

AGENDA FOR SPECIAL MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY NOVEMBER 29, 2023 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>

Topic: LCI Board Special Meeting November 29, 2023

Time: November 29, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/84374177664?pwd=jyl73PNQhNkAxXlFzibwvpvjRtBer.1>

Meeting ID: 843 7417 7664 Password: 1234567a

I. Call to Order

II. Approval of Minutes from September 27, 2023 Meeting of LCI Board of Directors

III. Action items / New 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

- Motion to amend PAD Guidelines

- 2023 Meeting Dates

Annual Meeting* / Schedule of Meeting Dates for LCI Board of Directors for 2024:

January 24, 2024*	July 24, 2024	January 22, 2025
February 28, 2024	August 28, 2024	
March 27, 2024	September 25, 2024	
April 24, 2024	October 23, 2024	
May 22, 2024	November 27, 2024	
June 26, 2024	December 25, 2024	

3. Nominations for Officers November 29, 2023 / Election of LCI Board Officers January 24, 2024

IV. Adjourn

****Full Zoom meeting invitation below**

LCI Board Meeting Minutes
September 27, 2023 (Via Zoom)

PRESENT: Hon. Richard Furlow, Nadine Horton, Seth Poole, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff)

Absent: Patricia Brett, Ernie Santiago, Taneha Edwards, Addie Kimbrough, Michael Pinto (Office of Corporation Counsel),

Meeting called to order at 6:06 P.M.

Review of LCI Board meeting minutes from May 24, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Alder Furlow, roll call of members was taken, approved. (Nadine Horton- yes, Alder Furlow- yes, Seth Poole voted present). A few moments after the vote Alder Furlow made a point of Order, and noted Seth voted “present”. Seth stated that he intended to vote to approve the minutes with a “yes” vote.

New Business

0 Carroll Street (MBP 096 1024 00502)

Evan told the Board that LCI proposes to sell this sliver lot to the adjacent property owner (Renkun) for \$1.00 per square foot for a purchase price of \$2,925. The applicant is experiencing water run-off from this parcel and will make drainage improvements upon taking title. The City sold the applicant a sliver lot many years ago to create a driveway to access 95 Carroll Street, where the applicant constructed a house and resided. The water issue is causing erosion. The City Engineer has visited this site and supports LCI’s sale of this parcel. The lot is currently forested and unimproved.

Alder Furlow made a motion to approve the disposition of 0 Carroll Street, seconded by Nadine Horton, roll call was taken, approved unanimously.

1589 Chapel Street

Evan told the Board LCI proposes to sell this vacant lot to Neighborhood Housing Services for \$21,000 as part of an RFP process through the Purchasing Department. The applicant is proposing to develop 2, two-family owner-occupied properties each with an 80% AMI rental unit. There will be a 10-year minimum occupancy period and a 20-year minimum affordability period. The applicant has a great track record developing affordable housing, they are currently developing several properties in Newhallville. The lot is adjacent to larger buildings with much higher density. This development will fill a void in the block. Alder Furlow asked if the neighborhood had been informed about the project, Evan said he didn’t believe the applicant presented this project to the CMT. Evan contacted Alder Hamilton about the sale, and she was supportive. Seth asked why we weren’t selling this at the non-profit pricing of \$1,000 per unit. Evan told the Board the applicant wanted to offer a competitive bid through the RFP process.

Nadine Horton made a motion to approve the disposition of 1589 Chapel Street, seconded by Alder Furlow, roll call was taken, approved unanimously.

252 Davenport Avenue

Evan told the Board this property was also part of the RFP process. LCI is proposing to sell this vacant lot for \$4,000 to National Veterans Council for Legal Redress who will develop 3 affordable rental units at this site. The rental units will be deed-restricted for 20 years at 80% AMI. This is a local non-profit led by the Monk family, and they have been working with LCI for a few years to build their capacity. Their focus is on helping veterans and the disabled. The applicant offered \$1,000 for the parcel but LCI negotiated the price up to \$4,000. The project will be subject to site plan review by the City Plan Commission. Nadine asked about the timeline and 80% AMI rent. Evan told the Board the LDA gives the applicant 6 months to start the project and 18 months to complete the project. The 80% AMI value is established by HUD / State of Connecticut, Evan didn't know the value off the top of his head. Nadine also asked if this was a supportive housing project with services. Evan said he wasn't 100% sure. Evan contacted Alder Hurt about this sale and he was supportive. Seth asked if this would be one structure, Evan said he wasn't sure, but what is before the Board is an LDA to develop 3-units at this site. A final site plan we be submitted to the City Plan Commission.

Nadine Horton made a motion to approve the disposition of 252 Davenport Avenue, seconded by Alder Furlow, roll call was taken, approved unanimously.

309 Dyer Street

Evan told the Board that this is also part of the RFP and LCI is proposing to sell this vacant lot to Habitat for Humanity for \$15,000. The applicant will develop a single-family property subject to a 10-year occupancy requirement. Habitat for Humanity has a great track record. The site can easily support a single-family property. Evan contacted Alder Wingate and he was supportive of the sale. The buyer will receive a 0% interest mortgage from Habitat and will likely be subject to a 30-year occupancy period by Habitat for Humanity

Alder Furlow made a motion to approve the disposition of 309 Dyer Street, seconded by Nadine Horton, roll call was taken, approved unanimously.

