

AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday September 28, 2022 at

6:00 P.M. WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: LCI Board September 28, 2022

Time: Sep 28, 2022 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting

<https://newhavenct.zoom.us/j/86951139455?pwd=bGNUL2o2YUQ5SIZ6K0lreENCb01lQT09>

Meeting ID: 869 5113 9455 Password: 1234567a

Meeting Materials click here: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board>

- I. Call to Order
- II. Approval of Minutes from August 24, 2022 Meeting of LCI Board of Directors
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
44 Brewster Street	Acquisition	City of New Haven	20
173 Ivy Street	Acquisition	City of New Haven	20

- IV. Old Business / Discussion
 - Role of LCI Board / CT General Statutes
 - Discussion of PAD Guidelines

- V. Adjourn

FULL ZOOM MEETING INFORMATION BELOW:

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

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One tap mobile

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+13092053325,,86951139455# US

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 869 5113 9455

Password: 12824245

Find your local number: <https://newhavenct.zoom.us/j/keBRbPBgbM>

Join by Skype for Business

<https://newhavenct.zoom.us/join/86951139455>

LCI Board Meeting Minutes
August 24, 2022 (Via Zoom)

PRESENT: Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Evan Trachten (LCI staff)

Absent: Patricia Brett, Arlevia Samuel (Executive Director) Michael Pinto (Office of Corporation Counsel)

Guests: None

Meeting called to order at 6:20 P.M.

**Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago
Nadine Horton, Seth Poole**

Review of LCI Board meeting minutes from April 27, 2022. A motion to approve was made by Nadine Horton, seconded by Seth Poole, roll call of members was taken, approved unanimously.

New Business

885 Congress Avenue

Evan told the Board LCI proposes to sell this sliver lot to Jonathan Tirado who is an owner occupant next door at 889 Congress Avenue. The applicant will pay \$0.25 per square foot. The lot is about 3000 square feet. The area will be used for parking. This land has been used for parking for many years. LCI did not offer the land to the commercial building next door because this land serves as a buffer area between the properties. The commercial building owns a few feet of land next to the lot, so they have access if needed. The lot is 35' X 80' so building a house was not optimal. Evan discussed this sale with Alder Rodriguez who was supportive.

Alder Santiago asked if there was an existing curb cut? Evan said there was a curb cut because this area has been used for parking for many years.

A motion was made by Alder Santiago, seconded by Alder Furlow, approved.

27 Frank Street

Evan told the Board LCI proposes to sell this vacant property to NHS for \$1,000. The property will be rehabilitated and sold to an owner occupant. NHS has rehabilitated a few homes on Frank Street in past years. This property lacks a driveway but there is on-street parking. The house is quite small. Jim Paley of NHS recently updated LCI about NHS's current development activities last month.

LCI has owned this property for a few years and it's good the City is selling it because of its poor condition. Homeownership will help the block.

Selling the property is a good idea because a demolition is costly. NHS as a proven track record rehabilitating property. Alder Santiago wanted to confirm this is a single-family property, Evan said it was one unit. Nadine asked about the front door location. Evan said the door is located on the left side of the house.

A motion was made by Nadine Horton, seconded by Alder Furlow, roll call was taken, approved unanimously.

28-50 Thompson Street

Evan told the Board this is another proposal to sell NHS vacant land for \$2,000. NHS will develop a two-family property. Merging two sliver lots at this location will create a building lot. Alder Winter supports this proposal. This is a good reuse of the vacant land. LCI built homes in this area and NHS's efforts will compliment the investment LCI has made in the area.

Nadine asked if there will be off-street parking. Evan told the Board there would be off-street parking. The development will also increase the tax base.

A motion was made by Alder Furlow, seconded by Nadine Horton, roll call was taken, approved unanimously.

15-17 Winthrop Avenue

Evan told the Board this is another proposal to sell NHS vacant land for \$2,000. NHS will develop a two-family property. Merging two sliver lots at this location will create a building lot. The neighbor has been utilizing some of this land for parking but building a house takes priority over parking. The site is centrally located and is close to the hospital and many parts of New Haven. Alder Santiago noted the current fencing of the lot connects the land to #13 Winthrop Avenue. Evan said the property is City owned and the neighbors have been utilizing some of the land for parking. Nadine asked about the future driveway. NHS will likely develop a driveway to the right side of the lot and may grant an easement to #13 Winthrop Avenue. The off-street parking will be behind the future house at 15-17 Winthrop.

