

AGENDA FOR SPECIAL MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday

DECEMBER 14, 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

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

Time: Dec 14, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/88661681832?pwd=VjlzdnRFeUVEaOdCUzI5Rk9BaktZQT09>

Meeting ID: 886 6168 1832 Password: 1234567a

- I. Call to Order
- II. Approval of Minutes from October 26, 2022 Meeting of LCI Board of Directors
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
262 Dixwell Avenue	Acquisition	City of New Haven	21
263 Dixwell Avenue	Acquisition	City of New Haven	22
265 Dixwell Avenue	Acquisition	City of New Haven	22
269 Dixwell Avenue	Acquisition	City of New Haven	22
79 Morris Street	Sliver lot	G. Molino	5

Annual Meeting / Schedule of Meeting Dates for LCI Board of Directors for 2023:

January 25, 2023	July 26, 2023	January 24, 2024
February 22, 2023	August 23, 2023	
March 22, 2023	September 27, 2023	
April 26, 2023	October 25, 2023	
May 24, 2023	November 22, 2023	
June 28, 2023	December 27, 2023	

IV. Old Business / Discussion
Role of LCI Board / LCI Organizational Structure
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

Topic: LCI Special Meeting December 14, 2022

Time: Dec 14, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/88661681832?pwd=VjZldnRFeUVEa0dCUzI5Rk9BaktZQT09>

Meeting ID: 886 6168 1832

Password: 1234567a

One tap mobile

+13017158592,,88661681832# US (Washington DC)

+13052241968,,88661681832# US

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 886 6168 1832

Password: 53154493

Find your local number: <https://newhavenct.zoom.us/j/88661681832>

Join by Skype for Business

<https://newhavenct.zoom.us/j/88661681832?skype=88661681832e/87952542908>

LCI Board Meeting Minutes
October 26, 2022 (Via Zoom)

PRESENT: Patricia Brett, Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)

Absent: Arlevia Samuel (Executive Director),

Guests: Allen McCollum

Meeting called to order at 6:03 P.M.

Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago, Seth Poole, (Nadine Horton arrived after roll call)

Review of LCI Board meeting minutes from September 28, 2022. A motion to approve was made by Alder Santiago, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

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

Evan told the Board the City of New Haven proposes to sell a condominium unit at 48 Grant Street, and vacant land at 239 Ella Grasso, 39 Grant Street, and 0 Plymouth Street for \$350,000 and forgive \$113,690 in liens which are on the property. The condominium was previously used by Hill Health Center for a wellness program. There are two business-zoned condo units in the building and the City's unit represents 22% of the structure. The applicant is owns the other unit and is proposing to acquire the City's unit, and proposing to convert the building to a residential use as an adaptive reuse for "55 and over housing". The structure is a brick building. The applicant has been working with LCI for a long time to acquire this building. The proposal is to redevelop the site in phases. The first phase will occur by rehabilitating the brick structure. Evan noted the liens on the property were for emergency repairs and demolition while Hill Health occupied the site, the City needed to make the building safe and took the necessary action so the wellness program could operate.

Evan said the City needs to get out of this structure, it is a liability. The City has no use for the condominium given the scope of work needed to make the site viable. Evan reviewed Alan's latest site feasibility presentation. The neighborhood is a mix of residential and light industrial. There is also a UI power substation next door. The applicant will seek a PDD or other relief to develop the site. The proposal is to start out with a phase-one and rehabilitate the structure with 50-60 units. A second phase is also contemplated to create additional units. There are a few possible future configurations.

Allen McCollum addressed the Board. He told the Board he purchased his portion of the building about 5 years ago from Allen Slesinger. Mr. McCollum has been working on this acquisition since he acquired his portion of the building.

There are a few options for the site's redevelopment. Allen told the Board last winter a pipe burst in the City's unit and he wants to take control of the site to prevent further damage before winter arrives. Nadine asked when the site would be ready for occupancy? Alan said it would take 12-14 months after all approvals are received. Nadine asked if the brick structure would be preserved. Alan said the brick structure would be preserved, but a cinder block addition may be demolished. Nadine also asked if this type of develop could be done in the WEB neighborhood, Alan said yes.

Alder Santiago asked if Alan had met with the Hill South CMT? Alan said he hasn't meet with them yet. He has talked to alder Singh and he is familiar with the community process. Alder Santiago asked if Alan could pay for half of the lien that is on the building? Alan said there is a question as to the legality of the lien. The previous owner did not agree with the property being liened by the City and was disputing it. The proposal is to pay \$350,000 and forgive the lien.

Pat asked about the project's funding and what is the budget? Alan told the Board it's private funding and the cost is about \$6 million. Alder Furlow said it would be difficult to forgive the liens and he would like more information about the liens. Alder Furlow asked when this item would go to the Board of Alders? Evan said the item would come for the second meeting in November which is November 21, 2022. Alder Furlow asked Allen how many units would be in phase-one of the development? Allen told the board most likely 50 units, but it could be as many as 60. Alder Furlow asked about the AMI for the area. Alan said the units would not be affordable but not expensive like units downtown. Alder Furlow noted the number of units proposed in phase-one is below the threshold of the Inclusionary Zoning Ordinance

Seth asked if there was a study about any health effects due to being near a power station? Alan said he was in the process of looking into this concern. He does not have a definitive answer. Evan asked attorney Pinto to clarify the affordability given this is a City land sale, and Evan believes it is a requirement. Attorney Pinto said he recalls the original proposal was between 10%-20%, but there were ongoing conversations with Allen's counsel. Pat told the board one of the slides in the presentation says there will be 20% affordability. Attorney Pinto will follow up to confirm the percentage of affordable units and the AMI. Allen noted the original proposal was for Allen to collaborate with the City and at that time the percentage of affordable units was 20%. The project scope changed and Allen plans to develop the site and the percentage of affordable units hasn't been finalized. Alder Santiago confirmed the Board of Alder will meet on November 21, 2022 for the second meeting in November. Pat suggested that the slides be edited to remove the 20% affordability if that is not accurate.

Alder Furlow said further clarification is needed about the 20% affordability and the AMI. This information is needed to share with colleagues on the Board of Alders. Seth asked if this would be built in phases while some units are occupied? Allen said some units would be occupied but there should be minimal impact for those living on site. Pat asked for clarification about the number of units in phase-one and phase-two. Allen said phase-one is currently 50 units. Pat said Allen should make the packet consistent with his oral presentation for further

clarification. Seth asked about the units. Allen said the units would be a mix of studio, one-bedroom, and two-bedroom units.

A motion was made by Pat Brett to sell 48 Grant Street, 39 Grant Street, 239 Ella Grasso Boulevard, and 0 Plymouth Street for \$350,000 and forgive the liens, seconded by Nadine Horton, roll call as taken, approved 3-2 (Yay: Seth Poole, Pat Brett, Nadine Horton / Nay: Alder Furlow, Alder Santiago)

After the vote Alder Furlow had a point of order: Alder Furlow noted it is customary to have further discussion after a motion is made and second, but the Board moved to a roll call and is a deviation from the Robert's Rules of Order. This gives an opportunity for people voting no to explain why they may be doing so. Alder Furlow would be happy to speak with the Developer and the Alder of the Ward to help clarify some of the concerns. Attorney Pinto noted it's a better practice to ask for "any further discussion" after a motion and a second and not go to a roll call.

139 Frank Street

Evan told the Board LCI is proposing to sell a 12' strip of this sliver lot. The remaining portion will be combined with a City owned lot at 137 Frank Street, which would create a buildable lot. NHS would like to develop a property in the future at 137 Frank Street. The applicant will utilize this land as a driveway. The applicant's property at 141 Frank Street has two structures and no off-street parking. Alder Evelyn Rodriguez is supportive of this proposal. The price is \$1.50 per square foot for a total of \$2,088.

A motion was made by Alder Santiago, seconded by Alder Furlow, roll call was take, approved unanimously.

565 Columbus Avenue

Evan told the Board this is a sliver lot sale to a Church which is a non-profit sliver lot sale at \$1.00 per square foot for a total of \$4356. The Church has been working with the City for a few years to acquire this site but didn't because the City was seeking fair market value. The area is already fenced into their property. The use will be side-yard area for a possible play space and overflow parking. There is a letter of support from Alder Rodriguez. LCI did not offer a portion of the lot to the adjacent property because it's vacant and blighted. The applicant is an active church in the neighborhood that does food drives and other outreach. Attorney Pinto added that a Federal law called RLUPA says that Churches are treated "no better and no worse", thus they are treated as a non-profit for a sliver lot sale.