0 East Shore Parkway (MBP 067 0953 00100)

Evan told the Board they recently approved a lot on Albia Street to the New Haven Port Authority. We were informed the property actually contained 2 parcels and this wasn't reflected in the New Haven GIS system. We are proposing to sell this sliver lot at \$2.00 per square foot to the New Haven Port Authority for \$2,640 to be utilized for site control and laydown use. Evan said there has been illegal dumping of tires at this location. The Port isn't currently a taxable entity but when they are profitable, they will be taxed per an agreement with the Board of Alders. Nadine asked to stipulate fencing at this location.

Nadine Horton made a motion to approve the disposition of 0 East Shore Parkway with the condition that the buyer install fencing, seconded by Alder Furlow, roll call was taken, approved unanimously.

634 Howard Avenue

Evan told the Board LCI proposed to sell this vacant lot to Neighborhood Housing Services for \$10,500 as part of an RFP process through the Purchasing Department. The applicant is proposing to develop a two-family owner-occupied property with an 80% AMI rental unit. There will be a 10-year minimum occupancy period and a 20-year minimum affordability period. The applicant has developed many properties in New Haven. The lot is large enough to easily develop a two-family property. The proposal is in keeping with the existing housing in the area.

Nadine Horton made a motion to approve the disposition of 634 Howard Avenue, seconded by Alder Furlow, roll call was taken, approved unanimously.

83 Lombard Street

Evan told the Board this property was also advertised as part of the RFP and LCI is selecting Douglas Allen Investment Group, LLC. They are proposing to develop 4-8 affordable rental housing units at 80% AMI with a minimum term of 20-years. They offered \$55,000 for the lot. Alder Santiago supports the sale of this lot which is located in his ward. The project will require zoning approval and City Plan site plan review. The applicant recently developed two new structures next to this site at the corner of Downing and Peck. They pulled all permits and completed their development. Seth asked about Peck Alley, Arlevia explained that this Alley provides backyard access to some houses along Peck and Lombard Street.

An adjacent property owner contacted LCI with some concerns. Mr. Wilson Reyes of 89 Lombard expressed concerns about the proposed density and also about an existing retaining wall. Mr. Reyes is concerned future development may disturb his wall and driveway. Alder Sarah Miller also reached out to Evan about Mr. Reyes' concerns. Evan told Alder Miller and Mr. Reyes that there are ample opportunities for public comment such as at LCI Board, the Board of Alders, the Zoning Board, and also the City Plan Commission. LCI supports the development of this site for affordable housing. This is only an approval for the LDA.

Nadine Horton made a motion to approve the disposition of 89 Lombard Street, seconded by Alder Furlow, roll call was taken, approved unanimously.

18 Mill River Street

Evan told the Board that this is a sliver lot sale to the adjacent property owner. One applicant is an owner occupant (Martinez) the other applicant is an LLC (Smart Properties, LLC). The Town Clerk, Michael Smart, is the principal member of the LLC and has filled out all disclosure forms required for this sale. Attorney Pinto has reviewed the sale and advised LCI that an ethics opinion is not required for this sale. The owner occupant pays \$0.25 per square foot and the LLC pays \$1.50 per square foot per the PAD Guidelines pricing for sliver lots. This lot has been incorporated into the adjacent properties for many years. The City became aware of this land being cared for by the adjacent property owners and Evan reached out to the property owners as we have done many times in the past. The land is fenced-in and cared-for by the adjacent property owners. Alder Furlow told the Board that Attorney Pinto should submit a letter as part of this submission stating that there is no conflict. LCI sees this disposition as a standard sliver lot sale.

Alder Furlow made a motion to approve the disposition of 18 Mill River Street subject to Attorney Pinto sending a letter to the Board of Alders stating there is no conflict of ethics, seconded by Nadine Horton, roll call was taken, approved unanimously.

13 Walnut Street

Evan told the Board this parcel is being split three-ways between two owner-occupants and a non-owner occupant. 15 Walnut, LLC is purchasing half of the lot at \$1.50 per square foot. Mr. Martinez and Mr. Carreno are acquiring portions that parallel their properties at the owner-occupied price of \$0.25 per square foot. No fences will be moved as part of this sale. The land is already being cared for by the applicants. Evan showed the Board maps of each portion to be conveyed. The lot is in close proximity to the previous disposition heard by the Board. The properties will go back on the tax rolls.

Seth Poole made a motion to approve the disposition of 13 Walnut Street, seconded by Nadine Horton, roll call was taken, approved unanimously.

Old Business / Discussion

Alder Furlow told the Board he needed to leave the meeting because he was attending two meetings at once.

Seth opened the discussion portion of the meeting.

Evan told the Board the PAD Guidelines are before LCI Board for review. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: removing gender from the guidelines, adding a sentence about the Land Bank, updating the objectives, allowing the Development Administrator to sign contracts to purchase property subject to Board of Alders approval, eliminating the section about sales to religious organizations that violates RILUPA, and increasing the cost of sliver lot sales for commercial uses. The “objectives” have also been updated and “decreasing density” is being removed because we are increasing density. We are also proposing to increase the cost of commercial sliver lots to \$3.00 per square foot. Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update.

Seth asked if we should be strengthening LDA’s as part of this process. Evan said the guidelines don’t touch on the LDA’s language. Seth would like to make LDA’s more ironclad so there are less loopholes or opportunities for litigation. Seth noted it might make sense to update the PAD Guidelines every 10 years when we review the Charter rather than doing it every 5 years as it currently reads.

Evan noted that Arlevia also left the meeting.