A motion was made by Alder Santiago, seconded by Nadine Horton, roll call was taken, approved unanimously.

Old Business / Discussion

Nadine reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Seth said we would keep this on the agenda and discuss at a future meeting when more members are present.

PAD Guidelines / Discussion

Evan told the Board that no movement has occurred since his last update. LCI was preparing to submit proposed changes for committee review at the beginning of 2022. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines and the elimination of the Emergency Order letter from the Mayor. Further conversations need to occur.

More information will be shared in the future. This item will remain on our agenda.

A motion to adjourn was made by Nadine Horton, seconded by Alder Santiago. Roll call was taken, approved unanimously.

Meeting adjourned 6:56PM

PAD MEETING MINUTES
August 17, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office;

Guest: Allen McCollum

Meeting called to order at 3:11 PM

A motion to approve the PAD minutes from July 20, 2022 was made by Clay Williams, seconded by Steve Fontana, minutes approved unanimously.

New Business

44 Brewster Street and 173 Ivy Street Acquisition

Evan told the committee the City is proposing to acquire these lots for up to \$150,000 to be used in conjunction with 188 Bassett Street which is a City owned building. The City is planning to move Adult Education to 188 Bassett Street and needs more parking. The City is still negotiating the purchase price with the owner. Evan reached out to Alder Avshalom-Smith and he supports the acquisition. Alder Antunes asked if Evan had talked to the Board of Education because he heard they didn't want to move to this site. Evan has not discussed this with the Board of Education.

Evan told the committee that if Adult Education does not move to this site, the acquisition of this land will still benefit the City because 188 Bassett Street needs additional parking. The City has acquisition funds for the land. There are federal funds to support the renovation of 188 Bassett Street for the Adult Education project. Alder Festa asked who is the owner? Evan said Brack Poitier is the owner. Steve asked about 218 Bassett St, does the City have rights to park there? Evan didn't know. Alder Antunes asked, if the plan didn't happen, would the City have 2 building lots? Evan said the City would have a 30,000 square foot lot to develop. The imputed value of the lot is more than our proposed purchase price. Evan thinks this is a good investment and we need to gain site control. The properties are in tax foreclosure and all taxes will be paid by the seller at closing. Evan believes the land is worth about \$6 per square foot and the lot is 30,000 square feet. Evan said eminent domain was an option, but the City preferred to do a friendly acquisition. We are trying to tee this up, the deal isn't set as of now. If we had a land bank, we might be able to purchase the property at a foreclosure sale. Alder Festa asked, what if we had a land bank? Steve told the committee the Board of Alders would establish rules for the land bank and a process to acquire properties. Steve said this is a smart acquisition and will enhance the value of 188 Bassett Street. It makes the site more attractive and this is a great opportunity in terms of an economic development opportunity. It was noted this will save the City money in the long run by not leasing a site for Adult Education.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously

48 Grant Street Unit #2, 39 Grant Street, 239 Ella Grasso Blvd, 0 Plymouth Street

Evan told the committee this proposal was before the PAD Committee last month, but we added an additional piece at 39 Grant Street. There was also a notice issue in the previous agenda, the buyers name was incorrectly listed. LCI has been in discussion with the applicant for

several months about this project. The City owns a condominium unit that represents 22% of the building at 48 Grant Street, the applicant owns the other unit that is 78% of the structure. The City owned unit previously housed a Hill Health wellness program that is no longer on site. The City is proposing to sell the condo unit along with vacant land at 39 Grant Street, 239 Ella Grasso and 0 Plymouth Street for \$350,000. The City will also release liens on the building that total \$113,690. The liens on the building predate the applicant's ownership of this site. The applicant will redevelop this site with residential units and the inclusionary zoning ordinance will apply to this project. There are some initial conceptual drawings and planned phases to this project. Evan asked the developer Allen McCollum to go into detail.