A motion was made by Alder Santiago, seconded by Alder Furlow, roll call was take, approved unanimously

272 Davenport Avenue

Evan told the Board we are proposing to evenly split this sliver lot. The applicants will develop a driveway to create off-street parking. The applicants are paying \$1.50 per square foot because they do not live on-site. The applicants will work together and create a common driveway. There is a tree along the sidewalk, so they are creating a common driveway along the front 50' portion of the lot. The cars will park behind their properties. Off-street parking is needed in this area. Alder Furlow asked about the easement. Evan told the Board nobody will be allowed to park in the driveway, parking will occur beyond the initial 50' easement and in their yards.

A motion was made by Alder Furlow, seconded by Alder Santiago, roll call was take, approved unanimously

64 Elliott Street

Evan told the Board LCI is proposing to sell the entire lot to the applicant for \$1.50 per square foot for a total of \$5,880. The applicant recently purchased the adjacent property at 62 Elliott Street which was vacant. The applicant was approved by the Board of Zoning to convert the property to a three-family. This area will provide additional yard area. Evan noted that Habitat for Humanity was asked if they wanted to develop a house on this parcel, they said the lot was too small. Nadine noted that yard area is needed, and this is exactly what we should be doing. It is wise to not develop a house on this lot because there would be no space between the houses. It costs the City to maintain this lot cutting the grass and doing snow removal.

A motion was made by Nadine Horton, seconded by Pat Brett, roll call was take, approved unanimously

281 Newhall Street

Evan told the Board this proposal came to the LCI several years ago when Alder Clyburn was the Alder, but she didn't support the sale because she told the garden at 49 Bassett Street, they could use this area. Evan told the Board the current Alder Devin Avshalom-Smith supports the sale to the applicants because they are owner occupants. Their yards are smaller than the other properties on Huntington Street and this sale will enlarge their rear yards. Evan noted the importance of supporting owner-occupants. One buyer is purchasing a slightly large portion of the lot because the width of their property is slightly wider. Nadine said she was happy to see this sale move forward and it has been a long time coming.

A motion was made by Pat Brett, seconded by Nadine Horton, roll call was take, approved unanimously

Old Business / Discussion

Seth opened the discussion by noting that Arlevia shared information about LCI in a power point presentation. Seth would like to discuss representation of the Neighborhood Specialists. He would like to discuss representation across the City at various management teams. The organizational structure of LCI will be a topic on the agenda. Seth and Nadine noted they hear concerns about Neighborhood Specialists.

A motion to adjourn was made by Alder Santiago, seconded by Pat Brett, roll call was taken, approved unanimously.

Meeting adjourned 7:30PM

PAD MEETING MINUTES
November 16, 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

Meeting called to order at 3:03 PM

Roll Call of Committee members

A motion to approve the PAD minutes from September 21, 2022 was made by Clay Williams, seconded by Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

262,263,265, & 269 Dixwell Avenue

Evan told the committee the City is proposing to acquire a portfolio of properties owned by Ocean Management affiliates for \$1,300,000. The properties consist of two partially occupied two-family houses at 262 & 263 Dixwell Avenue, as well as two mixed-use vacant properties at 265 & 269 Dixwell Avenue. 265 Dixwell Avenue is the former "Monterey Club" and 269 Dixwell Avenue is a vacant convenience store with residential uses above. Evan gave an overview of the development occurring on Dixwell Avenue: The Joe Grate's site is being redeveloped as a residential use. The Walt's Cleaners site is on the list for redevelopment (City owned), the adjacent church is being renovated, the City owned property at 308 Dixwell is slated for redevelopment, the City owned lot next to the flower shop is proposed to be redeveloped with a structure to house the flower shop. Evan also noted closer to Downtown the Dixwell Plaza site plan was recently approved by the City Plan Commission. Also, the Q House project has been completed. Evan told the committee it is vital for the City to acquire this portfolio of properties for site control. The current owner has talked about redeveloping this site since the days of the Harp Administration, but nothing has occurred. The City would like to take control of this area. The City is proposing to conduct a simultaneous acquisition and disposition of 262 & 263 Dixwell Avenue and not hold title to occupied properties. LCI is working to select a non-profit to take title to 262 & 263 Dixwell Avenue as part of the acquisition-disposition. The City will retain 265 & 269 Dixwell Avenue and rehabilitate the property for mixed-use purposes. The City is in the process of obtaining appraisals for all the properties. These properties are in the heart of the revitalization area on Dixwell Avenue

The City has dedicated acquisition funds for this site (CDBG). LCI does not want an investor to acquire this portfolio. Acquiring this cluster of properties is key to the revitalization of Dixwell Avenue. As part of our rehabilitation of 265 & 269 Dixwell Avenue, the City will control how many residential units are developed. The properties currently contain several one-bedroom units and LCI may want to create larger units. This acquisition will support the other investment in the Dixwell Avenue corridor. Clay Williams asked about how many occupants are on site and will be displaced? Evan said one unit is occupied at 262 Dixwell Avenue and two units are occupied at 263 Dixwell Avenue. None of the tenants will be displaced by the proposed acquisition-disposition. Clay asked how much tax revenue will be lost due to this acquisition? Evan didn't have an answer about the tax revenue but noted the assessment of the properties are not

high because of the condition of the properties. The City may sell these properties in the future and they would be back on the tax rolls. The end use has yet to be determined. Alder Festa asked what would the City be responsible to do? Evan told the committee the residential properties would be sold immediately and LCI plans to rehabilitate the mix-use properties. Evan noted, the City may decide to sell the mixed-use properties, it could also offer them as an RFP. We could rehab and resell the mixed-use properties. LCI does not want to manage the completed properties, LCI acts as a caretaker for properties. The final plan hasn't been determined yet, there are several possibilities. Evan noted this is a multi-step process and step-one is to gain site control. Alder Festa noted it would be wise to sell the properties to a developer of our choosing to control what occurs during the redevelopment process. Evan noted our plan could change, and LCI could theoretically sell the properties to a developer. We want the community to benefit from this redevelopment. Alder Festa wants to make sure we get a return on our investment.

Clay has some concerns and would like to modify the motion because of the unknowns. Clay doesn't have enough information and will likely abstain. Clay supports the acquisition but needs more details to vote yes on the item. Alder Festa asked if the Alders were contacted. Evan said Arlevia reached out to the Alders and Evan hand delivered the Prior Notification forms. Alder Festa doesn't want the City to rush and make a mistake. Evan said the current proposal is to pay \$1.3 million for the site. Alder Festa ask why we are paying above the assessed value? The purchase price was negotiated by LCI. There is a community benefit and staff don't expect the City to be overpaying by \$400,000 relative to the assessed value. The area will be cleaned up and this will eliminate the blight and vacancies, which will have a huge impact on this area. Steve Fontana spoke in favor of the proposal. Steve understands the concerns expressed by the Alders. Steve said this is precisely the time to utilize scarce City resources to act as a catalyst to further the development of this corridor. The City hasn't been able to act quickly to acquire sites like this and this is a great opportunity. Steve noted he understands Clay's concerns but based on his experience in development this is exactly what needs to be done.

Alder Festa noted that she is afraid of gentrification. Steve said with LCI owner in charge we shouldn't worry about gentrification. Evan said the residential units in the mixed-use structures will be affordable and Arlevia cares deeply about affordable housing and is focused on helping the residents of this area. Alder Festa wants to make sure the AMI of the rental units keeps people in this area. Alder Antunes noted we also need to focus on affordable ownership, there is a lot of focus on affordable rentals. Evan told the committee LCI builds affordable homeownership properties and so do several local non-profits.

A motion was made by Alder Antunes seconded by Steve Fontana, roll call was taken, approved 5-0 with Clay Williams abstaining.

79 Morris Street

Evan told the committee this proposal is to sell a sliver lot to an owner occupant to use as a yard area. The sliver lot is small at 25' X 150' so developing a structure is difficult. Evan offered to sell a portion of the lot to the other adjacent property owner but they didn't respond to the certified letter. It costs the City to cut the grass and shovel the snow at this site. The property will eventually be back on the tax rolls. Alder Antunes asked what does the City do when the adjacent property owner doesn't want to buy a sliver lot? Evan said a greenspace, garden, or park are the typical options. Nate told the committee under the zoning code a single-family house is permitted on a non-conforming lot (sliver lot) as of right. When the lot is small it may not be possible to

develop a single-family house. This lot was too small for Habitat for Humanity to develop a house. LCI wanted to support the owner occupant because they rehabilitated a vacant property.

