

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING OCTOBER 18, 2023 AT 3:00 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 and 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

Time: Oct 18, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/87824695509?pwd=na8BOFvRTjLs3Nbd3MomApubS3YsH.1>

Meeting ID: 878 2469 5509 Password: 1234567a

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from July 19, 2023 & August 16, 2023 PAD Meetings
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
192 Cedar Street	Sliver lot	F. Tenorio Arboleda	6
333 James Street	Sliver lot	J. Pozarlik	9
145 Portsea Street	Sliver lot	R. Cooper	6
321-325 Dixwell Avenue	Negotiated	EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF W., INCORPORATED	22

- IV. Open Discussion
- V. Adjourn

PAD MEETING MINUTES

July 19, 2023

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

Absent: Hon. Anna Festa, BoA

Guests: Sally Kruse

Meeting called to order at 3:04 P.M.

Roll Call of Members

A motion to approve the PAD minutes from April 19, 2023 was made by Clay Williams, seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

0 Carroll Street (MBP 096 1024 00502)

Evan told the committee the City is proposing to sell this parcel to Susan Renkun for \$1.00 per square foot for a purchase price of \$2925, the lot is 25' by 117'. The applicant reached out to the City about water runoff and drainage issues that are impacting their property at 95 Carroll Street. The applicant asked the City to help resolve the drainage issue, and the City thought making improvements (catch basin / drainage) was costly, so a decision was made to sell this parcel and allow the applicant to make improvements to mitigate the issue at their expense. The City has been discussing this sale with the property owner for some time. The buyer will install drainage and landscape improvements. Clay asked how the City acquired this land? Evan was not sure. Evan said he reached out to the Assessor's office to create a field card for this parcel because it showed up on the GIS map without a parcel number. The City will sell this land via quit claim deed. The applicant will have 18 months from the date of sale to make improvements to this land per the LDA.

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

0 East Shore Parkway MBP 067 0953 00100

Evan told the committee this is a sliver lot sale to the New Haven Port Authority at \$2.00 per square foot. The sale of 0 Albia Street recently came through the PAD process but Corporation Counsel determined there were actually 2 parcels and the GIS map didn't reflect that. We are here to convey the other piece within the triangular parcel which is 1320 square feet. The port will utilize this land for site control, laydown use, and port activities.

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

A motion to adjourn was made by Alder Antunes, seconded by Clay Williams. All were in favor. Meeting Adjourned 3:14 P.M.

PAD MEETING MINUTES

August 16, 2023

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

Guests: Esther Rose-Wilen

Meeting called to order at 3:03 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were passed over because the minutes from April 19, 2023 were inadvertently attached to the PAD packet.

New Business

1589 Chapel Street

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$21,000 as part of RFP 2022-12-1497. NHS is proposing to develop 4 units at this site. NHS will develop 2, two-family side-by-side (row house) style buildings. Each structure will be sold to an owner occupant subject to a 10-year minimum occupancy period. Each rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects across the City.

Nate noted that NHS will be required to appear before the City Plan Commission for site plan review. They may also need zoning relief and it's difficult to establish a hardship when doing new construction. Nate said the applicant should submit a preliminary site plan prior to closing so staff can determine if zoning relief will be required. Alder Festa asked if lack of available housing was a hardship, Nate said no.

A motion was made to approve the item by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously.

756-762 Congress Avenue

Evan told the committee we are going to table this item because the applicant lacks a Residential Rental License at her adjacent property. LCI sent an award letter to the applicant but was later made aware of the lack of compliance with the rental license program. The applicant did file an application, but the property hasn't been inspected and we were asked to table the item until the property passes the inspection.

A motion was made to table the item by Clay Williams, seconded by Steve Fontana, roll call was taken, approved unanimously.

252 Davenport Avenue

Evan told the committee the City is proposing to sell this vacant lot to National Veterans Council for Legal Redress for \$4,000 as part of RFP 2022-12-1497. They are proposing to develop an affordable rental property with 3 units at this site. The property

will be deed restricted at 80% AMI for 20-years. The applicant has been working with the City for a few years to develop a site and is prepared to develop this site. Nate noted that the development of 3-units requires site plan review and may require parking relief from the Board of Zoning. Evan said the site can support the development of 3 units. The applicant's focus is on housing veterans and disabled individuals. The applicant was the only bidder for this site. They offered \$1,000 but the City negotiated a price increase to \$4,000.

Alder Antunes asked if this would be owner occupied? Evan said no. There is a need for affordable rental units. Alder Festa asked if veterans will have priority for these units? Evan didn't know, but noted their mission is to serve veterans and disabled individuals. Alder Antunes thought an owner-occupied property would better serve the community. Evan told the committee the applicant is local and comprised of members of the Monk family. Alder Festa asked who will manage the property? Evan said the applicant will manage the property because they are local. This is the applicants' first project, but they have received technical assistance from the Yale Law School over the last few years.

A motion was made to approve the item by Steve Fontana, seconded by Maurine Villani, roll call was taken, approved (6 yes votes – 1 no vote by Alder Antunes).

309 Dyer Street

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$15,000 as part of RFP 2022-12-1497. The applicant will develop a single-family owner-occupied property at this location subject to a minimum 10-year owner occupancy period. Habitat has a good track record of completing projects. The site is near the intersection of Fitch Street.

Alder Antunes noted the applicant builds the same structure on every lot, they only have one design. Evan noted that Habitat builds an energy efficient property, and the buyer will get a 0% interest mortgage from Habitat.

A motion to approve the item was made by Alder Antunes, seconded by Clay Williams, roll call was taken, all were in favor, approved unanimously.

634 Howard Avenue

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$10,500 as part of RFP 2022-12-1497. NHS is proposing to develop 2 units at this site. NHS will develop a two-family owner-occupied structure subject to a 10-year minimum occupancy period. The rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects and has worked in the Hill neighborhood previously. Evan expects the applicant to develop a contextual-style structure to match the architecture of Howard Avenue.

A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.

83 Lombard Street

Evan told the committee the City is proposing to sell this vacant lot to Douglas Allen Investment Group, LLC for \$55,000 as part of RFP 2022-12-1497. The applicant recently constructed two structures adjacent to this site at Downing and Lombard. The applicant is proposing to develop 4-8

affordable rental units at 80% AMI for a minimum 20-year affordability term, subject to zoning and site plan review. Evan called Alder Santiago about this development, and he is supportive of this project. Alder Festa asked if the applicant is offering affordable units where he just built next door, Evan said no, they are market rate with no restrictions. Alder Festa asked if 80% AMI is the best they can do. Evan said without a subsidy it's difficult to offer 60% AMI units. The applicant will be eligible for the Assessment Deferral Program. Steve Fontana told the committee this property would qualify for the Citywide Assessment Deferral program. Clay asked if we knew anything else about the applicant, Evan said no; we selected them based on their development activities next door. Steve asked if there were any environmental issues, Evan wasn't aware of any issues.

A motion to approve the item was made by Steve Fontana, seconded Maurine Villani, roll call as taken, all were in favor, approved unanimously.