A motion to adjourn was made by Seth Poole, all were in favor.

Meeting adjourned 7:17 PM

PAD MEETING MINUTES
October 18, 2023

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

Guests: Donnell Hilton, City Plan

Meeting called to order at 3:02 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were reviewed and approved with one abstention (Esther Rose-Wilen), and the PAD Minutes from August 16, 2023 were approved unanimously.

New Business

192 Cedar Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant at \$0.25 per square foot for a purchase price of \$762.25. The City didn't offer to split this lot, the other abutting property is owned by Mandy Management. Alder Carmen Rodriguez supports the sale of this lot to the adjacent owner occupant.

The lot has a few trees and will create a nice side yard area. Evan noted this lot is too small for Habitat for Humanity to develop a home so we think this is the best use as a side-yard. Alder Festa asked why not build a tiny house, is that being looked at? Evan said the City hasn't embraced building in-fill tiny houses. Evan thinks a cluster of tiny houses would be better received than scattered sites based on discussions with residents. The lot is non-conforming so it would be possible to site a tiny house on this lot, but we are proposing to sell this as a sliver lot. Evan noted, it may be a good idea to permit sliver lot owner's to develop accessory dwelling units on sliver lots in the future, that's a future policy discussion for staff and Alders. Alder Festa thinks we should investigate this idea. Evan noted tiny houses need to be able to obtain a Certificate of Occupancy. Esther noted the greenery on Cedar Street is sparse, and keeping the trees on the sliver lot would be beneficial.

A motion was made to approve the item by Maurine Villani, seconded by Alder Antunes, roll call was taken, approved unanimously.

333 James Street

Evan told the committee this is a sliver lot sale to an owner occupant at \$0.25 per square foot. The City sold the applicant a few feet of this lot years ago, and now would like to sell the remaining portion of the lot to the applicant. The applicant will utilize this lot as a side yard area. Evan met with Alder Herrera and she supports the sale. The owner will fence the lot at the request of Alder Herrera. The lot isn't buildable because it's a narrow corner lot. This is a typical sliver lot sale. There has been a lot of illegal dumping at this site over the last few years.

A motion was by Steve Fontana, seconded by Alder Antunes, roll call was taken, approved unanimously.

145 Portsea Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant for \$0.25 per square foot for a purchase price of \$292.00. This is a narrow strip of land at 10' wide. It is already paved and used as a driveway. LCI sold the other half of this lot to the other abutting property owner many years ago. Alder Carmen Rodriguez supports this sale. This is why we created the sliver lot program to sell small strips.

A motion was made to approve the item by Alder Antunes, seconded by Maurine Villani, roll call was taken, approved unanimously

321-325 Dixwell Avenue

Evan told the committee the City is proposing to sell this vacant lot to the Elks as a negotiated sale at \$2.00 per square foot for a purchase price of \$22,500. The Elks have been working with the City of New Haven on the Dixwell Plaza redevelopment. The City has been assisting the Elks with their relocation, we were planning to sell them a parcel on County Street, but they purchased a property at 329 Dixwell Avenue on the private market. This lot will serve as parking and site control. There is a letter of support from Alder Morrison for this property.

Evan said the lot was appraised at \$105,000 but LCI discounted the price because of the City's commitment to assist the Elks with their relocation. LCI recognized we needed to bring in revenue as part of this sale and not sell the parcel for \$1.00. LCI negotiated with the Elks and arrived at \$2.00 per square foot, based upon good faith efforts during the Plaza relocation. The Elks will be appearing at Zoning next month and will need City Plan Site Plan approval. The Elks have been a great asset to the community.

Alder Antunes asked if the City offered the abutting neighbor any of the land? Evan said no because all the land is needed for parking. The project is part of the Dixwell revitalization, and it takes priority over increasing an adjacent side yard. Evan noted that the two lots are non-conforming and are merged under zoning; zoning relief would be required to split them if we were trying to sell a portion of the lot to the neighbor. Evan said we are utilizing the lot to a higher use as part of the Elks redevelopment of this site. Alder Antunes asked if it would have any legal issues by not selling land to the neighbor, Evan said no. The Elks' project is a top priority for the City. Moving the Elks to this site will help transform this area. There is a lot of development in this area.

Alder Festa asked how long the lot has been vacant, and if there were any other interested applicants? Evan said no, it has been City owned for probably 10-years. Alder Festa asked about the appraised value, she said the value could be higher than \$105,000 perhaps two or three times higher. Evan said the justification for \$2.00 per square foot is based on prior commitments by the City, and for the Elks being the catalyst to move the Plaza project along. Evan said selling this lot for \$1.00 would not be fiscally responsible so LCI negotiated to \$2.00 per square foot. Alder Antunes asked if this would be taxable? The Elks are a taxable entity, and the City will get taxes from this sale. The Elks will be eligible for an Assessment Deferral, which is as-of-right. Esther said Site plan review is required due to the parking and other technical aspects such as storm water management.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved with 6 yes votes (Maurine had a technical issue and was unable to vote during roll call. She called Evan after the meeting to inform him of the issue, and stated for the record she votes yes on this item which would have been 7 yes votes / unanimous approval).

Steve asked Evan to follow up With the Development Administrator about the PAD Guidelines. Evan told the PAD committee the guidelines are tabled at LCI Board, and he would follow up.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30PM.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
192 Cedar Street		265 0084 00300		RM-2	6	Sliver lot	N/A
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 32,200	N/A	N/A	\$ 32,200	\$ 22,540		30' X 107'	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	10/1/2022	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:		Name, address & telephone of contact person:	
Fernando Tenorio Arboleda 190 Cedar Street New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	10/11 /2023	Staff	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:  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: **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.

