

## Central Falls Nuisance Task Force prioritizes receivership properties

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CENTRAL FALLS – The city’s Nuisance Property Task Force recently added 10 properties in receivership to its master list of nuisance properties.

Members reviewed each property during their meeting on Oct. 30 and ultimately approved them for inclusion on the list, in an effort to keep the list as up-to-date as possible, said City Solicitor Matt Jerzyk.

Jerzyk and the other 12 members recently realized that properties in receivership were not on the list. They also had a legal intern working to create a more comprehensive list over the summer.

For properties to be added to the master list, a judge has to find them to be a nuisance property, Jerzyk said. The 10 receivership properties that were recently added are not in any particular order of relevance, he said.

Jerzyk said that Jimmy Estrada owns properties at 50 Conduit St., 111 Cowden St., and 50 Garfield St., and is working with the receiver to address tax issues, sewer issues, building code violations, and dumping.

The owners of 674-676 Lonsdale Ave. have been working with receiver John Dorsey to agree on a timeline to fix building code violations.

“We’re waiting to hear if the building owner fulfilled the obligations,” Jerzyk said.

A property at 690 Lonsdale Ave. has been in receivership for several years, and during that process, Jerzyk said the city has been able to demolish garages on the property and sell it to a developer, who intends to build six townhouses for affordable housing.

"Architectural drawings were submitted to the Planning Board, who approved them and permits were pulled over the summer," he said. Developers are now waiting for construction to start on the building, which is owned by La Taberna restaurant owner Carlos Ramirez.

The infamous yellow house at 767-771 Lonsdale Ave. has been put up for bid and Dorsey is meeting with multiple entities interested in purchasing the property. At this time, he said bids continue to be accepted for the property.

A purchase and sale agreement has been entered into for 42 Washington St., with plans to renovate and convert the property into affordable housing by the Central Falls Housing Authority.

"It still needs court approval," Jerzyk said, and the receiver may be attending housing court this week to discuss.

Jerzyk explained that the city petitioned for the property to be placed into receivership and that there were people doing illegal work on the property, which has since stopped.

"The receiver has been able to deal with the title and bank and has partnered with Central Falls Housing Authority," he said. "It fulfills the mission of using legal tools to convert vacant properties into much needed housing. This is why we do what we do."

For the past two months, a petition has been filed for issues at 240 Washington St. to be addressed by property owners. The Nuisance Property Task Force has been working with property owner Antonio Martins' son to get financially organized with the vacant and abandoned property, and the matter will be reviewed at housing court tonight, Nov. 8.

Jerzyk had no updates about the old train station but he said the receiver continues to make sure that the property is secure for everyone involved amid ongoing attempts to break into the building.

Lastly, the Rand and Pine Street Mills are awaiting direction from a judge very soon.

"They've been vacant, abandoned, and an eyesore for the last 21 years," Jerzyk said.

The task force is currently seeking court intervention to clean up the previously burned properties and get them redeveloped.

"We went to court and said (they) were a clear and present danger for firefighters," he said.