18 Mill River Street

Evan told the committee this is a sliver lot sale to the adjacent property owners. One applicant is an owner-occupant (Martinez) and the other applicant is an LLC, which is owned by Town Clerk, Michael Smart. There is a disclosure form in the file and there isn't a conflict selling this lot to the LLC. The lot is already evenly split between the applicants and the site is fenced and well maintained. The applicants have cared for the land for many years and this sale will put the sliver lot back on the tax rolls. The owner occupant pays \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. This sale will clean up our records.

Alder Festa asked if building was possible, Evan said a single family could be built but because the property has been well cared for by the applicants for so many years LCI didn't want to look into development. The City historically encouraged neighbors to care for sliver lots while the City pursued tax foreclosures. The applicants have invested money and taken good care of this land. LCI wants to support owner-occupants and therefore supports this sale, we don't want to pull the carpet out from under them now.

A motion to approve the item was made by Steve Fontana, seconded Alder Antunes, roll call as taken, all were in favor, approved unanimously.

13 Walnut Street

Evan told the committee that we are proposing a three-way split of this sliver lot. 15 Walnut LLC will acquire one-half of the lot. The remaining portion will be split between two owner occupants at 11 Walnut Street and 16 Mill River Street. This lot has also been cared for by the adjacent property owners. This lot only has 30' of frontage so development wasn't an option. Evan discussed this sale with Alder Cupo and she supports the proposal. Evan noted the lot is well maintained. The owner occupants pay \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. LCI wants to support the owner occupants and the applicants at 11 Walnut Street and 18 Mill River Street have very small parcels, acquiring this land will greatly benefit the applicants.

A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:40PM.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 192 Cedar Street		Map-Block-Parcel 265 0084 00300	Zoning RM-2	Ward 6	Property Type Sliver lot	Total legal units N/A
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 32,200	Building N/A	Other N/A	Total Value \$ 32,200	\$ 22,540	Lot Size 30' X 107'	Total sq. ft. 3,049 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 32,200	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area	\$0.25 per sq./ft. @ 3,049 sq./ft. \$762.25.00	N/A	\$ 762.25

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Carmen Rodriguez 6th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Fernando Tenorio Arboleda 190 Cedar Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/11 /2023	Reviewed by: Staff	Comments Current

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

General discussion The City of New Haven proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as a side-yard area.

Owner Occupancy? N/A

Prepared by: *Eun J. [Signature]* Date 10/11/23 Concurred by: *[Signature]* Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Carmen Rodriguez 6th Ward

DATE: **October 6, 2023**

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.

Disposition of sliver lot at 192 Cedar Street to adjacent owner occupant. The property will be used as 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.

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed	6093
165 CHURCH ST					EX COM LN	21	32,200	22,540	NEW HAVEN, CT
SUPPLEMENTAL DATA Alt Prcl ID 06 WARD TAXABLE CENSUS BLOCK QUERY G 1403 2033 I/E REPO TAX DIST GIS PROP Assoc Pld# 15335									

CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
WARD ANDREW ET AL	7893	03-06-2007	U	I	0341	0	2022	21	22,540	2021	21	22,540
	5073	11-21-1996	U	I	0170	1						
Total										22,540	Total	22,540

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
EXEMPTIONS								
OTHER ASSESSMENTS								
Total 0.001								

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

Appraised Bldg. Value (Card) 0
 Appraised X' (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 32,200
 Special Land Value 22,540
 Total Appraised Parcel Value 32,200
 Valuation Method C

APPRaised VALUE SUMMARY

This signature acknowledges a visit by a Data Collector or Assessor

Total Appraised Parcel Value 32,200

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
105385	06-12-1996	DE	Demolish	0		100		TWO FAMILY	06-08-2011	JW1	04		70	Field Review
									12-15-2010	PM	03		99	Vacant
									07-20-2001	DA			45	Review Against Field Cd

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	903V MUNICIPAL MD	RM2	0		3,049	16.26	1,00000	5	1.00	2000	0.650		1.0000	10.57	32,200
Total Card Land Units 3,049 SF Parcel Total Land Area 0 Total Land Value 32,200															



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Grade: 00					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