A motion was made by Nate Hougrand, seconded by Clay Williams, roll call was taken, approved unanimously

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since our last update. Evan will work internally to review the Guidelines with Arlevia because she wasn't involved previously. Evan hopes to have this item as an action item in the new year. Evan reached out to Pat Solomon and she is pulling data on sliver lot tax abatements. Evan will share this information in the future.

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

Meeting Adjourned 3:41 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
262 Dixwell Avenue	294 0343 00700	BA	21	Residential	2
263 Dixwell Avenue	282 0347 03700	BA	22	Residential	2
265 Dixwell Avenue	282 0347 03800	BA	22	Mixed-Use	1 Storefront + 5
269 Dixwell Avenue	282 0347 03900	BA	22	Mixed-Use	1 Storefront + 3

2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$47,900	\$154,500	NA	\$202,400	\$141,680	35' X 179'	6,195
46,600	126,600	NA	173,200	121,240	40' X 120'	4,764
65,900	157,500	NA	223,400	156,380	35' X 148'	4,588
70,800	266,400	6,200	343,400	240,380	45' X 148'	6,660
			Total \$942,400	Total \$ 654,680	22,207 Sq./ft.	
						Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$			Acquisition	\$1,300,000 plus closing costs	(TBD)	\$1,300,000 plus closing costs

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison Hon. Steven Winter	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

Proposal: The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire a portfolio of properties on Dixwell Avenue.

General discussion The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Owner Occupancy: N/A

Prepared by: *Em York* Date 11/7/22 Concurred by: *[Signature]* Date 11/7/22

Committee	Date	Action
PAD	11/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison
Hon. Steven Winter

DATE: **November 8, 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.

The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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STAFF

Sarah Tisdale
Director of Preservation
Molly Durand
Administrative Coordinator

November 30, 2022

Dear Honorable City Plan Commissioners:

This letter is regarding the following City Plan Commission Agenda Item: 1622-02 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900 Submitted by: Evan Trachten, Livable City Initiative for the Acquisition of four lots for a mixed-income, mixed-use future development located in the BA Zoning District.

The Trust recognizes that this is an opportunity to acquire several properties in the heart of the Dixwell revitalization area in order to control their future development. All four of these buildings are located within the Winchester Repeating Arms National Historic District. This district is significant as New Haven's most intact example of major industrial development with large working-class residential neighborhoods from the late 19th and early 20th centuries. The district is architecturally significant for two reasons: first, its core embraces a group of well-preserved industrial buildings associated with Winchester Repeating Arms. Second, the district's residential areas include numerous good examples of modest single- and multi-family housing and scattered commercial, religious and municipal buildings. As a group, these buildings represent a variety of popular vernacular architectural styles of the era.

The Trust encourages the City to retain 262 and 263 Dixwell Avenue as multi-family housing. Since they are in a National Historic District, the Secretary of the Interior's Standards for the Treatment of Historic Properties applies to these buildings.

As the City develops plans for 265 and 269 Dixwell Avenue, we remind you that 265 Dixwell is a significant cultural landmark as the former Monterey Club, a black-owned jazz club that hosted well-known performers throughout its operation. The Trust urges the City to require restoration of the facade and adaptive reuse, rather than demolition.

Under your responsibility to ensure that development projects reflect the character and needs of City neighborhoods, we ask that the historic significance of the buildings covered by Agenda item 1622-02 be considered in future projects.

Thank you for your service and efforts to ensure that land use and development changes positively impact New Haven's residents.

Sincerely,



Sarah Tisdale
Director of Historic Preservation

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Amount	Code	Code	Description	Code	Assessed
OCEAN 104 DEL LLC					RES LAND	1-1	33,530
PO BOX 2970					DWELLING	1-3	108,150
NEW HAVEN CT 06515							141,680
SUPPLEMENTAL DATA							
Alt Ptrl ID							
WARD 21							
TAXABLE							
CENSUS 1416							
BLOCK 3006							
QUERY G							
GIS ID 18298							
Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
OCEAN 104 DEL LLC	9956	0174	01-10-2019	U	I	0	3
530 EASTERN NH LLC	9694	0109	03-22-2018	U	I	0	3
GREEN MACHINE NH LLC	9577	0340	05-26-2017	U	I	90,000	3
262 DIXWELL AVENUE LLC	9455	0029	08-04-2016	U	I	0	3
DWIGHT RE LLC	9455	0026	08-04-2016	U	I	90,000	50
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	1600	NEWHALLVILLE		

32 FT SIDE DORMER

NOTES

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
98-028	01-30-1998	0	01-30-1998	100	01-30-1998	VISUAL
106849	09-23-1997	5,000		100		INT RENO 1ST & 2ND FLOOR
106553	07-11-1997	2,000		100		REHAB 3RD FLOOR SHEET

LAND LINE VALUATION SECTION		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B Use Code	Description							
1	1040 Two Family	8.59	1.00000	5	1.00	1600	0.900	
Total Card Land Units		6,195	SF					
Parcel Total Land Area		0						

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
2021	1-1	33,530	2021	33,530	2020	1-1	26,810
	1-3	108,150		108,150		1-3	55,020
Total		141,680	Total		141,680	Total	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
		154,500	0	0	47,900	0	202,400	C

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
12-15-2020	VA	04	04	DM			Data Mailer Sent
06-01-2011	MI	03	03	70			Field Review
05-02-2011	GM2	03	03	00			Measur+Listed
02-12-2011	RMH	03	03	09			Refusal
07-25-2001	TM			45			Review Against Field Cd

TOTAL APPRAISED PARCEL VALUE		202,400
------------------------------	--	---------

VISION

6093
NEW HAVEN, CT

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 09	02	2 Family			
Model: 02	C	Multi-Fam 2-4			
Grade: C	2.5	Average			
Stories: 2.5		2 1/2 Stories			
Occupancy 2		Vinyl Siding			
Exterior Wall 1 25		Aluminum Siding			
Exterior Wall 2 26		Gable/Hip			
Roof Structure: 03		Asphalt			
Interior Wall 1 03		Plaster/Drywal			
Interior Wall 2 12		Fin W/D/Carpet			
Interior Fir 1					
Interior Fir 2 02		Oil/Gas			
Heat Fuel 05		Hot Water			
Heat Type: 01		None			
AC Type: 05		5 Bedrooms			
Total Bedrooms 3					
Total Bathrms: 0					
Total Half Baths					
Total Xtra Fixts					
Total Rooms: 11		11 Rooms			
Bath Style: 02		Average			
Kitchen Style: 02		Average			
Interior Condittio		Good			
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code 160B		NEWHALLVILLE			

CONDO DATA

Parcel Id	C	B	Owne	S
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

Building Value New	227,173
Year Built	1900
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	32
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	68
RCNLD	154,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