Property Location 192 CEDAR ST
Vision ID 15335

Account # 265 0084 00300

Map ID 265/ 0084/ 00300/ /
Bldg # 1

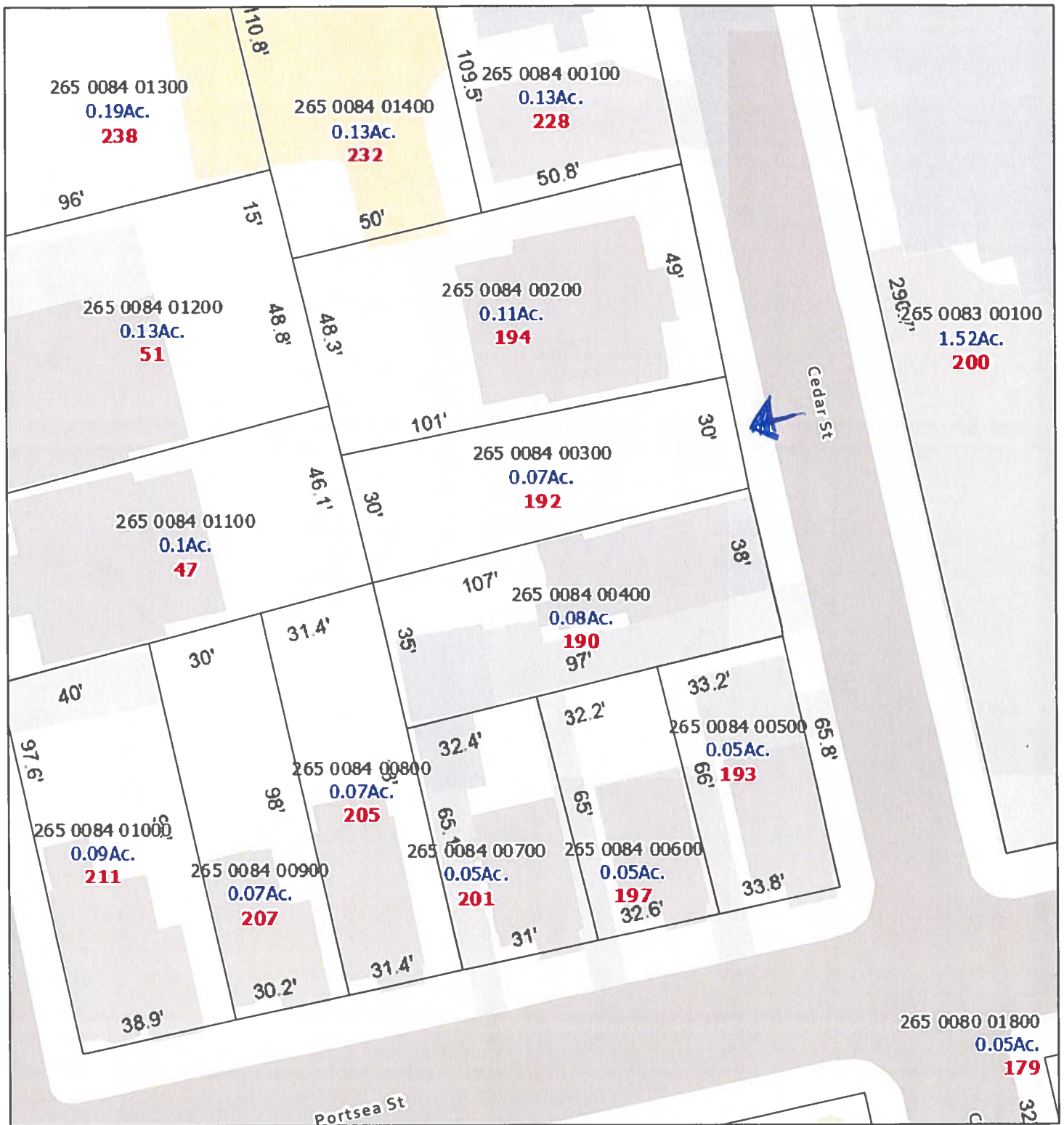
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 903V
Print Date 10/11/2023 9:22:33 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT VISION								
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510		SUPPLEMENTAL DATA Alt Prcl ID WARD 06 TAXABLE CENSUS 1403 BLOCK 2033 QUERY G GIS ID 15335			I/E REPO TAX DIST GIS PROP Assoc Pid#	Description	Code	Assessed	Assessed									
						EX COM LN	21	32,200	22,540									
Total					32,200	22,540												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN		7893 0341	03-06-2007	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
WARD ANDREW ET AL		5073 0170	11-21-1996	U	I	0	1	2022	21	22,540	2021	21	22,540	2021	21	22,540		
Total					22,540		Total		22,540		Total		22,540					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
2000		SOUTH HILL																
NOTES																		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
105385	06-12-1996	DE	Demolish	0		100		TWO FAMILY		06-08-2011 12-15-2010 07-20-2001	JW1 PM DA	04 03		70 99 45	Field Review Vacant Review Against Field Cd			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		3,049 SF	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

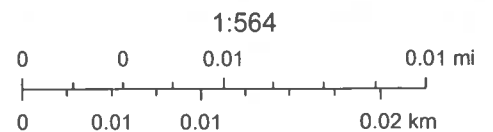
192 Cedar Street / Sliver lot sale



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

 NH Parcels Web

New Haven Web Parcels



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
\$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: *Emm J. [Signature]* Date 10/11/20 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. 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.