CONDO DATA

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

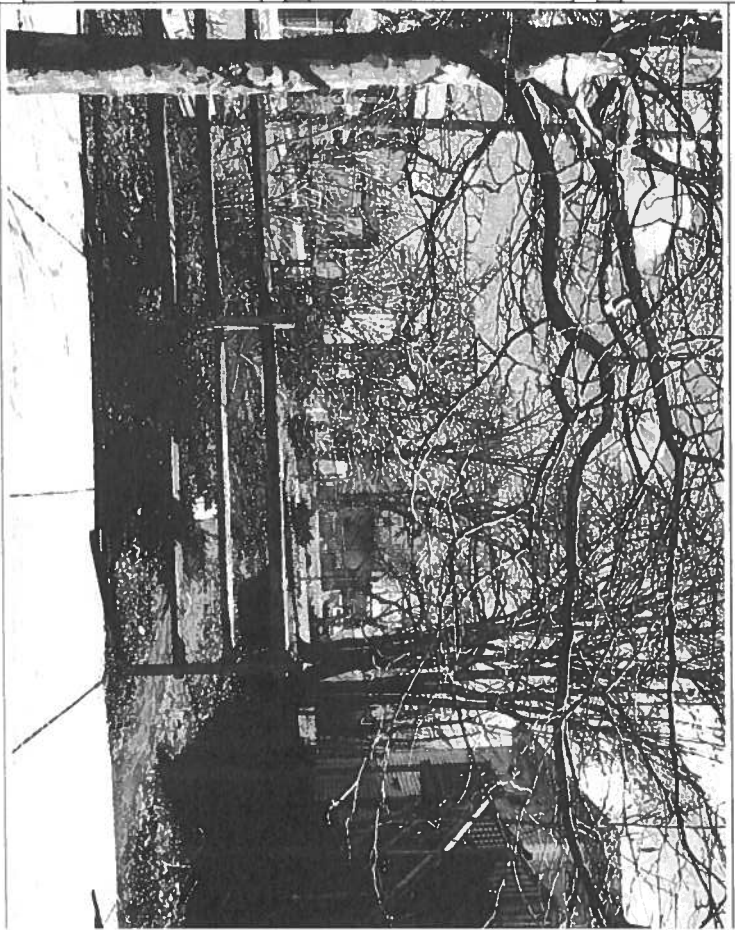
No Sketch

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

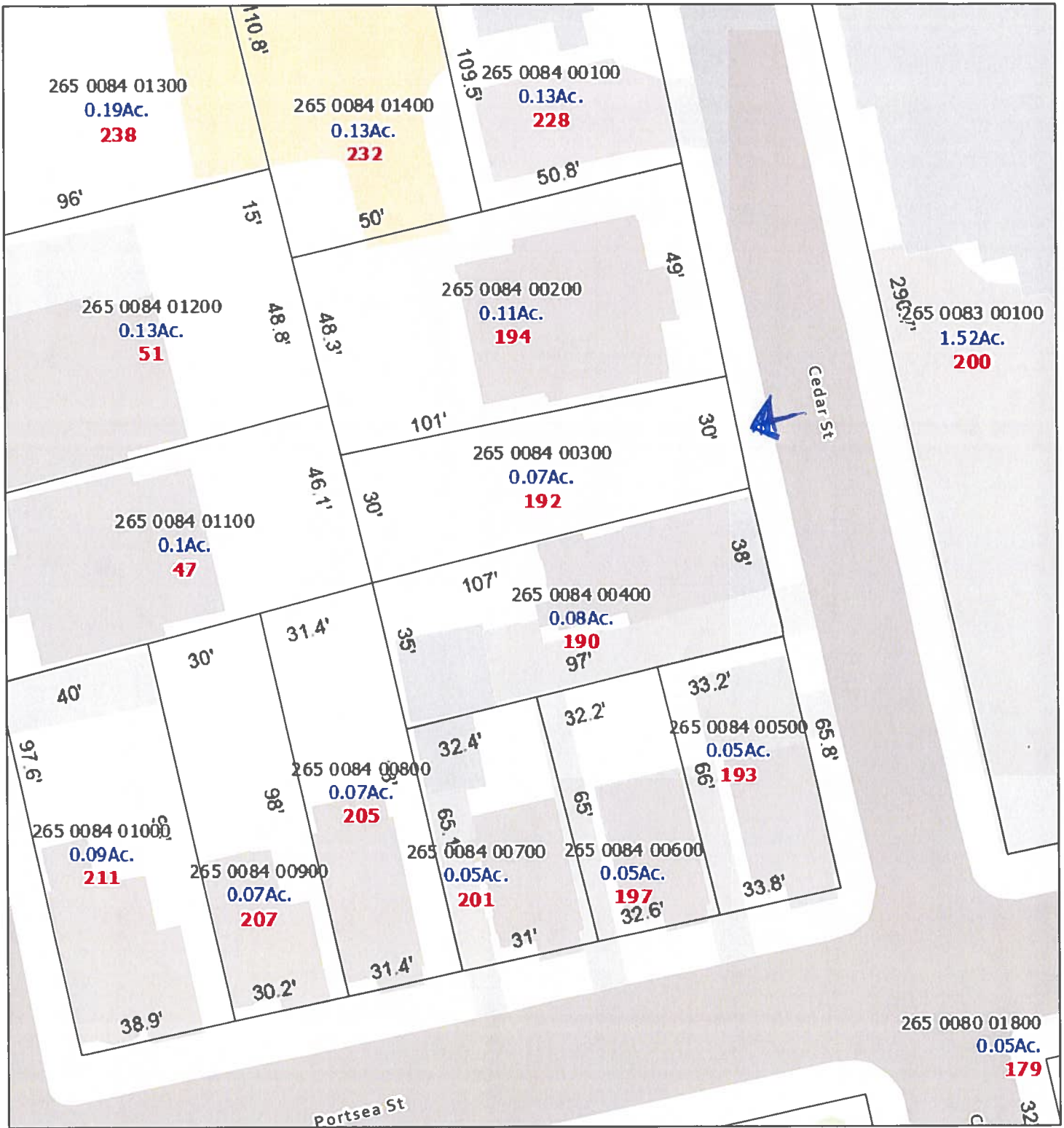
Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Gd	Grade	Grade Adj	Appr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



192 Cedar Street / Sliver lot sale

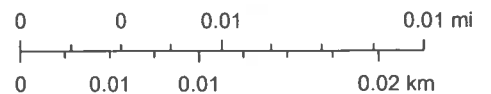


10/3/2023, 9:23:15 AM

 NH Parcels Web

New Haven Web Parcels

1:564



192 Cedar Street / Sliver lot sale to adjacent owner occupant



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
321 Dixwell Avenue 325 Dixwell Avenue		283 0346 04900 283 0346 05000	BA BA	22	Buildable Lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$68,200 68,600	N/A		\$ 136,800	\$ 95,760		75' X 150'	11,250 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$105,000.00	Esposito & Associates	9/1/2023	Negotiated	\$2.00 per square foot	TBD	\$22,500

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF W., INCORPORATED 87 Webster Street New Haven CT 06511		C/O Gary Hogan	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	10/11/2023	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be utilized for a commercial use.

General discussion: The City of New Haven proposes to dispose of this vacant lot to be utilized for parking and site control as part of the business relocation for the Dixwell Plaza redevelopment. The applicant has been working with the City of New Haven on the Dixwell Commercial Corridor Revitalization. The applicant is currently in the process of redeveloping an existing structure at 329 Dixwell Avenue to serve as the "Elks Lodge".

Owner Occupancy? N/A

Prepared by: *Emilia Jones* Date 10/11/23 Concurred by: *Frank* Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Jeanette Morrison 22nd Ward

DATE: **September 14, 2023**

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.

Disposition of vacant lot at 321-325 Dixwell Avenue to EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF W., INCORPORATED (Elks Lodge) to be used for site control and parking.

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.

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed
CITY OF NEW HAVEN					EX VC I L	53	68,200	47,740
165 CHURCH ST	SUPPLEMENTAL DATA							
	Air Prid ID	17099						
	WARD	22						
	TAXABLE	GIS REPO						
	CENSUS	TAX DIST						
	BLOCK	GIS PROP						
	QUERY G							
	GIS ID							
	Assoc Prid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
CITY OF NEW HAVEN	9569	0083	05-09-2017	U	V	30,000	18	Year	Code	
CEJAS MAURICIO	9569	0082	05-09-2017	U	V	0	25	Assessed	Year	
CEJAS MAJRICIO	9380	0170	02-03-2016	U	V	16,000	18	Assessed	Year	
ESTES CECIL R JR	8612	0263	10-26-2010	U	V	0	15	Assessed	Year	
CITY OF NEW HAVEN	8489	0180	01-08-2010	U	I	9,300	14	Assessed	Year	
Total							47,740	Total	47,740	47,740

EXEMPTIONS		Code	Description	Amount	Number	Amount	Comm Int
Total				0.00			

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Nbhd	B	DIXWELL PR	Tracing

NOTES	
BLDG REMOVED	
CARS FROM ABUTTING SERVICE SHOP ON LOT	
ASSR CHANGE	
Total Appraised Parcel Value	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	68,200
Special Land Value	0
Total Appraised Parcel Value	68,200
Valuation Method	C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value										
VISIT / CHANGE HISTORY										
Date	Id	Type	Is	Cd	Purpose/Result					
12-30-2010	GM			99	Vacant					
11-28-2001	TM			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 Adjustment	Adj Unit P	Land Value
1	9099 EC VACANT	BA	0		5,550 SF	15.96	1.00000	C	1.00	DX4	0.770		1.0000	12.29	68,200
Total Card Land Units															
5,550 SF															
Parcel Total Land Area 0															
Total Land Value															
68,200															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade					
Stores					
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 Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					