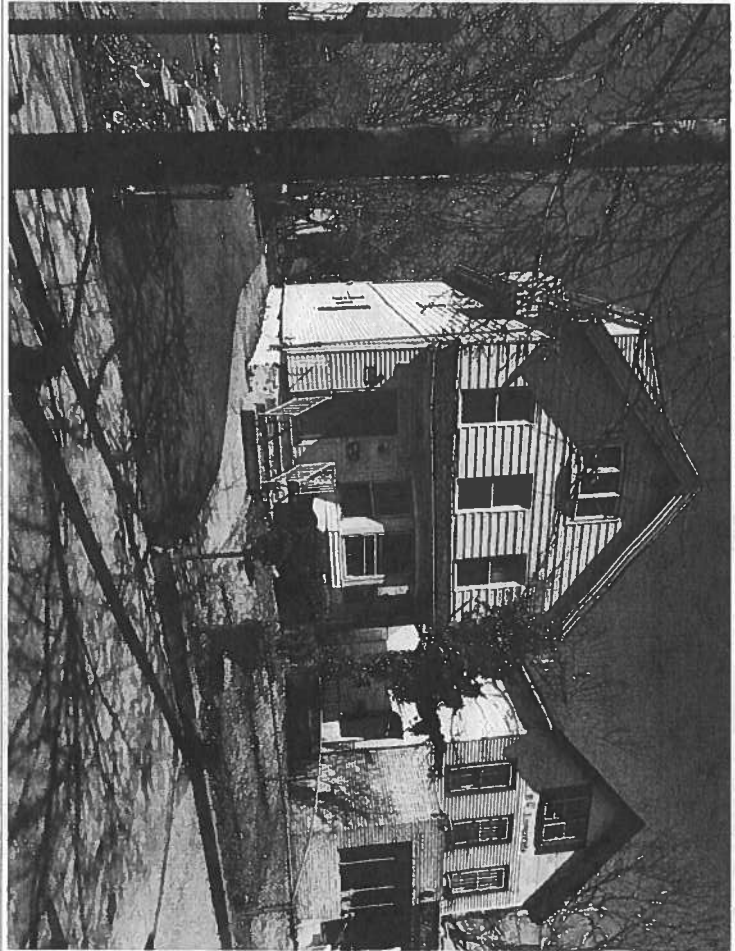
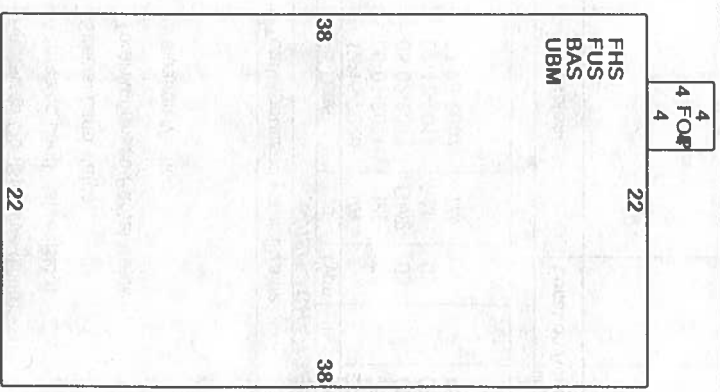
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value
BAS	First Floor	836	836	836	95.25	79,630
FHS	Finished Half Story	543	836	543	61.87	51,721
FOP	Open Porch	0	16	3	17.86	286
FUS	Finished Upper Story	836	836	836	95.25	79,630
UBM	Unfinished Basement	0	836	167	19.03	15,907

Ttl Gross Liv / Lease Area	2,215	3,360	2,385	227,174
----------------------------	-------	-------	-------	---------



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
OCEAN 104 DEL LLC						Description	Assessed
50 FITCH ST STE 206B						RES LAND	32,620
						DWELLING	88,620
NEW HAVEN CT 06515							126,600
SUPPLEMENTAL DATA							
Alt Prci ID							
WARD 22							
TAXABLE							
CENSUS 1416							
BLOCK 4004							
QUERY G							
GIS ID 16983							
Assoc Pld#							173,200
Total							121,240

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
OCEAN 104 DEL LLC	9956	0174	01-10-2020	U	I			0	3
530 EASTERN NH LLC	9694	0112	03-22-2018	U	I			0	3
GREEN MACHINE NH LLC	9472	0284	09-13-2016	U	I			0	3
SHADMIT LLC	9468	0088	09-01-2016	Q	I		100,000	00	
BARBARA LUCIANO	8587	0334	08-23-2010	U	I		37,500	7	
Total								121,240	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
ASSESSING NEIGHBORHOOD							
Nbhd	NEWHALLVILLE			Tracing			
1600				Batch			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
B-16-589	05-02-2016	DE	Demolish	0	09-20-2016	100	06-16-2016	APP TO DEMO VACANT GAR	12-15-2020	VA	02			DM Data Mailer Sent
									09-20-2016	SF	02			47 BP Inspection
									10-20-2015	SF	02			52 Field Inspection
									09-06-2011	VA				71 Data Mailer No Change
									08-16-2011	VA				DM Data Mailer Sent
									06-01-2011	MI	04			70 Field Review
									02-14-2011	JEW	03			01 Measured
Total Appraised Parcel Value												173,200		

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 Adjustment	Adj Unit P	Land Value
1	1040 Two Family	BA	0		4,764	SF	10.87	1.00000	5	1.00	1600	0.900		1.0000	46,600
Total Card Land Units														4,764	SF
Parcel Total Land Area															
Total Land Value														46,600	

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	46,600
Special Land Value	0
Total Appraised Parcel Value	173,200
Valuation Method	C

APPRAISED VALUE SUMMARY

Total Appraised Parcel Value	173,200
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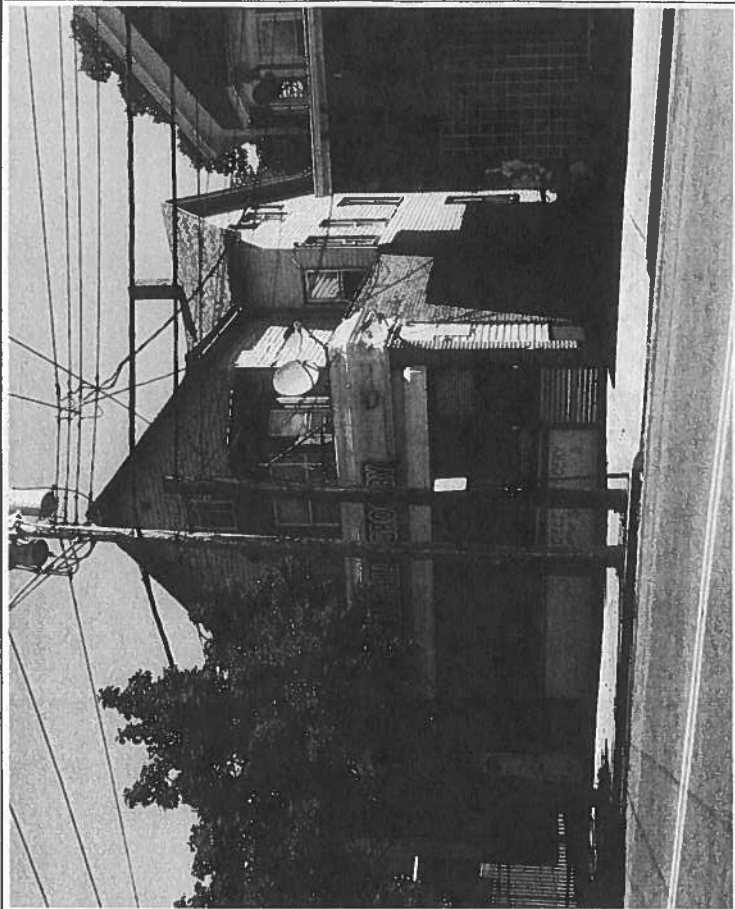
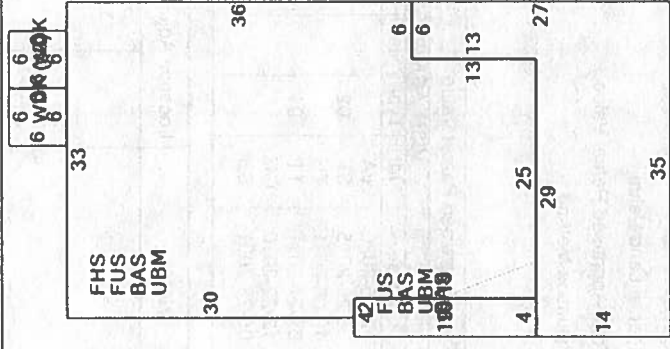
LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1040 Two Family	BA	0		4,764	SF	10.87	1.00000	5	1.00	1600	0.900		1.0000	46,600
Total Card Land Units														4,764	SF
Parcel Total Land Area															
Total Land Value														46,600	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style:	80	Mix Ret Apt	
Model	94	Commercial	
Grade	C	Average	
Stories:	2.5		
Occupancy	4.00		
Exterior Wall 1	26	Aluminum Siding	
Exterior Wall 2	20	Brick	
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asphalt	
Interior Wall 1	05	Drywall/Plaste	
Interior Wall 2			
Interior Floor 1	14	Carpet	532,725
Interior Floor 2	12	Fin WD/Carpet	
Heating Fuel	02	Oil/Gas	1900
Heating Type	04	FA/HW/ST	1981
AC Type	01	None	A
Bldg Use	3030	MIXED USE MDL-94	
Total Rooms	00		40
Total Bedrms	0		5
Total Baths			5
NBHD Code			1
Heat/AC	00	NONE	
Frame Type	02	WOOD FRAME	
Baths/Plumbing	02	AVERAGE	
Ceiling/Wall	06	CEIL & WALLS	
Rooms/Prtns	02	AVERAGE	
Wall Height	11.00		
% Cornn Wall			
1st Floor Use:	3030		

