

The Committee on Community & Business Development met on Monday, February 25, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors Fred Capone and Peter Napolitano.

Member absent was Councilor John McKinnon.

The Committee considered a Resolution offered by Councilors Wayne Matewsky and Stephen Simonelli: That Vito's Auto Repair Shop, on the corner of Villa Ave & Ferry Street, correct its operation at neighborhoods request.

City Clerk Sergio Cornelio, Ali Hamadi, the Property Owner and a Representative of the Tenant Mr. Abraham Colon were also present.

Communication received from abutter Rita McCauley of 12 Villa Avenue addressing neighborhood concerns with the business operation.

Mr. Hamadi informed the Committee that the court case to evict Mr. Colon for non-payment of rent and breach of contract had been continued three times and was now scheduled to be heard on Thursday February 28th. Mr. Cornelio informed the Committee that he had continued to conduct site visits and has seen improvements and was trying to be as fair as possible to all parties. Councilor Capone remarked that the eviction process was a private matter between landlord and tenant and that the Committee's concern was with the impact of the business on the neighborhood. Councilor Napolitano asked if the tenant was still being arrogant as was mentioned at a prior meeting and Mr. Cornelio responded that was previously related to interactions between the employees and next door neighbor but noted that he had asked the police to monitor. He confirmed that the biggest issue to date appears to be the parking of vehicles out front. Mr. Hamadi informed the Committee that he owns four taxicabs and that part of lease agreement with the tenant is that they would fix his cars at no cost. He explained that this was not happening and as a result he has had to pay \$15,000 out of pocket for labor and as a result was now charging his tenant with breach of contract in addition to the eviction process for non-payment of rent as well as a few incidents of stolen items reported to the police.

The Committee voted: To grant further time until Monday March 11th at 6pm and to invite City Clerk Sergio Cornelio, City Solicitor, Property Owner Ali Hamadi, Tenant Abraham Colon and a neighborhood representative to that meeting for an update.

Respectfully Submitted,

John W. Burley
Clerk of Committees

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Member absent was Councilor John McKinnon.

The Committee considered a Petition offered by Councilor Richard Dellisola, as President: a new class two motor vehicle license for MFalcon Auto at 45/47 Mystic Street.

City Clerk Sergio Cornelio, Rocco Vigorito, the Property Owner and Mr. Angelo Fernandes, the Tenant were also present.

Mr. Vigorito explained that the license for a class two motor vehicle license had been in existence for the past five years at this location and that the only change being requested now was the change in tenant name. Mr. Cornelio confirmed that all paperwork was in order and that it was an existing business with no residential homes around it. Mr. Fernandes informed the Committee that he had been in the business for five years but it would be the first time in the United States.

The Committee voted: To report back to the City Council with a recommendation for Favorable action with the existing restrictions.

Respectfully Submitted,

John W. Burley
Clerk of Committees