Allen McCollum told the committee he plans to rehabilitate the existing structure as senior housing for the most part. The project will be done in phases. In phase one the existing structure will be rehabilitated. He is hoping to make this a "green" project and that will be a great asset to the community. The project will make this area more residential and less industrial. In future phases, new construction is proposed and there are several options for further development.

Evan told the committee it is a great opportunity for the City to get out of the building. The development can be a PDD or go through the zoning process. PAD would be signing off on the sale and a full review of the redevelopment will occur by City Plan and, or, the BoA in the future.

Clay Williams asked what will 39 Grant Street be used for? Allen told the committee it will be open space with seating and lighting. Alder Festa asked for clarification about the use as mostly senior housing, what level of affordability? Allen said it will be between 5% affordable and 20% affordable. Alder Festa also asked about the lien? Evan said the City conducted a demolition and several repairs years ago when Hill Health as the occupant of our unit. The lien predates Allen's ownership. The City made repairs so Hill Health could stay in the building, normally a tenant would pay for the repairs but because the program benefited the public, the City stepped in to assist Hill Health. Alder Festa wanted to make sure a development occurred. Allen assured the committee a development would occur. Allen will assume full responsibility. Evan said over the last 10 years LCI has a good track record of making sure projects move forward. This development will enhance the area which is currently blighted and put the properties back on the tax roll.

Alder Antunes noted this isn't senior housing for 65 and over, this is for 50 and over. Alder Antunes noted there were some problems with 50 and over housing at other sites across the City. Evan summarized the proposal; sell these parcels for \$350,000 and release all liens, the site will be redeveloped in phases starting with the existing structure. The ground floor may remain a business use. The property will be back on the tax rolls. The property will be subject to inclusionary zoning. Alder Antunes asked if any of the buildings will be razed? Allen said no.

A motion was made by Clay Williams, seconded by Alder Festa roll call was taken, approved unanimously

139 Frank Street

Evan told the committee LCI is proposing to sell a strip of a sliver lot to Bavaro Properties, Inc. who owns 141 Frank Street. They do not have any off-street parking. The City owns two lots, 137 and 139 Frank Street. After we chop off 12 feet of 139 Frank Street the remaining lot at 137-139 Frank Street will have 54 feet of frontage and 116 feet of depth. LCI plans to sell the remaining lot to Neighborhood Housing Services as a building lot. The buyer will pay \$1.50 per square foot as a non-owner-occupant. There are two houses at 141 Frank Street and the occupants will greatly benefit from having off-street parking. Nate wanted to confirm a building lot will result when combining the remaining portion of 139 Frank Street with 137 Frank Street. Evan confirmed a building lot would exist after a portion of the lot is sold. **A motion was made by Alder Antunes, seconded by Nate Hougrand, roll call was taken, approved unanimously**

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since his last update in July. LCI was preparing to submit proposed changes for committee review at the beginning of 2022. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alders via the PAD process contained the Emergency Order. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur but due to other more pressing matters where hasn't been any movement.

More information will be shared in the future. This item will remain on our agenda. The proposed changes are minimal.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor.

Meeting Adjourned 3:49 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
44 Brewster Street 173 Ivy Street		290-0478-01100 290-0478-02500	RM-2	20	Vacant land	N/A	
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$77,100 \$74,800	NA	NA	\$77,100 \$74,800 Total \$151,900		126' X 140' 52' X 140'	17,860 12,310 30,170 sq./ft. Total Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$151,900	Vision	10/1/21	Acquisition	Up to \$150,000	(TBD)	Up to \$150,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
City of New Haven / Livable City Initiative 165 Church Street 3 rd Floor New Haven CT 06510			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/10/2022	Staff	Current
Proposal: The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire vacant land to be used in conjunction with 188 Bassett Street. The acquisition will allow the City to develop 188 Bassett Street in the future.			
General discussion The City of New Haven owns a commercial building at 188 Bassett Street. The parcels at 46 Brewster Street and 173 Ivy Street were previously used as parking for the structure at 188 Bassett Street. By acquiring these parcels, the City will gain site control. In the future this land will likely be used for parking.			
Owner Occupancy N/A			

