

Enfield Blight Review Committee Meeting
Scitico Room – Enfield Town Hall
Wednesday, June 14, 2023 5:30 PM

A meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Wednesday, June 14, 2023 at 5:30pm.

ROLL CALL

Present: John Santanella – Town Council Liaison, Ken Nelson Jr – Town Council Liaison, Jessica Martin, James Byrne (arrived at 5:42pm)

Also Present: Kristy Koistinen, Community Development Specialist, Town Staff

New Business

261 Brainard Road – Attorney Joseph Flynn, Successor Administrator of the Estate of Janusz Budny the current owner, and Martin Kucharczyk, son of Janusz Budny, were both present to answer questions. Kristy Koistinen presented the background on the property maintenance violations and subsequent recorded property maintenance lien that totals \$88,449.00. Attorney Flynn and Mr. Kucharczyk spoke on the background of the estate and history of the property.

Councilor Nelson suggested to reduce the fines to a lower amount like \$3,000 or \$5,000 for the staff time and town resources utilized over the years for this blighted property. Jessica Martin suggested to waive the full \$88,449.00 due to the background both Attorney Flynn and Mr. Kucharczyk gave, James Byrne and Councilor Santanella both spoke on why they believe the fines should be waived.

Jessica Martin made a motion to make a recommendation to Town Council to waive the \$88,449.00 in property maintenance fines, seconded by James Byrne. **Motion passed 3-1-0.** Ken Nelson voted against.

Kristy Koistinen advised the next Town Council meetings were Monday, June 19, 2023 and Monday, July 17, 2023. With permission from the Town Councilor liaisons, she could speak with the Town Manager's office the next day to see if they could include this recommendation on the agenda for June 19. Everyone agreed to see if that would be possible.

Discussion Items

Update on 122 Windsor Street – Kristy reviewed the current status of 122 Windsor Street and how she has been in contact with the owner. He would like to meet with the Blight Review Committee to discuss the property maintenance lien, current property condition and if a clean & lien could be completed to help cleanup the property to bring it into compliance. The committee discussed possibly making the property maintenance lien forgivable and include an additional deferred clean & lien but they will meet with the owner in July at a scheduled Blight Review Committee meeting to discuss further.

A discussion took place regarding establishing a fine amount or number of days a property is in violation before the town is able to foreclose on the property. It was discussed that \$30,000 may be an appropriate number which for one violation would be a little over a year. The committee questioned if there could be a policy created to set a fine amount and what the process would be to get that created. Staff will look into that and follow up with the committee.

A discussion took place regarding the recent May tax sale and what the process is if there is a clean & lien completed and recorded on a property within the 6-month redemption period. The committee requested that staff contact the attorney who held the tax sale, Adam Cohen, for clarification on the process.

A discussion took place on a possible incentive program for people who purchase troubled or blighted properties in town to live in and rehab. The committee and staff discussed it could be something that reduces or freezes real estate taxes. They discussed there should be an incentive for owner occupied properties and for people that are buying the

property to flip and sell it as they are improving the property and helping the neighborhood. The committee and staff will think more on this program and will discuss further at the next meeting.

ADJOURNMENT

Motion to adjourn made by Councilor Nelson, seconded by Councilor Santanella. Motion passes 4-0-0.
The meeting adjourned at 7:29 pm.

Respectfully Submitted,

Kristy Koistinen
Office of Economic & Community Development