CONDO DATA			
Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

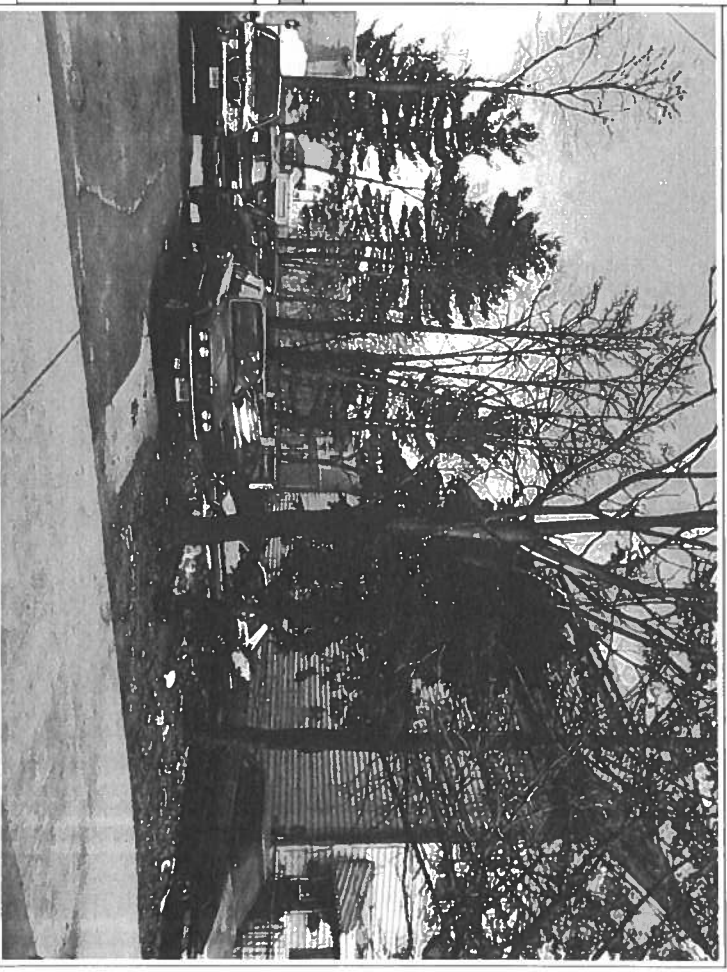
Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	0
Remodel Rating	0
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	0
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure 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	Undeprec Value					

Ttl Gross Liv / Lease Area	0	0	0	0	0	0
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No Sketch



CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED
165 CHURCH ST					EX COM LN	21	68,600	48,020
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
Alt Pricl ID								
WARD 22								
TAXABLE CENSUS BLOCK 4001								
GIS ID 17100								
I/E REPO TAX DIST GIS PROP								
Assoc Pld#								
Total							68,600	48,020

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	9321	0058	08-31-2015	U	1	88,000	18	2022	21	2021	21	48,020
SMILEY REAL ESTATE LLC	8634	0206	12-17-2010	U	1	0	25					
WASHINGTON SHIRLEY WAYNE	8607	0209	10-07-2010	U	1	0	3					
SMILEY REAL ESTATE LLC	5809	0319	02-26-2001	U	1	24,000	25					
FIRST UNION NATIONAL BANK	5758	0230	11-13-2000	U	1	26,400	1					
Total							48,020					48,020

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS	AMOUNT
		0.00						
ASSESSING NEIGHBORHOOD								
Nbhd	Nbhd Name	B		Tracing				
DX3	DIXWELL PR							
NOTES								

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
0	0	0	68,600	0	68,600	C
Total Appraised Parcel Value						

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
B-18-896	07-16-2018	DE	Demolish			100	11-29-2018	APPLICATION TO DEMOLISH

DATE	ID	TYPE	IS	CD	PURPOST/RESULT
09-11-2018	CA	02		47	BP Inspection
12-30-2010	GM			00	Measur+Listed
08-28-2001	SB			45	Review Against Field Cd

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	CITY MDL-00	BA	0		5,700 SF	15.63	1.00000	H	1.00	DX4	0.770		1.0000	12.03	68,600

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY		APPRaised VALUE SUMMARY	
Total Card Land Units		5,700 SF		Parcel Total Land Area		0	
Total Land Value		68,600		Total Appraised Parcel Value		68,600	