Prepared by: *Eric G...* Date 8/11/2022 Concurred by: *[Signature]* Date 8/11/22

Committee	Date	Action
PAD	8/17/2022	
City Plan	9/21/2022	
L.C.I.	9/28/2022	
Board of Alders	10/17/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: August 10, 2022

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone 946-8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the acquisition of 44 Brewster Street and 173 Ivy Street. The City will utilize this land in conjunction with the redevelopment of 188 Bassett Street.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Code	Code	Code	Code	Assessed	Assessed
6093	POITIER BRACK & BATTER				2-1	54,200	37,940
	NATHANIEL				2-5	22,900	16,030
	400 GOODRICH ST						
		SUPPLEMENTAL DATA					
		Assoc Pld#	REPO	RECD:			
		WARD 20	TAX DIST				
		CENSUS 1415					
		BLOCK 4008					
		QUERY G					
		GIS ID 17893					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
3077	0290	07-20-1983	V			0	
Total		77,100		53,970		53,970	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
2021	2-1		
	2-5		
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	Batch
1600	NEWHALLVILLE

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106708	08-25-1997	OI	Other Improv	20,000		100		ERECT WOOD & CHAIN LINK

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
01-04-2011	GM	03		94	Vacant with Outbuilding
08-27-2001	SB			45	Review Against Field Cd

LAND LINE VALUATION SECTION																			
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value				
1	3370	PARK LOT	RM2		17,860	SF	3.37	1.00000	5	1.00	1600	0.900		1.0000	3.03	54,200			
Total Card Land Units														17,860	SF	Parcel Total Land Area	0	Total Land Value	54,200

VACANT LAND/OUTBUILDING
 PARKING LOT
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xt (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 22,900
 Appraised Land Value (Bldg) 54,200
 Special Land Value 0
 Total Appraised Parcel Value 77,100
 Valuation Method C

This signature acknowledges a visit by a Data Collector or Assessor
 Total Appraised Parcel Value 77,100

CURRENT OWNER	POITIER BRACK	400 GOODRICH ST	HAMDEN CT 06517	NEW HAVEN, CT	6093
TOPO					
UTILITIES					
STRT / ROAD					
LOCATION					
DESCRIPTION	COM LAND	COM OUTBL			
Code	2-1	2-5			
Assessed	51,900	22,900			
Assessed	36,330	16,030			
Supplemental Data	I/E REPO REQD: TAX DIST Assoc Pid#:				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
POITIER BRACK		3077	07-20-1983		V	0	
PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed
		2021	2-1	36,330	2020	2-1	44,100
			2-5	16,030		2-5	16,030
		Total		52,360		Total	60,130

EXEMPTIONS		Amount	Description	Number	Amount
		0.00			
OTHER ASSESSMENTS		Amount	Comm Int		