State Use 9099
Print Date 10/11/2023 9:23:11 A

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510									Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT VISION								
									EX VC I L	53	68,200	47,740									
				SUPPLEMENTAL DATA																	
Alt Prc ID WARD 22 TAXABLE CENSUS 1416 BLOCK 4001 QUERY G GIS ID 17099				I/E REPO TAX DIST GIS PROP Assoc Pid#				Total		68,200	47,740										
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	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
CEJAS MAURICIO				9569	0082	05-09-2017	U	V	0	25	2022	53	47,740	2021	53	47,740	2021	53	47,740		
CEJAS MAJRICIO				9380	0170	02-03-2016	U	V	16,000	18											
ESTES CECIL R JR				8612	0263	10-26-2010	U	V	0	15											
CITY OF NEW HAVEN				8489	0180	01-08-2010	U	I	9,300	14											
				Total							47,740		Total		47,740		Total		47,740		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
Total				0.00										APPROAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								0			
DX3		DIXWELL PR								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			
										Total Appraised Parcel Value								68,200			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/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 Adjustmen	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		

Vision ID 17099

Account # 283 0346 04900

Map ID 283/ 0346/ 04900/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 9099

Print Date 10/11/2023 9.23.12 A

[illegible]

No Sketch



Property Location 325 DIXWELL AV
Vision ID 17100

Account # 283 0346 05000

Map ID 283/ 0346/ 05000 /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 902V
Print Date 10/11/2023 9:23:34 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT VISION									
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510					Description	Code	Assessed	Assessed											
					EX COM LN	21	68,600	48,020											
		SUPPLEMENTAL DATA																	
		Alt Prcl ID WARD 22 TAXABLE CENSUS 1416 BLOCK 4001 QUERY G GIS ID 17100			I/E REPO TAX DIST GIS PROP Assoc Pid#														
					Total			68,600	48,020										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF NEW HAVEN		9321 0058	08-31-2015	U	I	88,000	18	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
SMILEY REAL ESTATE LLC		8634 0206	12-17-2010	U	I	0	25	2022	21	48,020	2021	21	48,020	2021	21	48,020			
WASHINGTON SHIRLEY WAYNE		8607 0209	10-07-2010	U	I	0	3												
SMILEY REAL ESTATE LLC		5809 0319	02-26-2001	U	I	24,000	25												
FIRST UNION NATIONAL BANK		5758 0230	11-13-2000	U	I	26,400	1												
								Total	48,020	Total	48,020	Total	48,020	Total	48,020				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
DX3		DIXWELL PR																	
NOTES																			
3 APARTMENTS (2) 2 BEDROOM, (1) 1 BEDROOM 10/1/2019 BUILDINGS RAZED, SEE PERMIT VACANT PARCEL																			
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result					
B-18-896	07-16-2018	DE	Demolish			100	11-29-2018	APPLICATION TO DEMOLISH	09-11-2018 12-30-2010 08-28-2001	CA GM SB	02		47 00 45	BP Inspection Measur+Listed Review Against Field Cd					
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
1	902V	CITY MDL-00	BA	0		5,700	SF	15.63	1.00000	H	1.00	DX4	0.770		1.0000	12.03	68,600		
Total Card Land Units						5,700	SF	Parcel Total Land Area						0	Total Land Value				68,600

[illegible]

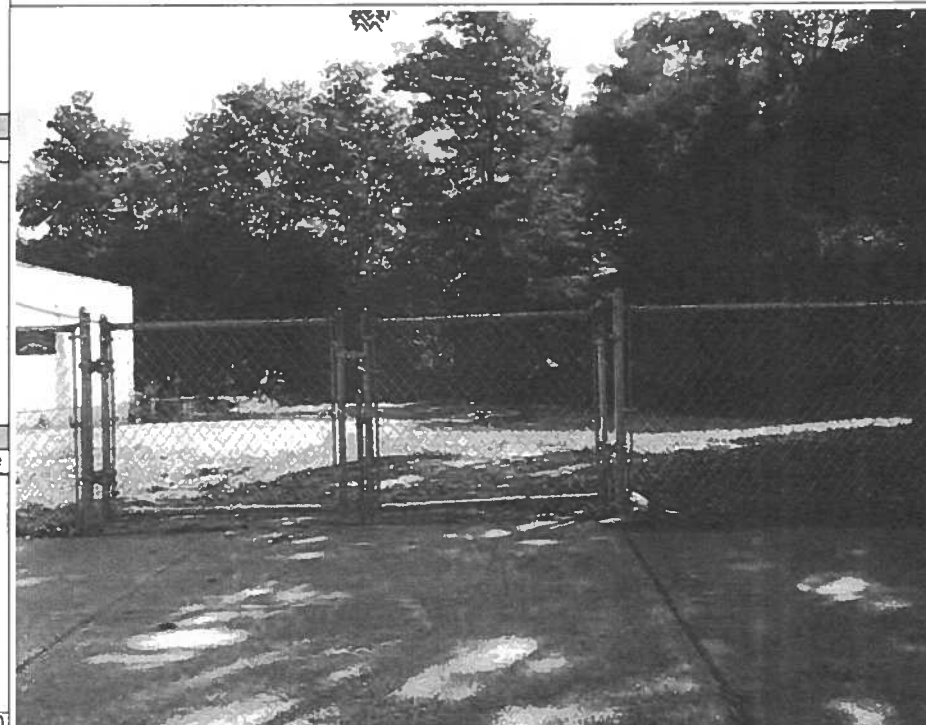
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

