered motor vehicles or inoperative boats parked, kept or stored on the premises unless garaged or the premises is property permitted as a junk yard
8. Lots, such as commercial parking lots, or open storage areas left in a state of disrepair or abandonment
9. Vacant buildings or structures left unsecured or unguarded against unauthorized entry.

Section 3 Prohibition

No owner, agent, tenant or person in control of real property located in the City of Milford shall allow, maintain or cause to be maintained a Blighted Premise.

Section 4. Determination of Violation

- A. Upon receiving a written complaint of a possible violation signed by the complainant, the Blight Prevention Officer shall make an investigation.
- B. If after an investigation a probable violation is found to exist, the Blight Prevention Officer shall serve written notice to the owner and agent, tenant and or person in control of the real property where the violation occurred. The notice may be hand delivered or mailed by certified mail, return receipt requested to the last known address of the owners and agents, tenant and/or person in control other than the legal owner. A copy of such notice shall be sent to the City's Department of Social Services. A copy of such notice shall be sent to the complainant.
- C. Such notice shall state the probable violations and the conditions evidencing such violations and require the person to whom it is delivered to attend a hearing before the Neighborhood Preservation Board to determine whether there has been a violation and, if so, to establish a plan for abatement of such violation, including the date by which such violation shall be fully abated.
- D. After the hearing the Neighborhood Preservation Commission shall make a written determination whether a violation has occurred, the actions to be taken to abate such violation and the date by which such violation shall be fully abated. The date by which such violation shall be fully abated shall not be less than thirty days from the date the written determination is mailed.

- E. The written determination shall be mailed by certified mail, return receipt requested to the last known address of the owner, agent, tenant and/or person in control other than the legal owner.

Section 5. Penalties

Violations of the provisions of this Ordinance shall be punishable by a fine of one hundred dollars (\$100.00) for each day a violation exists after the date established by the determination of the Neighborhood Preservation Board.

Section 6. Enforcement

If a violation remains unabated after the date established in the written determination of the Neighborhood Preservation Board, the Blight Prevention Officer is authorized to issue a citation of the violation in accordance with this ordinance. The final period for the uncontested payment of any citation under this ordinance shall be 30 days after the mailing or serving the citation.

Section 7. Recording of Lien

Any unpaid fine imposes shall constitute a lien upon the real estate in accordance with Connecticut General Statutes 7-148aa. Each such lien shall be continued, recorded and released as provided for in 7-148aa.

Section 8. City acquisition of abandoned blighted properties

The Blight Prevention Officer is authorized to take the necessary steps to acquire the blighted properties which have been certified by the building official to be abandoned pursuant to the Urban Homesteading Act, Connecticut General Statutes 8-169 as it may be amended from time to time. The Blight Officer is further authorized to take necessary steps to acquire Blighted Properties provided there are funds available, using other state and federal means as they may be available.

Section 9. Municipal Performance

In the event a property owner fails to abate or correct the violation the City of Milford acting through its Blight Officer may cause or take such action as is necessary to correct such violation. The cost of this action shall be a civil claim by the city against such owner and the City Attorney may bring an action to recover all such costs and expenses incurred.

Section 10

The effective date of this ordinance shall be _____. The Blight Office will report to the Board of Alderman once every year on the number of complaints and the number of complains in process at the time of the report for the preceding calendar year.

Date: _____

Location: _____

Owner Name: _____

Owner Address: _____

Tel. # _____

Notified by (*name*): _____

Address: _____

Tel. # _____ Email _____

Signature: _____

Description of Possible Violation: _____

Check Violation:

- Mail Completed Form to: Anti-Blight Officer, Phone
City of Milford, Address