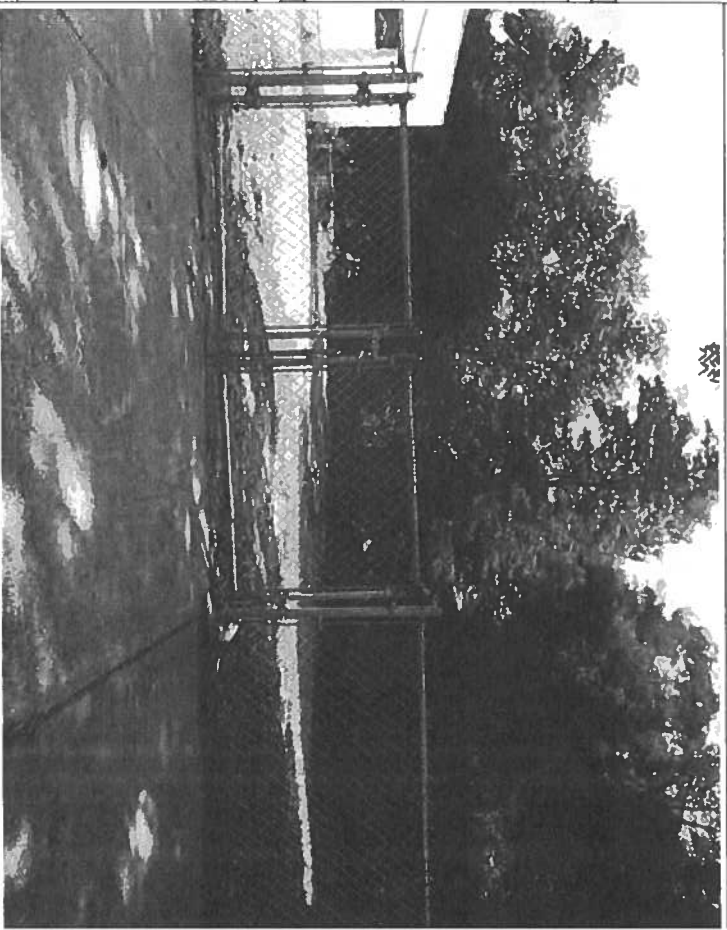
CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	99	Cd	Vacant Land	Description	Element	Cd	Description																																																																																				
Style:	00				<table border="1"> <tr><th colspan="4">CONDO DATA</th></tr> <tr><td>Parcel Id</td><td>C</td><td>Ownr</td><td></td></tr> <tr><td>Adjust Type</td><td>B</td><td>S</td><td></td></tr> <tr><td>Condo Fir</td><td></td><td></td><td></td></tr> <tr><td>Condo Unit</td><td></td><td></td><td></td></tr> </table>			CONDO DATA				Parcel Id	C	Ownr		Adjust Type	B	S		Condo Fir				Condo Unit																																																																			
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Condo Unit																																																																																											
Grade:					<table border="1"> <tr><th colspan="4">COST / MARKET VALUATION</th></tr> <tr><td>Building Value New</td><td>0</td><td></td><td></td></tr> <tr><td>Year Built</td><td>0</td><td></td><td></td></tr> <tr><td>Effective Year Built</td><td>0</td><td></td><td></td></tr> <tr><td>Depreciation Code</td><td></td><td></td><td></td></tr> <tr><td>Remodel Rating</td><td></td><td></td><td></td></tr> <tr><td>Year Remodeled</td><td>0</td><td></td><td></td></tr> <tr><td>Depreciation %</td><td>0</td><td></td><td></td></tr> <tr><td>Functional Obsol</td><td>0</td><td></td><td></td></tr> <tr><td>External Obsol</td><td>0</td><td></td><td></td></tr> <tr><td>Trend Factor</td><td>1</td><td></td><td></td></tr> <tr><td>Condition</td><td></td><td></td><td></td></tr> <tr><td>Condition %</td><td>100</td><td></td><td></td></tr> <tr><td>Percent Good</td><td>55</td><td></td><td></td></tr> <tr><td>RCNLD</td><td>0</td><td></td><td></td></tr> <tr><td>Dep % Ovr</td><td></td><td></td><td></td></tr> <tr><td>Dep Ovr Comment</td><td></td><td></td><td></td></tr> <tr><td>Misc Imp Ovr</td><td></td><td></td><td></td></tr> <tr><td>Misc Imp Ovr Comment</td><td></td><td></td><td></td></tr> <tr><td>Cost to Cure Ovr</td><td></td><td></td><td></td></tr> <tr><td>Cost to Cure Ovr Comment</td><td></td><td></td><td></td></tr> </table>			COST / MARKET VALUATION				Building Value New	0			Year Built	0			Effective Year Built	0			Depreciation Code				Remodel Rating				Year Remodeled	0			Depreciation %	0			Functional Obsol	0			External Obsol	0			Trend Factor	1			Condition				Condition %	100			Percent Good	55			RCNLD	0			Dep % Ovr				Dep Ovr Comment				Misc Imp Ovr				Misc Imp Ovr Comment				Cost to Cure Ovr				Cost to Cure Ovr Comment			
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Total Xtra Fixtrs																																																																																											
Total Rooms:																																																																																											
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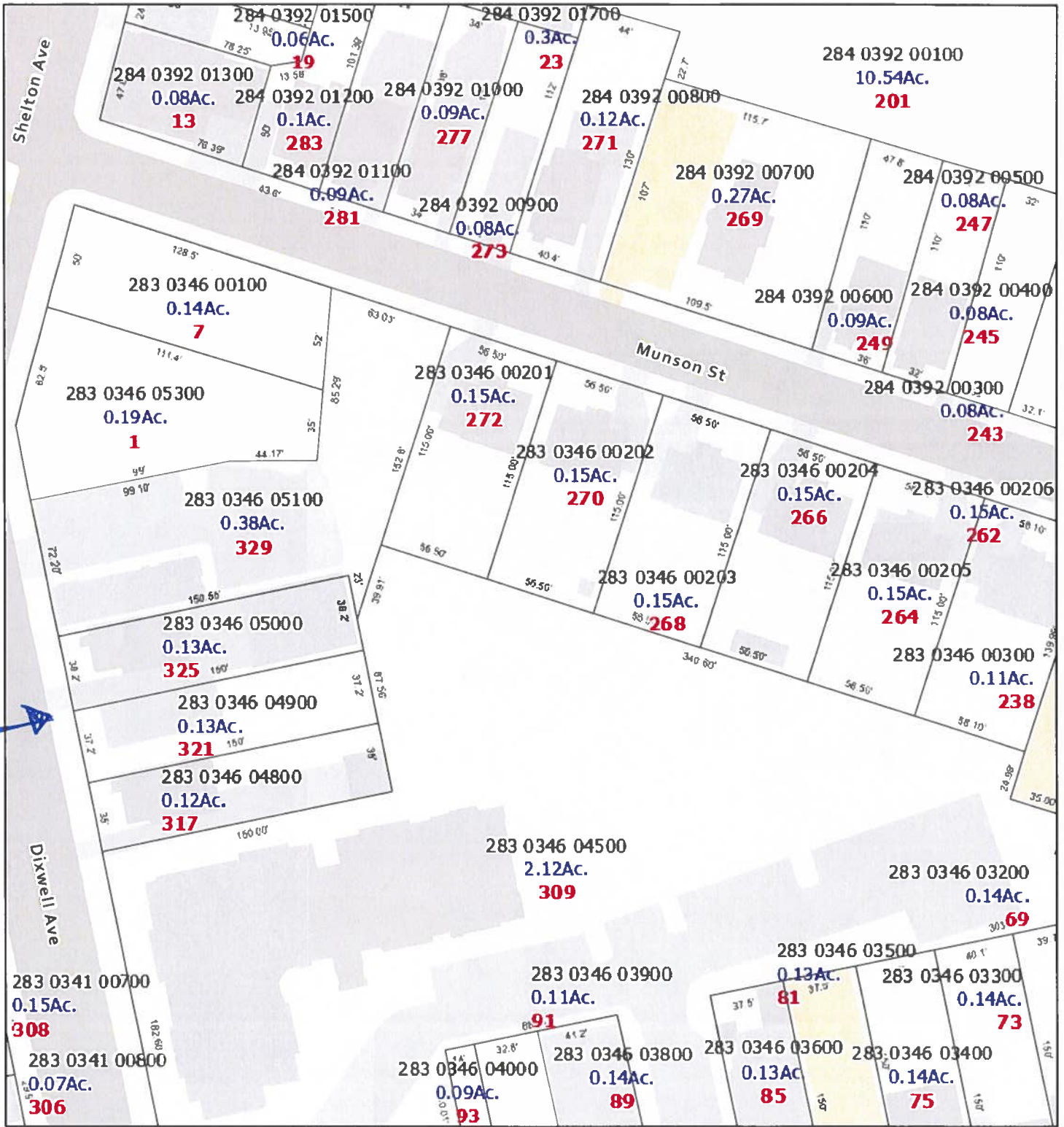
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond	Cd	% Gd	Grade	Grade Adj	Appr. Value
<p>BUILDING SUB-AREA SUMMARY SECTION</p>											
	Living Area			Floor Area							
	Unit Cost			Undeprec Value							

<p>Ttl Gross Liv / Lease Area</p>											
	0			0				0			0

No Sketch



321-325 Dixwell Avenue

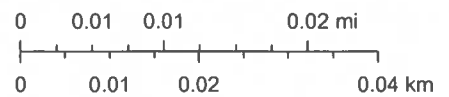


8/17/2023, 3:45:48 PM

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 NH Parcels Web

 New Haven Web Parcels



Sale of 321-325 Dixwell Avenue



ISOPARM

ISOPARM DESIGN GROUP
 105 BROADWAY, SUITE 3
 BROOKLYN, NEW YORK 11201
 TEL: 702-497-7297
 EMAIL: INFO@ISOPARM.COM

NOTE:
 BY SIGNING AND SEALING THIS CONTRACT, ALL DESIGNERS, ARCHITECTS, ENGINEERS AND SUBCONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL MAINTAIN THE DESIGN GROUP'S LIABILITY TO THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SUBCONTRACTOR'S WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SUBCONTRACTOR'S WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SUBCONTRACTOR'S WORK.