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Appr. Value
PAV1	PAVING-ASPH	L	3,000	4.10	2010	A	50	03	1.00	6,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,145	2,145	2,145	107.73	231,081	
FHS	Finished Half Story	976	1,501	976	70.05	105,144	
FUS	Finished Upper Story	1,498	1,577	1,498	102.33	161,380	
UBM	Unfinished Basement	0	1,577	315	21.52	33,935	
WDK	Wood Deck	0	108	11	10.97	1,185	
Ttl Gross Liv / Lease Area					4,619	6,908	4,945
						532,725	



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
530 EASTERN NH LLC					COM LAND	2-1	65,900	46,130
50 FITCH ST STE 206B					COM BLDG	2-2	157,500	110,250
SUPPLEMENTAL DATA								
Alt Prcd ID								
WARD 22								
TAXABLE 1416								
CENSUS BLOCK 4004								
QUERY G								
GIS ID 16984								
Assoc Pld#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
530 EASTERN NH LLC	9667	0349	01-11-2018	U	I	0	3
GREEN MACHINE NH LLC	9431	0139	06-16-2016	Q	I	180,000	00
SOUTHPORT REAL ESTATE HOLDINGS	9252	0130	03-02-2015	U	I	0	3
SOUTHPORT SECURED LENDING FUND	9168	0052	07-08-2014	U	I	0	14
SADIE GROUP LLC	8588	0296	08-25-2010	U	I	0	3
Total							

EXEMPTIONS		Amount	Description	Number	Amount
Year	Code				
Total		0.00			

ASSESSING NEIGHBORHOOD		Code	Description	Number	Amount
Nbhd	Nbhd Name				
1600	NEWHALLVILLE	B	Tracing		

NOTES
 E = MKT/INC/LOC ADJ
 BAS = VACANT STOREFRONT - RENOVATIONS
 BUT APPEARS HAS STOPPED.
 5 APARTMENTS
 1988 COMPLETE HEHAB/5-EFF
 APT = FHS/FUS

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
BP-0332	03-30-2004	10,000		100		RENOVATE FIVE UNIT

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3030	MIXED USE MD	BA			4,588 SF	18.64	1.00000	H	1.00	DX4	0.770		0	14.36	65,900
Total Card Land Units													4,588 SF	Parcel Total Land Area: 0	Total Land Value	65,900

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 154,100
 Appraised Xf (B) Value (Bldg) 3,400
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 65,900
 Special Land Value 0
 Total Appraised Parcel Value 223,400
 Valuation Method C

VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpose/Result
 12-15-2020 VA DM Data Mailer Sent
 10-06-2011 TH 45 Review Against Field Cd
 12-22-2010 GM 00 Measur+Listed
 08-28-2001 SB 45 Review Against Field Cd

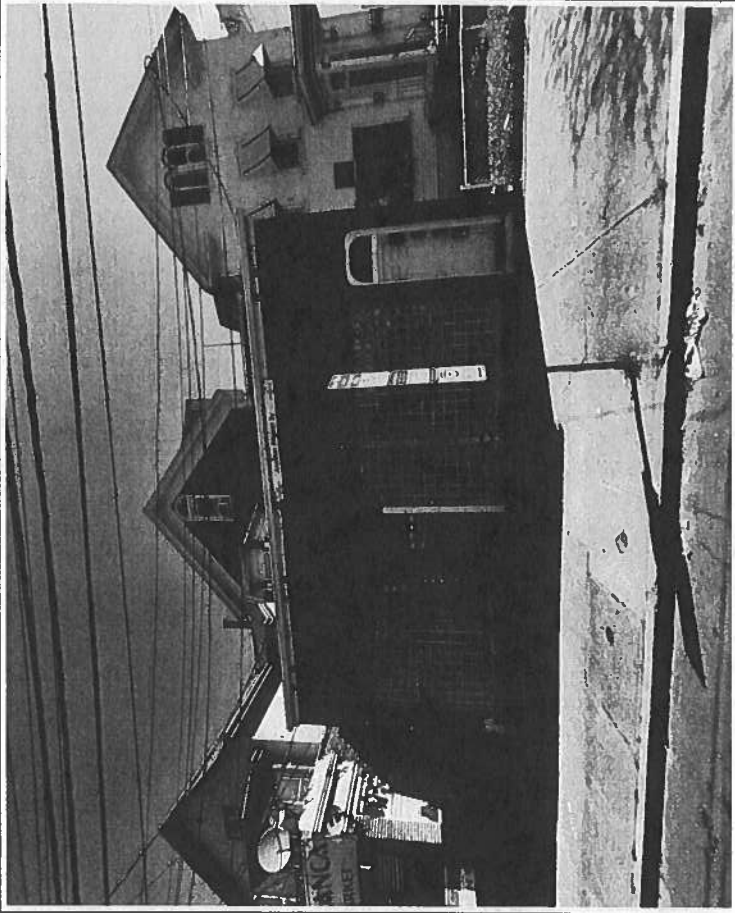
OTHER ASSESSMENTS
 Total 156,380
 This signature acknowledges a visit by a Data Collector or Assessor

PREVIOUS ASSESSMENTS (HISTORY)
 Total 223,400
 156,380
 156,380

VISION
 6093
 NEW HAVEN, CT

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element								
80		Mix Ret Apt									
94		Commercial									
C-		Below Average									
2.5		Stories:									
6.00		Occupancy									
15		Exterior Wall 1									
11		Exterior Wall 2									
03		Roof Structure									
03		Roof Cover									
05		Interior Wall 1									
		Interior Wall 2									
14		Interior Floor 1									
12		Interior Floor 2									
02		Heating Fuel									
04		Heating Type									
06		AC Type									
3030		MIXED USE MDL-94									
00		Total Rooms									
0		Total Baths									
		NBHD Code									
02		Heat/AC									
03		Frame Type									
02		Baths/Plumbing									
06		Ceiling/Wall									
02		Rooms/Prtms									
10.00		Wall Height									
3030		% Cornn Wall									
		1st Floor Use:									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
AC	AIR COND	B	3,144	3.65	1966			30		0.00	3,400
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	3,144	3,144	3,144	100.47	315,884					
FHS	Finished Half Story	562	864	562	65.35	56,465					
FUS	Finished Upper Story	1,163	1,224	1,163	95.46	116,849					
UBM	Unfinished Basement	0	1,224	245	20.11	24,616					
	Ttl Gross Liv / Lease Area	4,869	6,456	5,114		513,814					

BAS	34	
40		40
	34	
FHS	24	10
FUS		FUS
BAS		BAS
UBM		UBM
36	3636	36
	24	10
BAS	35	
16		16
	35	



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT
530 EASTERN NH LLC					Code 2-1 2-2 2-5
50 FITCH ST STE 206B					Appraised 70,800 266,400 6,200
REAL_OWNERS CT 06515					Assessed 49,560 186,480 4,340
SUPPLEMENTAL DATA					6093
AIR Ptrl ID WARD 22 TAXABLE CENSUS 1416 BLOCK 4004 QUERY G					NEW HAVEN, CT
GIS ID 16985					
Assoc Pld#					

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)											
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed				
9667 0325	01-11-2018	U	I	0	3	2021	2-1	49,560	2020	2-1	49,560				
9435 0140	06-24-2016	U	I	0	3		2-2	186,480		2-2	186,480				
9402 0294	04-01-2016	U	I	130,000	4		2-5	4,340		2-5	4,340				
9292 0322	06-15-2015	U	I	140,000	25										
8800 0162	03-02-2012	U	I	120,000	25										
Total				240,380				240,380				105,000			

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Amount
Total			0.00		

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
1600	NEWHALLVILLE	

NOTES
 08/26/2015 CLOSED ROOF REPAIR PERMIT.
 900 SF OF BAS = 2 STOREFRONTS
 1 O 2 VACANT 12/10
 REMAINDER OF BUILDING ESTIMATE 2 APTS
 4 GAS METERS 12/10
 TOTAL REHAB 1987
 F = LO/SO

