

**LCI Board Meeting Minutes**  
**March 22, 2023 (Via Zoom)**

**PRESENT:** Hon. Richard Furlow, Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Arlevia Samuel (Executive Director), Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)

**Absent:** Hon. Ernie Santiago

**Meeting called to order at 6:01 P.M.**

**Roll call of Members: Patricia Brett, Nadine Horton, Taneha Edwards, Hon. Richard Furlow, Seth Poole**

**Review of LCI Board meeting minutes from March 1, 2023 Special meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.**

**New Business**

**0 Albia Street 067-0953-00200**

Evan told the Board the City of New Haven proposes to sell this sliver lot to the New Haven Port Authority as a sliver lot for \$2.00 per square foot which is the pricing for commercial sliver lots, total purchase price is \$6,800. Evan noted the Port has an agreement with the City to pay taxes when they are profitable but currently they are not paying taxes under the agreement, which was passed by the Board of Alders when the port was created. The parcel of land will be used for port activities such as laydown, storage, and site control. The Port owns a few adjacent parcels that the City sold to them for \$1.00 a few years ago. The use is a permitted use and is as of right. There is not any other use for this land. There was illegal dumping of tires on this lot, the Port will fence this parcel when they take title. The City Plan report recommends approval.

**Pat Brett made a motion to approve the disposition of 0 Albia Street, seconded by Nadine Horton, roll call was taken, approved unanimously.**

**144 Columbus Avenue**

Evan told the Board this is a proposal to sell a sliver lot to the adjacent property owner Jose Pillco at \$0.25 per square foot for a purchase price of \$1,242,50. The land will be used as a side-yard area. The property is a corner lot and is not conducive to development. The lot is narrow with only 35' of depth. The applicant has been maintaining the parcel over the last few years. LCI reached out to Alder Carmen Rodriguez about this parcel and she supports this proposal. Alder Furlow asked if this parcel is merged into the owner's parcel, does the owner get two tax bills? Evan said at the closing they sign a document that merges the parcel and then the Assessor's office combines the parcels, so

they receive one tax bill. The engineering department prepares a map to show the merger. Nadine asked if the homeowner needs to update their insurance when they acquire a sliver lot, Evan said yes. Nadine wondered if the homeowner is aware of this fact. Attorney Pinto said the City can advise residents, but the City can not give legal advice. Seth asked if the applicant is aware they must shovel snow and maintain the sidewalk, Evan said yes, and the owner has been shoveling the snow. Alder Furlow inquired about the sidewalk along Church Street South, part of the sidewalk is grass. Evan said the entire sidewalk area will be retained by the City. We are only selling the fenced portion of the lot. Alder Furlow said the sidewalk will be examined for repair because he is a member of the R.A.C. Committee.

**Alder Furlow made a motion to approve the disposition of 144 Columbus Avenue, seconded by Pat Brett, roll call was taken, approved unanimously**

**71 County Street**

Evan told the Board this is a vacant lot that will be developed into a 2-family property by Beulah Land Development Corp. Evan said the sale price for this non-profit sale is \$2,000 per the guidelines. The property must be sold to an owner occupant for a minimum 10-year occupancy period unless a longer period is required due to funding. The rental unit will be deed restricted at 80% AMI for 20-years. The City owns an adjacent lot at 75 County Street that we are retaining. This lot was previously approved to be sold to the Elks Lodge, but that sale did not occur.

Beulah Land Development has done several projects in this area. Nadine told the Board she supports this sale; the applicant is a very good community partner. Alder Furlow asked about using the lots together, would it be wise to utilize both parcels. Alder Furlow said he supports the sale to Beulah and will vote for the item but wondered if we should be keeping land parcels due to the scarcity of land in New Haven, is there an update about the Land Bank? Attorney Pinto told the Board he worked on the draft proposal but is not sure about the current status. Evan said a Communication will be sent to the Board of Alder in the near future. Evan said he believes only a few City-owned parcels will be transferred to the land bank under the proposal to create a land bank. Evan said as long as we utilize land for its highest and best use, we are doing the right thing. Alder Furlow wondered if we should utilize both parcels together? Evan said the Comprehensive Plan says we should not dedicate land for parking and should look to utilize lots for housing. The land could be used to support activities at the Armory or more dense housing, but we are proposing to develop housing that is consistent with what exists in this area. Alder Furlow noted that parking is an issue, and the regulations that permit housing development with limited parking may create an issue in the future. We may look back in 15-years and regret that we gave up all our parking. We may regret the regulations currently in place due to a lack of parking across the City. Pat thanked Alder Furlow for

sharing his concerns about parking. Seth noted this development will create a taxable property and create a home ownership opportunity.

**Nadine Horton made a motion to approve the disposition of 71 County Street for \$2,000, seconded by Alder Furlow, roll call was taken, approved unanimously**

### **572 Winthrop Avenue**

Evan told the Board this is a vacant single-family property that we are proposing to sell to Beulah Land Development Corp. Evan said the sale price for this non-profit sale is \$1,000 per the guidelines. The property must be sold to an owner occupant for a minimum 10-year occupancy period. LCI did an anti-blight foreclosure against this property and took title to the property a few years ago. The sale will improve this block. This property was known as the “cat house” and had a negative impact on the surrounding area. LCI regrets that this property has sat for some time. LCI wanted to sell this property previously but the former Alder did not support the sale. There is support from the current Alder and from the Community Management team.

The lot is long and narrow but has a small driveway. The property is near the park and Bowen field. Nadine noted she lives down the street from this property and supports the sale. Evan said the applicant has developed many properties in this area and recently at 124 Carmel Street. Taneha asked about the corner property at 123 Carmel Street. Evan said the City recently boarded that property and has a blight lien on it. The City will continue to monitor that property. Taneha was aware of LCI’s recent work on this property. Seth said a few months ago the Board brought this property to LCI’s attention and there has been a rapid turn-around to move this property to sale. The property has been vacant for a long time and it’s great to see Beulah Land Development fix properties that have been long-term vacancies.

**Nadine Horton made a motion to approve the disposition of 572 Winthrop Avenue \$1,000, seconded by Taneha Edwards roll call was taken, approved unanimously**

## **Old Business / Discussion**

Seth opened the discussion portion of the meeting. Evan updated the Board about the status of the new Neighborhood Specialists; two new staff are onboard, and two others will join the team over the next two or three weeks. Evan asked City Plan staff to do a workshop about ADU’s at a future meeting. Evan also said the PAD Guidelines are under review by the PAD Committee and will be before LCI Board shortly, they are investigating sliver lot tax abatements. Alder Furlow asked, what is the concern? Evan said some committee members feel the tax abate and phase-in is too generous given the discounted pricing. Corporation Counsel is looking into an impact to the Urban Homestead Act. The Board of Alders approved the sliver lot abatements back in 1997. Alder Furlow questioned if the PAD Committee has that authority? Evan said the committee is making recommendations and the Board of Alders will have full control and review of any

changes. Evan said the proposed changes are minimal, eliminating a section about sales to religious entities. LCI Board has discussed the changes and we sent LCI Board's recommendations to the PAD Committee and we are working off those recommendations. Alder Furlow looks forward to seeing the proposal.

**A motion to adjourn was made by Seth, seconded by Nadine Horton, all were in favor, approved unanimously.**

Meeting adjourned 7:00 PM