CLIENT:
 ELKS LODGE No. 141
 329 DIXWELL AVENUE,
 NEW HAVEN, CT. 06511

APPROVALS:

ARCHITECT ENGINEER SEAL AND SIGNATURE

NO.	DESCRIPTION	DATE

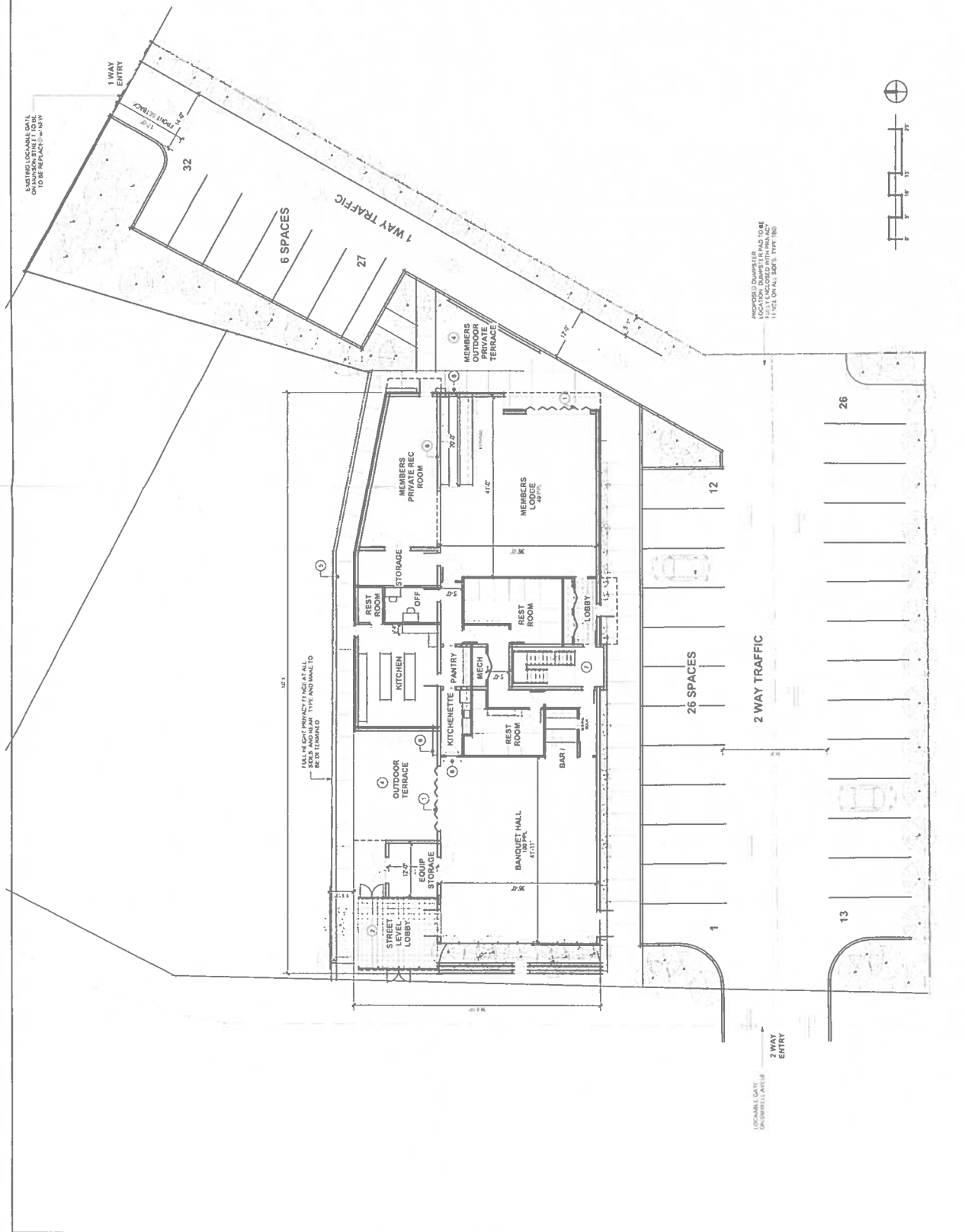
OWNER NAME:
 ELKS LODGE No. 141

PROJECT NAME:
 LODGE 141

SHEET NAME - SHEET CONTENTS:
 SITE PLAN

PROJECT NUMBER	DATE	6/19/23
0001	Author	DANCY
		1" = 10'-0"

SHEET NUMBER:
 A100



6/19/2023 11:36:43 AM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 333 James Street		Map-Block-Parcel 172 0773 01400	Zoning RM-2	Ward 9	Property Type Sliver lot	Total legal units N/A	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 29,200	Building N/A	Other N/A	Total Value \$ 29,200	\$ 20,440		Lot Size 25' X 83'	Total sq. ft. 2,756 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 29,200	Vision	10/1/2022	Sliver lot to owner-occupant / CD area	\$0.25 per sq./ft. @ 2,756 sq./ft. \$689.00	N/A	\$ 689.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Claudia Herrera 9 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Joseph Pozarlik 329 James Street New Haven CT 06513		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/11/2023	Reviewed by: Staff	Comments Current

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

General discussion The City of New Haven proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as a side-yard area.

Owner Occupancy? N/A

Prepared by: Em Jutte Date 10/11/23 Concurred by: [Signature] Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Claudia Herrera 9th Ward

DATE: **October 10, 2023**

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.

Disposition of sliver lot at 333 James Street to adjacent owner occupant. The property will be used as 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.

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	6093
165 CHURCH ST					EX COM LN	21	29,200	20,440	NEW HAVEN, CT
SUPPLEMENTAL DATA Alt Prcl ID 09 WARD TAXABLE CENSUS BLOCK QUERY G 1424 4010 I/E REPO GIS PROP GIS ID 9388 Assoc Pld#									

CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
	4077	0124	04-24-1989	V	0		2022	21	20,440	2021	21	20,440
PREVIOUS ASSESSMENTS (HISTORY) Total 29,200 20,440												

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
EXEMPTIONS								
OTHER ASSESSMENTS								
Total 0.00								

Nbhd	Nbhd Name	B	Tracing	Batch
0900	FAIR HAVEN N			

2006 GL VOL 7547 PG 122 4/4/06 LCI SPLIT TO "01300"

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD								
Total 0.00								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD								
Total Appraised Parcel Value 29,200								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
VISIT / CHANGE HISTORY								
	05-11-2011	JW1	04	70	Field Review			
	12-30-2010	SDS	03	99	Vacant			

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	903V	MUNICIPAL MD	RM2	0		2,092 SF	18.62	1.00000	5	1.00	0900	0.750		1.0000	13.96	29,200
LAND LINE VALUATION SECTION Total Card Land Units 2,092 SF Parcel Total Land Area 0 Total Land Value 29,200																