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
B-15-1609	12-28-2015	RH	Rehab	1,000		100		REPAIR ROOF OVER STAIRS	12-15-2020	VA	02		DM	Data Mailer Sent	
E-15-955	10-22-2015	EL	Electric	11,000	08-26-2015	100		RELOCATE SERVICE TO OU	08-26-2015	SF			47	BP Inspection	
B-13-844	07-15-2013	RH	Rehab	10,000		100		REPAIR ROOF	10-06-2011	TH			45	Review Against Field Cd	
E-12-853	10-10-2012	EL	Electric	500		100		INSTALL LOW VOLTAGE ADT	09-27-2011	TT	01		57	Hearing Field Review	
B-12-461	05-09-2012	RH	Rehab	5,500		100		REPAIR 15' FOUNDATION W	12-22-2010	GM			01	Measured	
B-11-621	07-21-2011	RH	Rehab	3,800		100		REPAIR APPROX 10' OF RET	08-28-2001	SB			45	Review Against Field Cd	
Total						343,400						343,400			

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1 3030	MIXED USE MD	BA			6,660	SF	13.81	1.00000	H	1.00	DX4 0.770		0	10.63	70,800
Total Card Land Units										6,660	SF	Parcel Total Land Area: 10		Total Land Value	70,800

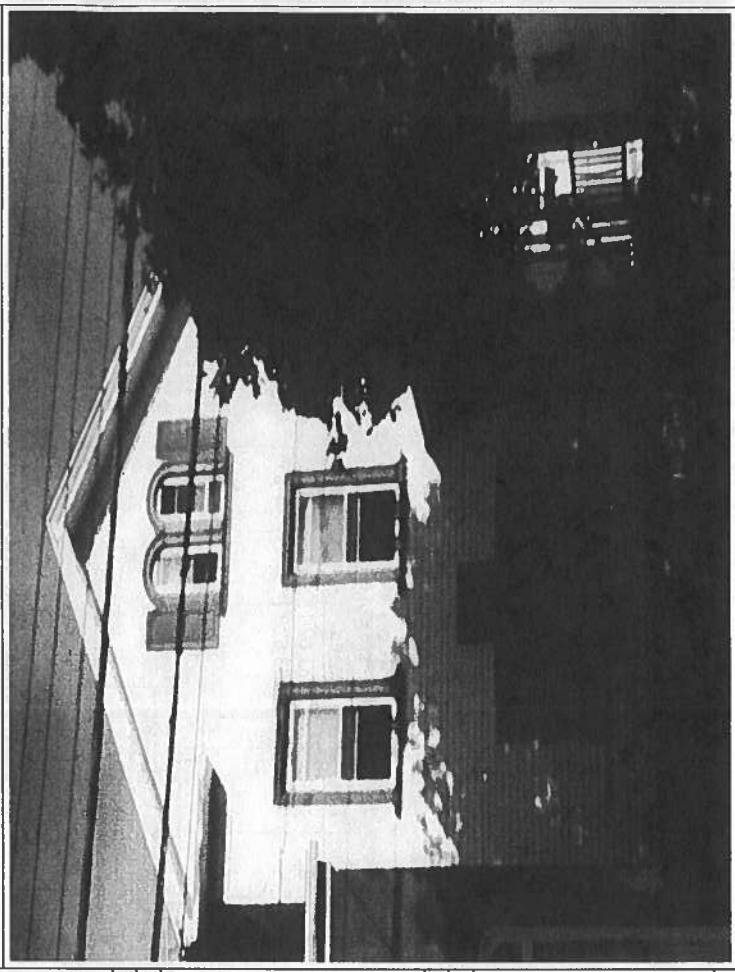
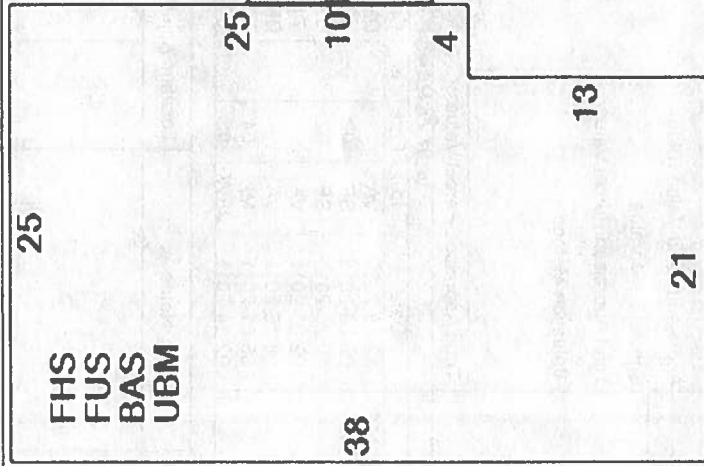
VISION

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
09	2 Family		
02	Multi-Fam 2-4		
C	Average		
2.5			
2			
07	Asbest Shingle		
15	Concr/Cinder		
03	Gable/Hip		
03	Asphalt		
03	Plaster/Drywal		
12	Fin WD/Carpet		
03	Gas/Oil		
04	Forced Hot Air		
01	None		
06	6 Bedrooms		
3			
0			
12			
02			
02			
160B	NEWHALLVILLE		

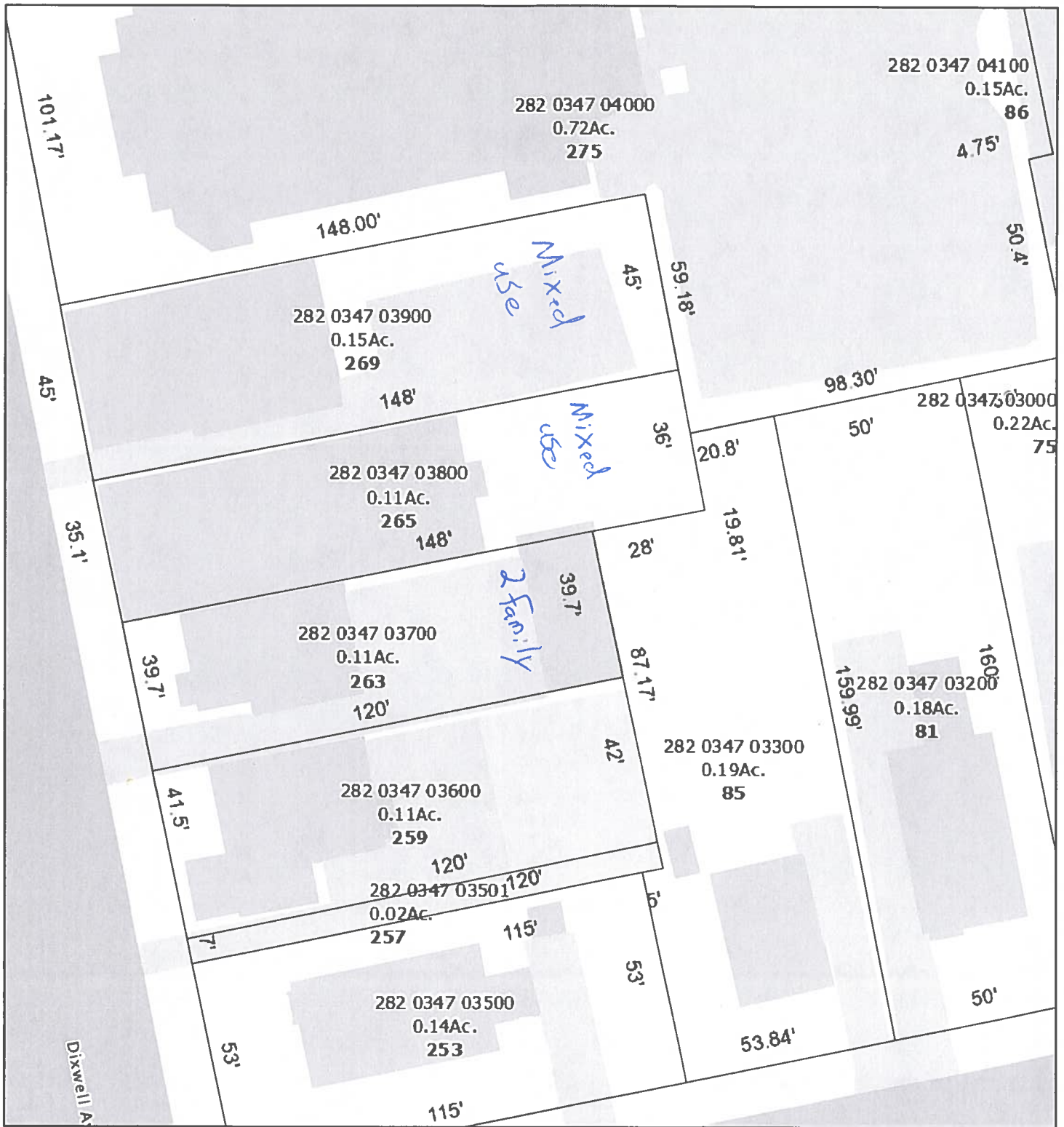
CONDO DATA		CONDO DATA	
Parcel Id	C	Description	Owne
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		230,211	
Year Built		1900	
Effective Year Built		1976	
Depreciation Code		F	
Remodel Rating			
Year Remodeled		45	
Depreciation %		0	
Functional Obsol		0	
External Obsol		1	
Trend Factor			
Condition			
Condition %		55	
Percent Good		126,600	
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	UB	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	918	918	918	89.09	81,785
FHS	Finished Half Story	584	898	584	57.94	52,029
FUS	Finished Upper Story	898	898	898	89.09	80,004
UBM	Unfinished Basement	0	918	184	17.86	16,393
Ttl Gross Liv / Lease Area		2,400	3,632	2,584		230,211