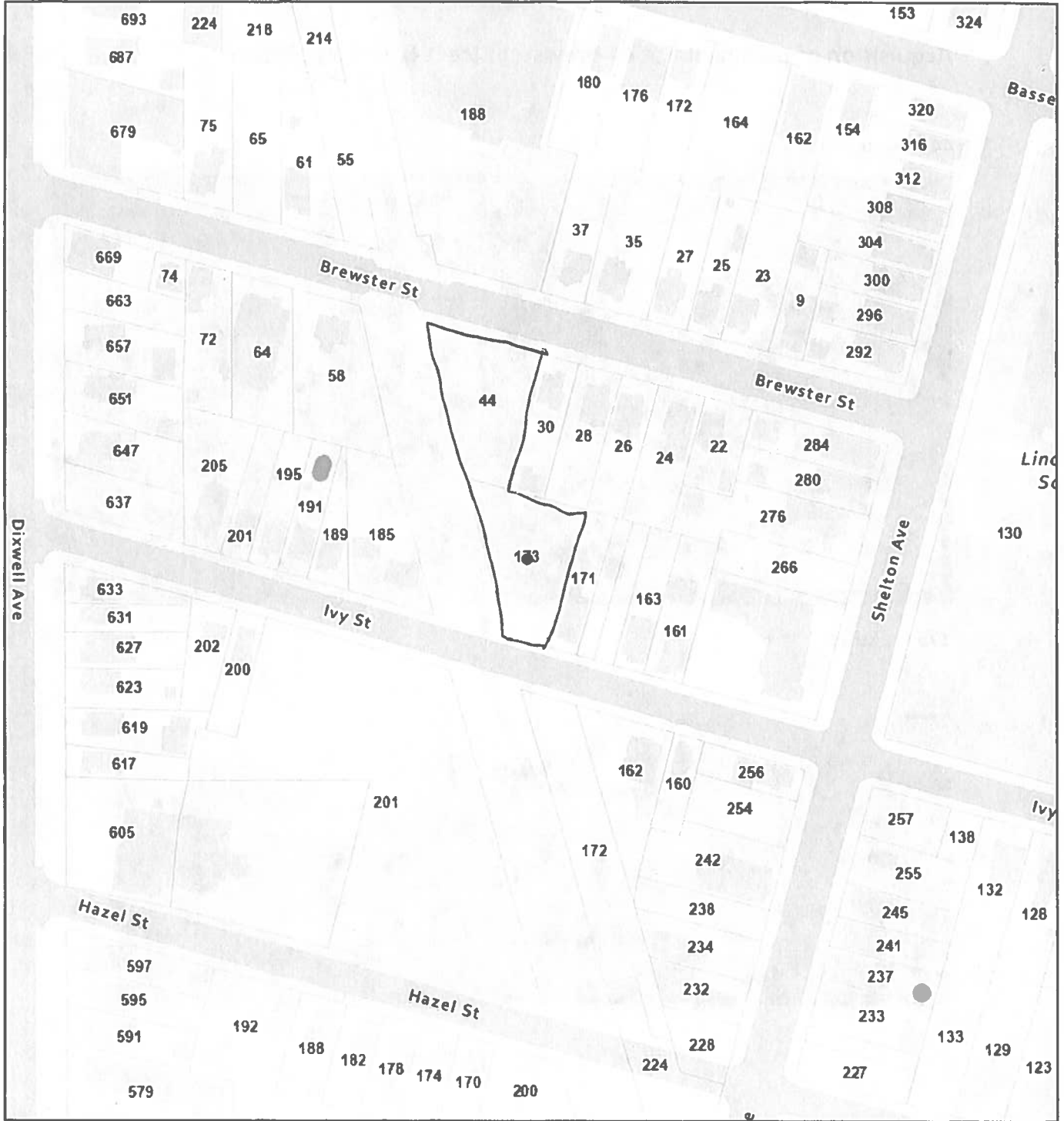
Nbhd	1600	Nbhd Name	NEWHALLVILLE
Tracing		Batch	
ASSESSING NEIGHBORHOOD			
NOTES			
VACANT LAND/OUTBUILDING			
PARKING LOT			

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	0
		Appraised Xr (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	22,900
		Appraised Land Value (Bldg)	51,900
		Special Land Value	0
		Total Appraised Parcel Value	74,800
		Valuation Method	C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
		106708	08-25-1997	OI	Other Improv	20,000		100		ERECT WOOD & CHAIN LINK
VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result			
		10-11-2011	TH			45	Review Against Field Cd			
		01-06-2011	GM			94	Vacant with Outbuilding			
		08-30-2001	SB			45	Review Against Field Cd			

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	3370	PARK LOT	RM2			12,310 SF	4.68	1.00000	5	1.00	1600	0.900		1.0000	4.21	51,900
Total Card Land Units													Parcel Total Land Area	Total Land Value	Total Land Value	
													12,310 SF		51,900	

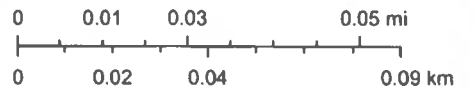
Acquisition of 44 Brewster / 173 Ivy



8/11/2022, 8:42:52 AM

NewHaven_Parcels

1:2,257



Acquisition of parking lot at 44 Brewster Street & 173 Ivy Street

44 Brewster Street



173 Ivy Street