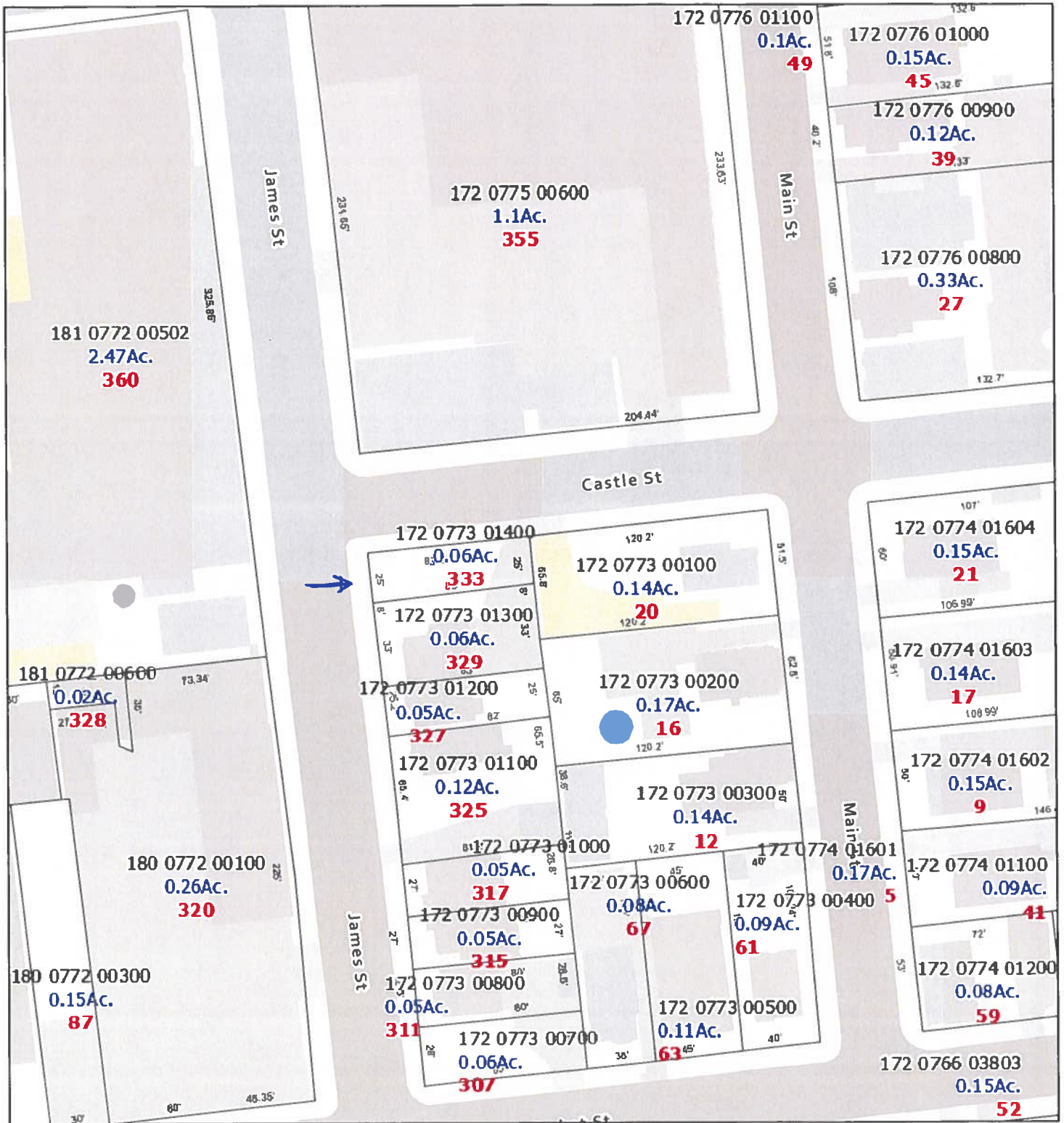


APPRAISED VALUE SUMMARY

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 29,200
 Special Land Value 20,440
 Total Appraised Parcel Value 29,200
 Valuation Method C

Sliver lot sale 333 James Street

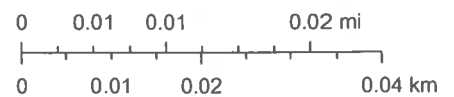


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 NH Parcels Web

 New Haven Web Parcels



Sliver lot sale 333 James Street



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 145 Portsea Street		Map-Block-Parcel 264 0082 00800	Zoning RM-2	Ward 6	Property Type Sliver lot	Total legal units N/A	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 2,200	Building N/A	Other N/A	Total Value \$ 2,200		Lot Size 10.5' X 110'		Total sq. ft. 1160 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value \$ 2,200	Appraised by Vision	Date 10/1/2022	Type of Sale Sliver lot to owner-occupant / CD area	Offered amount \$0.25 per sq./ft. @ 1160 sq./ft. \$290.00	Rehab costs N/A	LCI Recommended \$ 290.00
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Prior Notifications Sent to

Aldersperson Yes X No <input type="checkbox"/>	Name of Aldersperson Hon. Carmen Rodriguez 6th Ward	Management Team N/A	Other interested parties N/A
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Applicant's Information

Applicant's name, address & telephone: Roberto E. Cooper 143 Portsea Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/11 /2023	Reviewed by: Staff	Comments Current

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

General discussion The City proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as a driveway and side-yard area. The property owner currently maintains the parcel.

Owner Occupancy? N/A

Prepared by:  Date 10/11/23 Concurred by:  Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Carmen Rodriguez 6th Ward

DATE: **September 14, 2023**

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.

Disposition of sliver lot at 145 Portsea Street to adjacent owner occupant. The property will be used as side-yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 145 PORTSEA ST Map ID 264/0082/00800// State Use 9030
Vision ID 15077 Account # 264 0082 00800 Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 Print Date 10/11/2023 9:23:53 A
CITY OF NEW HAVEN UTILITIES STRT / ROAD LOCATION CURRENT ASSESSMENT Assessed Assessed
165 CHURCH ST SUPPLEMENTAL DATA Ait Prc'l ID WARD 06 I/E REPO
NEW HAVEN CT 06510 TAXABLE 1403 GIS DIST
CENSUS 2028 BLOCK 2028 GIS PROP
QUERY G GIS ID 15077 Assoc Pid#

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
6486	07-17-2003	U	1	0	14
4725	04-12-1994	1	1	0	0
Total				2,200	1,540

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
2022	21		2021	21	1,540		2021	21	1,540
Total			Total				Total		

EXEMPTIONS

Year	Code	Description	Amount	Comm Int.
Total				

OTHER ASSESSMENTS

Year	Code	Description	Number	Amount	Comm Int.
Total					

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
1900	NORTH HILL	B	

NOTES

9/15/4/ REMOVE DEMOLISHED
7195/309 2005 GL 1/2
PARCEL SPLIT SOLD TO
OWNER @ 147 PORTSEA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	2,200
Special Land Value	1,540
Total Appraised Parcel Value	2,200
Valuation Method	C

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0391	04-13-2004	DE	Demolish	0	08-23-2004	100	08-23-2004	TO DEMOLISH