[illegible]

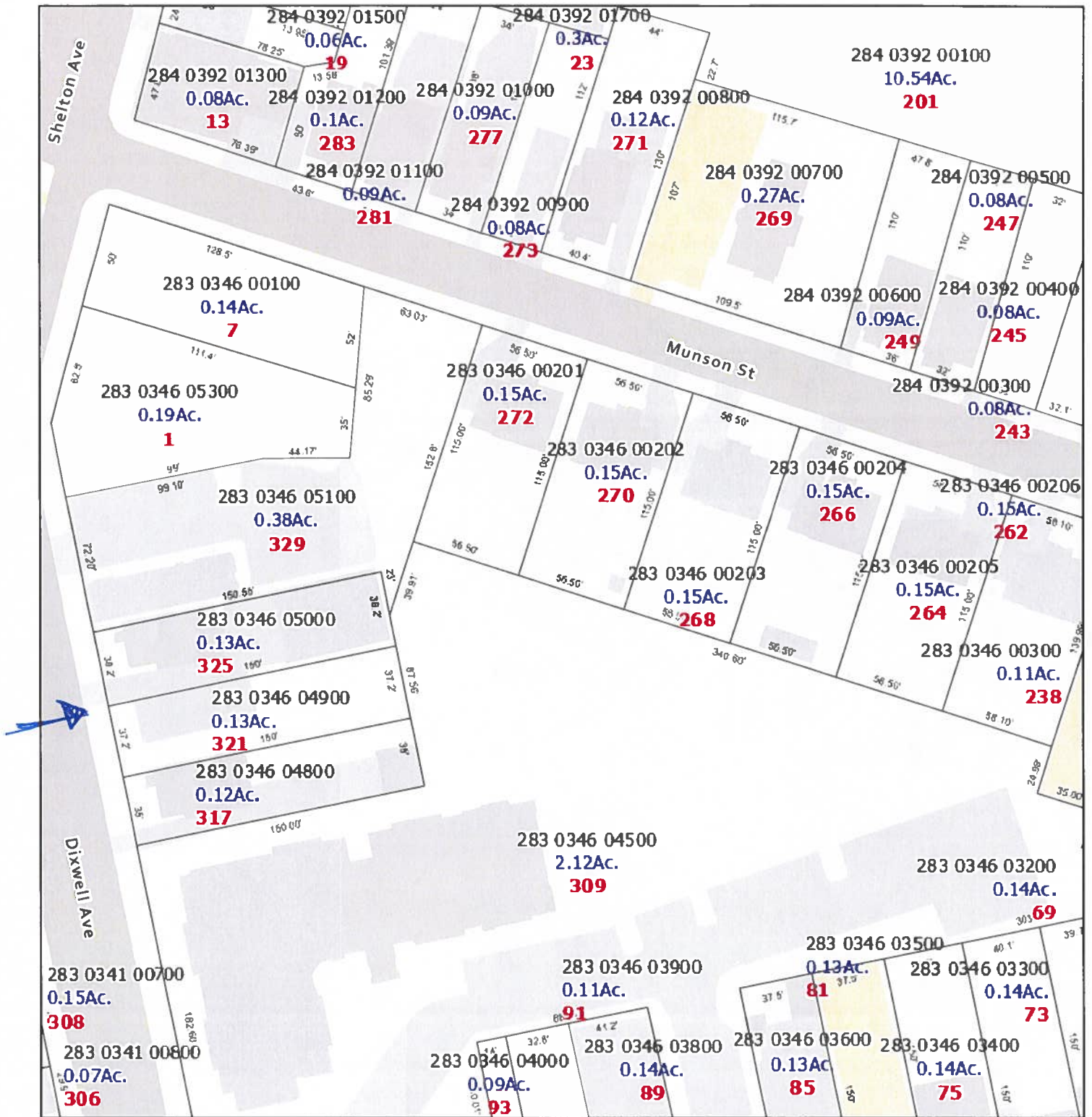
BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch