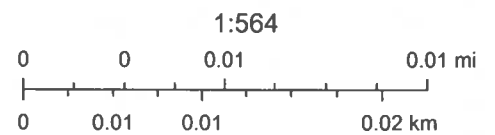


Acquisition of 263,265, & 269 Dixwell Avenue

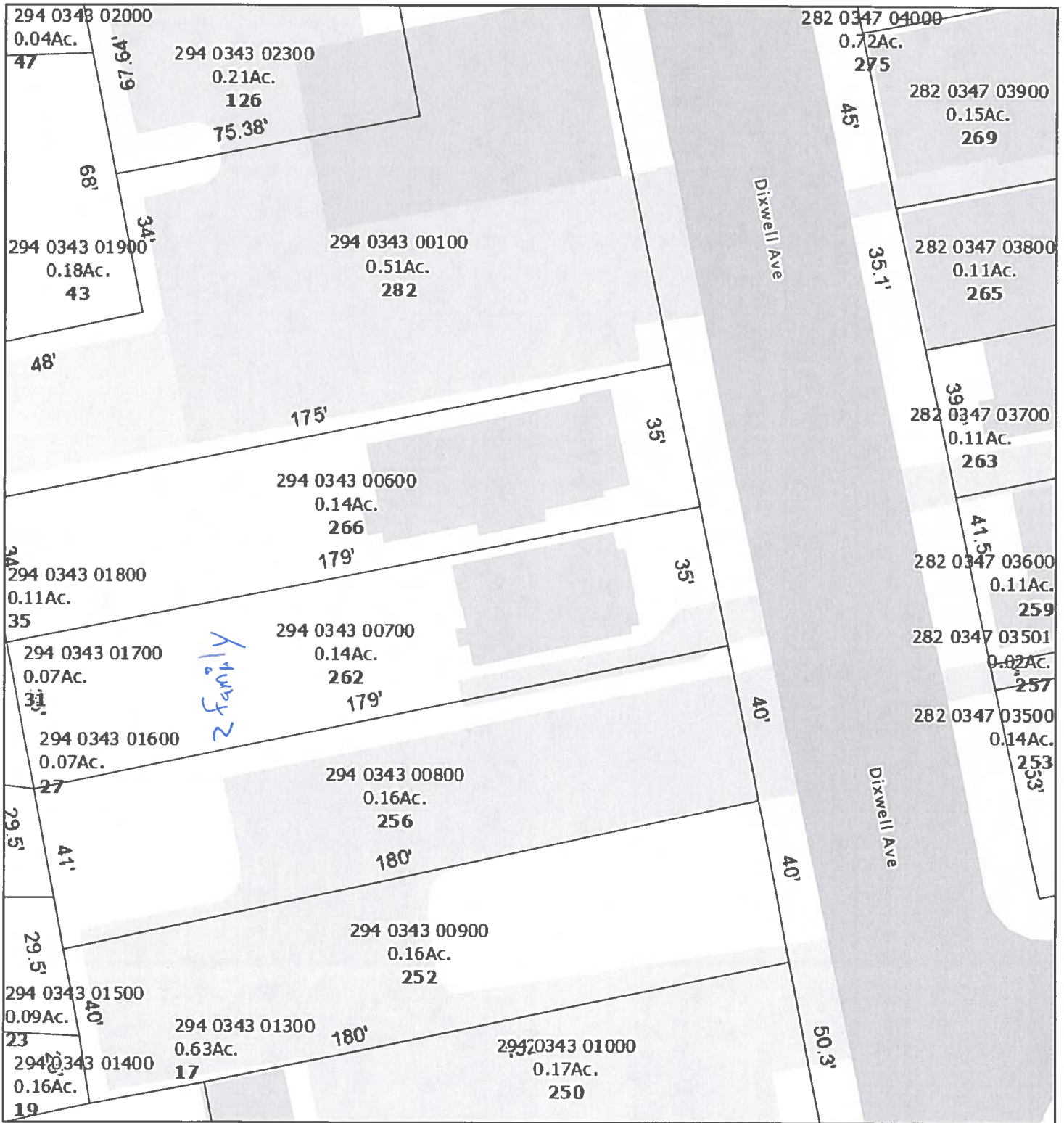


10/24/2022, 2:48:06 PM

 NH Parcels Web

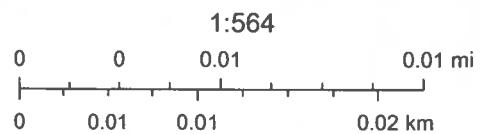


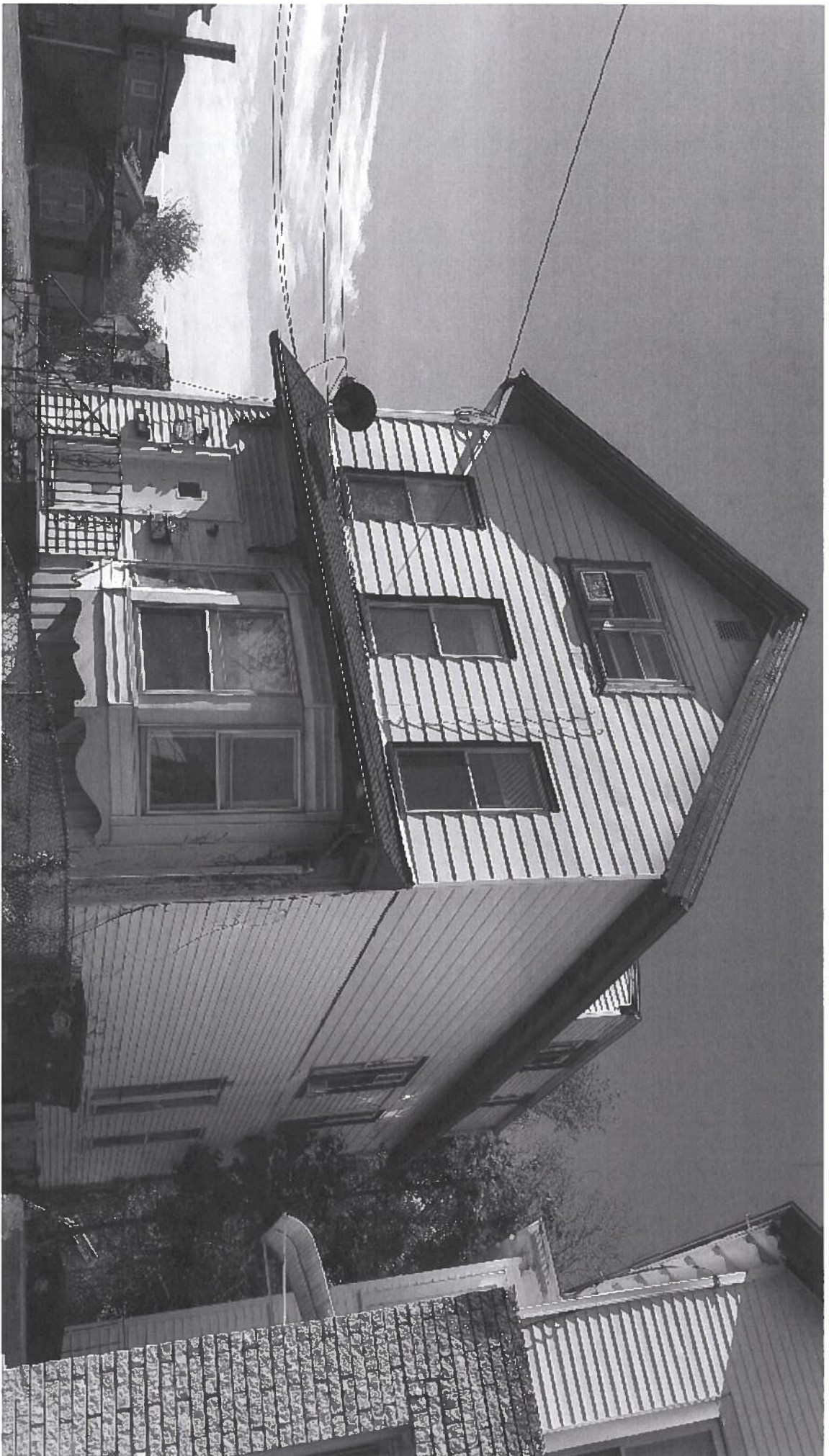
Acquisition of 262 Dixwell Avenue



10/24/2022, 2:50:21 PM

 NH Parcels Web





262 Dixwell Avenue



263

Dixwell
Avenue



269 Dixwell Avenue ↗

265 Dixwell Avenue ↗

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 79 Morris Street		Map-Block-Parcel 275 0033 03400		Zoning RM-2	Ward 5	Property Type Sliver lot	Total legal units N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 32,600	Building N/A	Other N/A	Total Value \$ 32,600	\$ 22,820		Lot Size 25' X 150'	Total sq. ft. 3485 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 32,600	Vision	10/1/2021	Sliver lot owner-occupant CD Area@ \$0.25 per Sq./Ft.	\$871.25	N/A	\$871.25

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kampton Singh 5 th Ward	N/A	Yes



Applicant's Information

Applicant's name, address & telephone: Giovanni R. Molina 81 Morris Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 9/1/2022	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to the adjacent property owner.

General discussion The City of New Haven proposes to dispose of a sliver lot to an adjacent owner-occupant who will utilize the land as a side-yard area.

Owner Occupancy? N/A

Prepared by:  Date 11/7/22
 Concurred by:  Date 11/7/22

Committee	Date	Action
PAD	11/16/2022	
City Plan	12/21/2022	
L.C.I.	12/28/2022	
Board of Alders	1/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Kampton Singh 5th Ward

DATE: **October 12, 2022**

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

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

Sale of City-owned sliver lot at 79 Morris Street to adjacent owner occupant at 81 Morris Street. The parcel will be utilized as a side-yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