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	903V MUNICIPAL MD	RM2	0		1,160	SF	18.94	1.00000	5	0.10	1900	1.000	SIZE	1.89	2,200					
Total Card Land Units														1,160	SF	Parcel Total Land Area	0	Total Land Value		2,200

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Model: 00					
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixts					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

CONDO DATA

Parcel Id	C	Ownr	
Adjust Type	B	Factor%	15
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	0
Remodel Rating	0
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

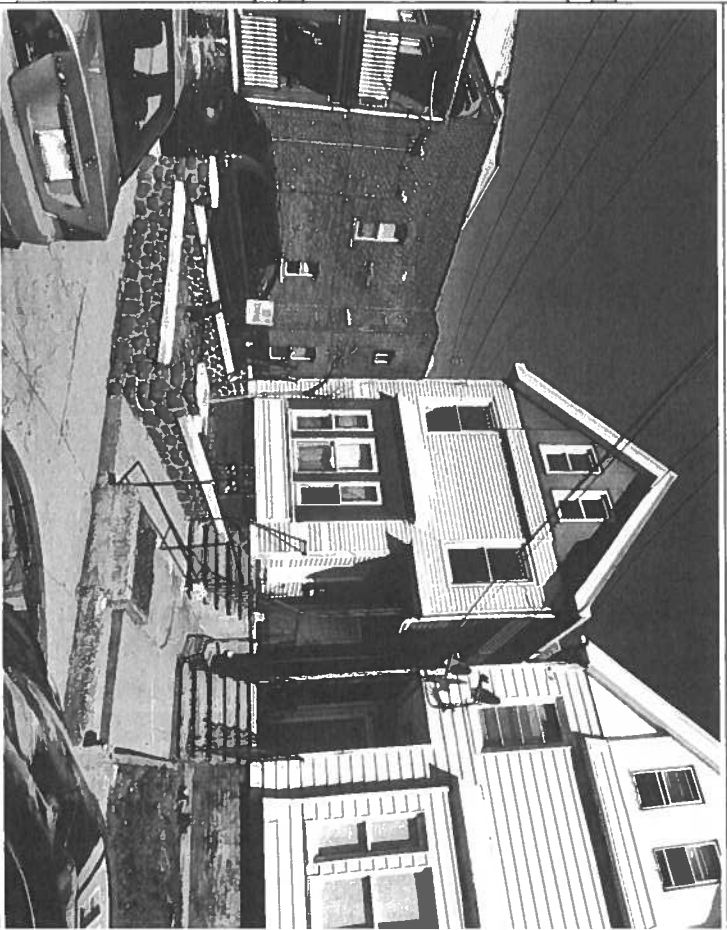
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

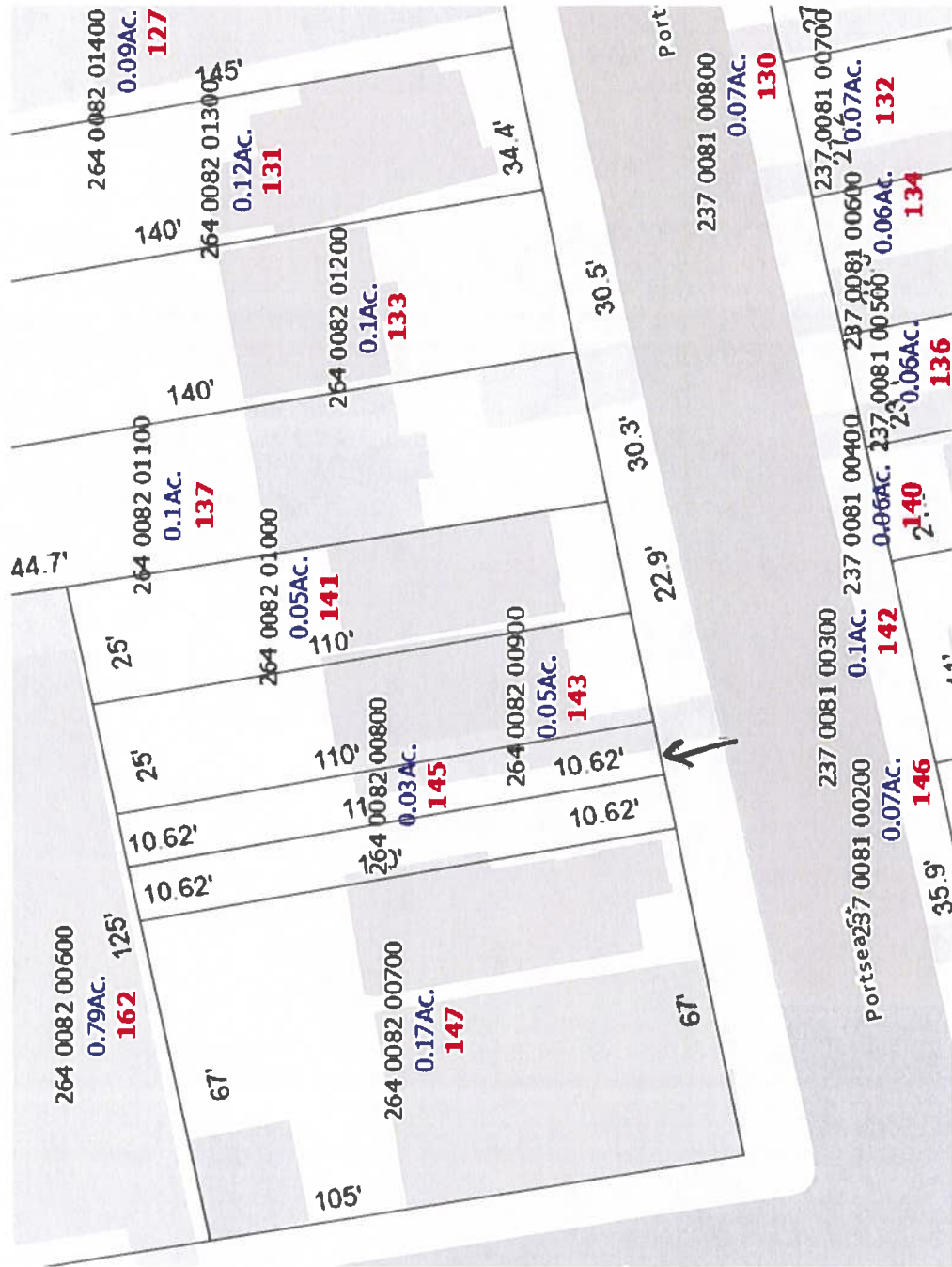
Code	Description	V/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch





Sliver lot sale at 145 Portsea Street



*****FULL ZOOM NOTICE ATTACHED 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: October 18 2023 PAD meeting

Time: Oct 18, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/87824695509?pwd=na8BOFvRTjLs3Nbpd3MomApubS3YsH.1>

Meeting ID: 878 2469 5509

Password: 1234567a

One tap mobile

+19292056099,,87824695509# US (New York)

+16469313860,,87824695509# US

Dial by your location

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+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

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 878 2469 5509

Password: 74811624

Find your local number: <https://newhavenct.zoom.us/j/kd8zY47I3>

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