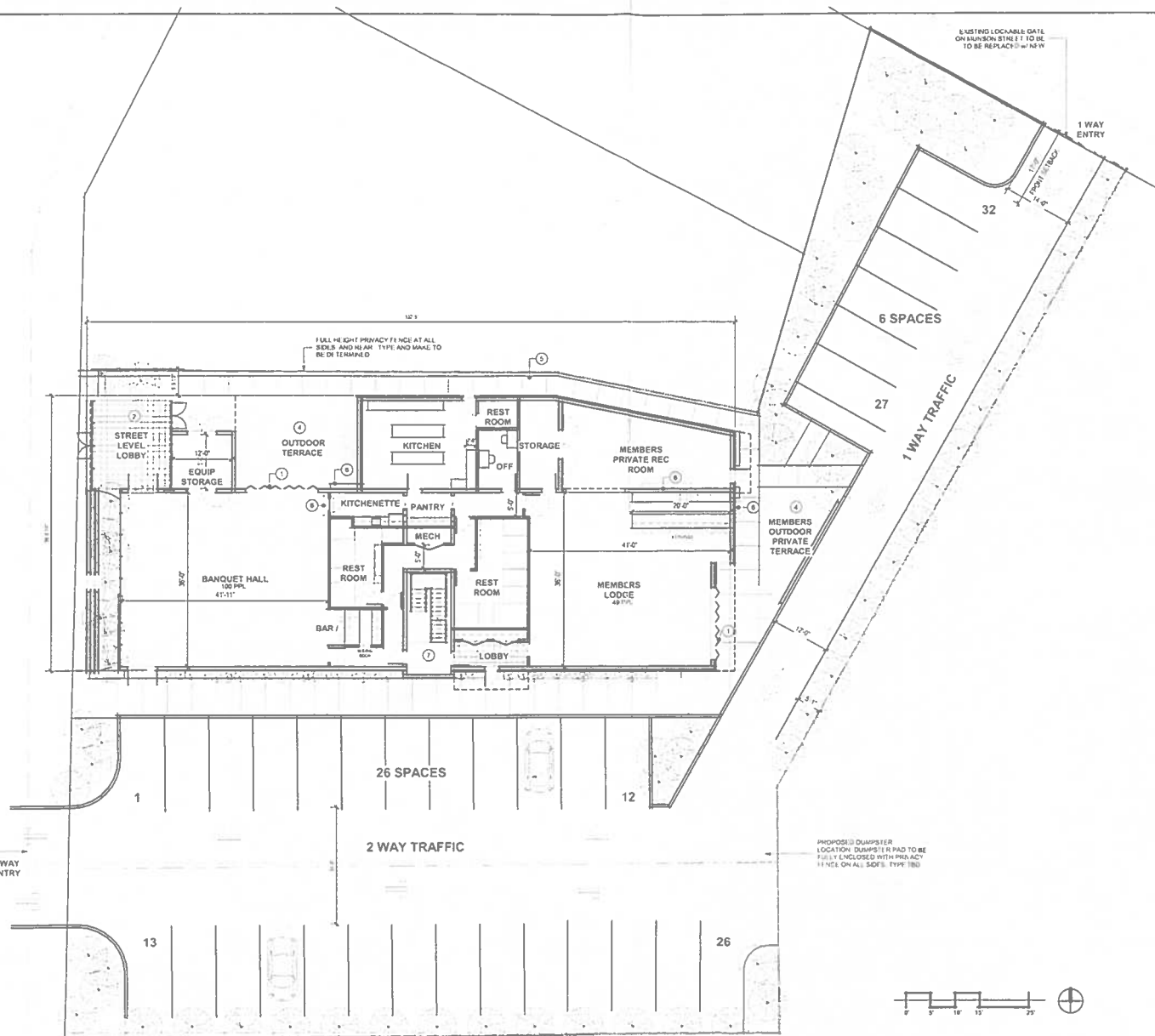


321-325 Dixwell Avenue



Sale of 321-325 Dixwell Avenue





ISOPARM DESIGN GROUP

ISOPARM

95 SARATOGA AVENUE, UNIT 3
BROOKLYN, NEW YORK 11233
TEL: 202-497-3297
EMAIL: INFO@ISOPARM.COM

NOTES:

BY SUBMITTING A BID, THE CLIENT CONTRACTOR, ALL SUBCONTRACTORS AND THEIR OFFICIALS AGENTS, EMPLOYEES AND SUBCONSULTANTS, THE FULLEST EXTENT PERMITTED BY LAW, DO HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE ISOPARM DESIGN GROUP, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES AND SUBCONSULTANTS AND THE OWNER OF THE PREMISES FROM AND AGAINST ALL DAMAGE, LIABILITY OR COST, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR AS A RESULT OF THE WORK CONDUCTED UNDER THE CONTRACT BY THE CONTRACTOR OR ANY SUB CONTRACTORS OR ANY THIRD PARTY THAT IS NOT PARTY TO THE CONTRACT FOR CONSTRUCTION.

THE ARCHITECT OR ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OR SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, DESIGN, OR TECHNICAL, STANDARD OR PROGRAMS, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR.

CLIENT

ELKS LODGE No. 141

PROJECT DESCRIPTION

329 DIXWELL AVENUE,
NEW HAVEN, CT. 06511

APPROVALS

ARCHITECT / ENGINEER SEAL AND SIGNATURE

STATE OF CONNECTICUT
REGISTERED ARCHITECT
No. 0013705

REVISIONS

NO.	DESCRIPTION	DATE

OWNER NAME

ELKS LODGE No. 141

PROJECT NAME

LODGE 141

SHEET NAME - SHEET CONTENTS

SITE PLAN

PROJECT NUMBER	0001	DATE	6/16/23
CHECKED BY	Author	DRAWN BY	DANCY
SCALE	1" = 10'-0"		

SHEET NUMBER

A100

ISO

6/16/2023 11:36:43 PM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
333 James Street		172 0773 01400		RM-2	9	Sliver lot	N/A
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 29,200	N/A	N/A	\$ 29,200	\$ 20,440		25' X 83'	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:		Name, address & telephone of contact person:	
Joseph Pozarlik 329 James Street New Haven CT 06513			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	10/11/2023	Staff	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 J... 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.