79 MORRIS ST

Location 79 MORRIS ST

Mblu 275/ 0033/ 03400/ /

Acct# 275 0033 03400

Owner CITY OF NEW HAVEN

Assessment \$22,820

Appraisal \$32,600

PID 16204

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$32,600	\$32,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$22,820	\$22,820

Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 79 MORRIS ST
NEW HAVEN, CT 06511

Sale Price \$0
Certificate
Book & Page 8395/0297
Sale Date 06/12/2009
Instrument 14

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF NEW HAVEN	\$0		8395/0297	14	06/12/2009
VINCENZI BRUNA	\$0		4021/0172		12/29/1988

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Interior Condition	
Fin Bsmnt Area	
Fin Bsmnt Qual	
Num Park	
Fireplaces	
NBHD Code	
Fndtn Cndtn	
Basement	

Building Photo

(<https://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\83\59.JPG>)

Building Layout

([ParcelSketch.ashx?pid=16204&bid=27172](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 9099
Description EC VACANT
Zone RM2
Neighborhood 2000
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.08
Frontage 24
Depth 150
Assessed Value \$22,820
Appraised Value \$32,600

Outbuildings

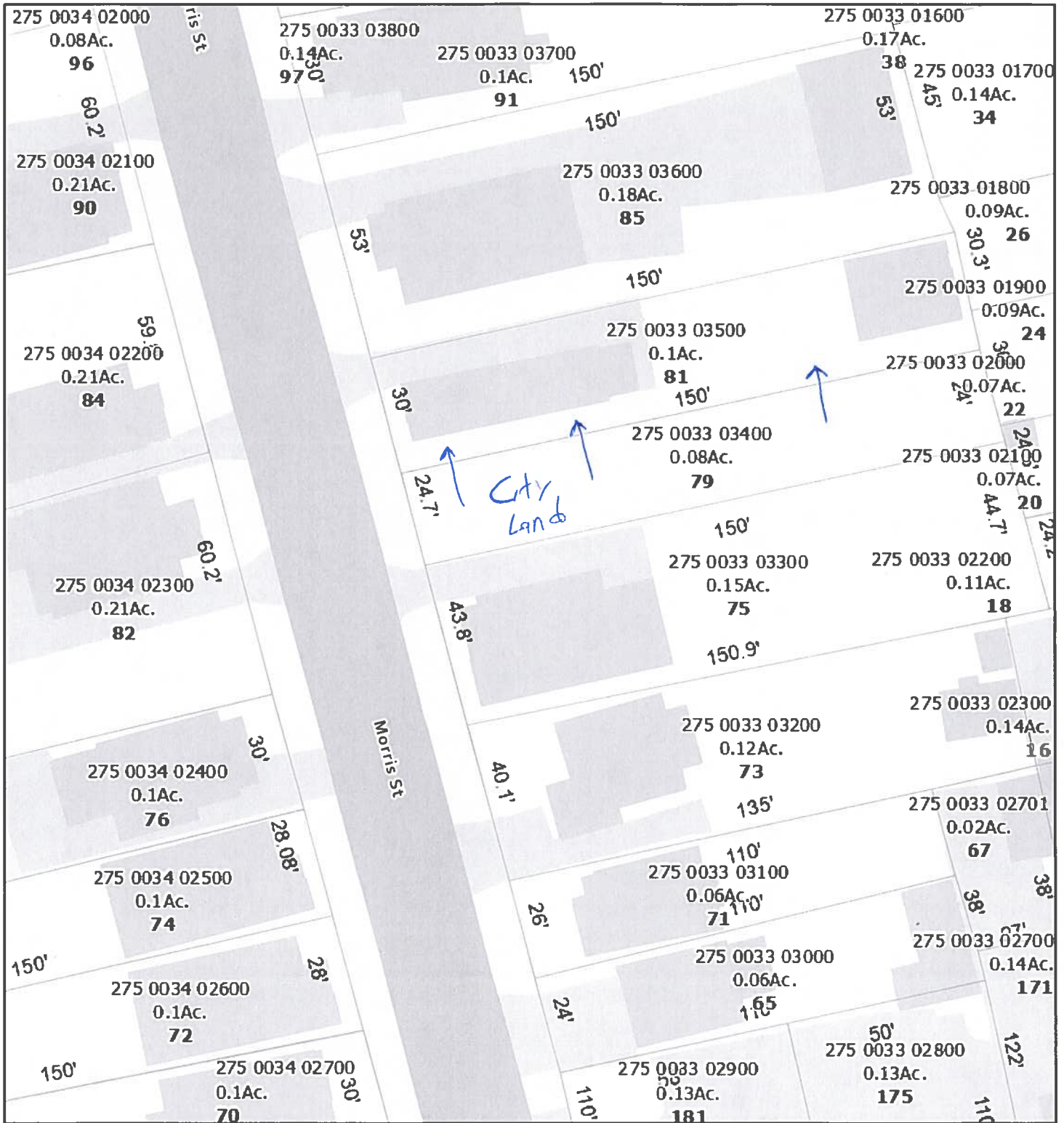
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$32,600	\$32,600
2020	\$0	\$28,100	\$28,100
2019	\$0	\$28,100	\$28,100

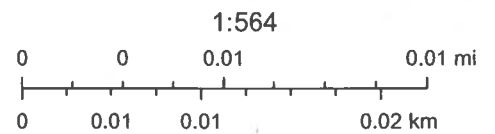
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$22,820	\$22,820
2020	\$0	\$19,670	\$19,670
2019	\$0	\$19,670	\$19,670

79 Morris Street



8/31/2022, 10:18:08 AM

NewHaven_Parcels





81

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PROPERTY

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Status

Your item was delivered to an individual at the address at 4:05 pm on August 20, 2022 in NEW HAVEN, CT 06511.

Delivered, Left with Individual

August 20, 2022 at 4:05 pm
NEW HAVEN, CT 06511

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