Property Location 333 JAMES ST
Vision ID 9388

Account # 172 0773 01400

Map ID 172/ 0773/ 01400/ /
Bldg # 1

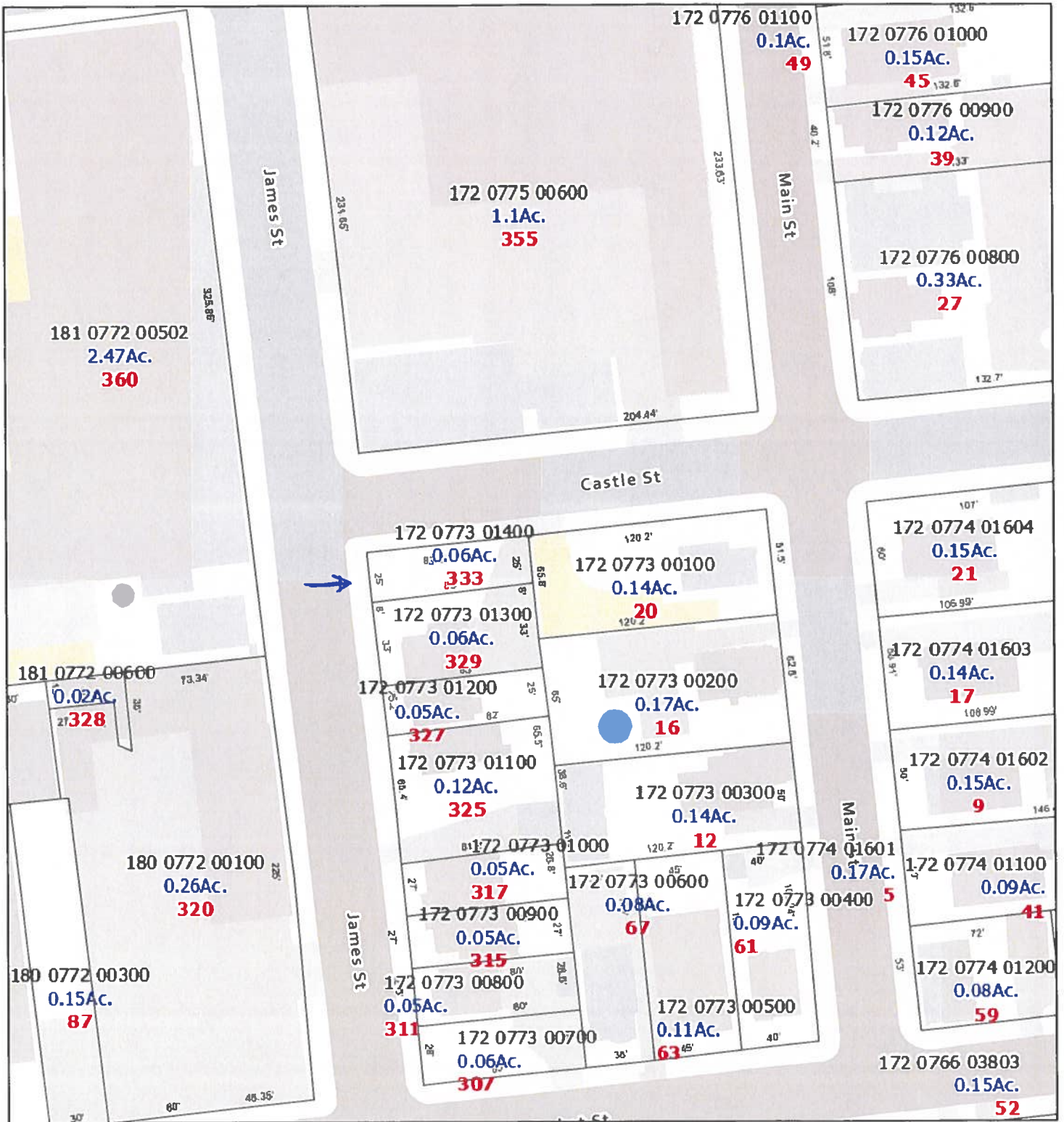
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 9030
Print Date 10/11/2023 9:24:13 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT VISION						
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed							
165 CHURCH ST						EX COM LN	21	29,200	20,440							
NEW HAVEN CT 06510																
SUPPLEMENTAL DATA																
Alt Prcl ID		WARD 09		I/E REPO												
TAXABLE		CENSUS 1424		TAX DIST												
BLOCK 4010		QUERY G		GIS PROP												
GIS ID 9388		Assoc Pid#														
						Total	29,200	20,440								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN		4077 0124	04-24-1989		V	0		Year	Code	Assessed	Year	Code	Assessed			
								2022	21	20,440	2021	21	20,440			
								Total	20,440	Total	20,440	Total	20,440			
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total		0.00														
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
0900	FAIR HAVEN N															
NOTES																
2006 GL VOL 7547 PG 122 4/4/06 LCI SPLIT TO "01300"																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									05-11-2011 12-30-2010	JW1 SDS	04 03		70 99	Field Review Vacant		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		2,092 SF	18.62	1.00000	5	1.00	0900	0.750		1.0000	13.96	29,200
Total Card Land Units 2,092 SF Parcel Total Land Area 0														Total Land Value 29,200		

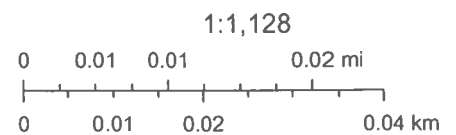
Sliver lot sale 333 James Street



10/10/2023, 2:10:26 PM

 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		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
145 Portsea Street		264 0082 00800	RM-2	6	Sliver lot	N/A
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$ 2,200	N/A	N/A	\$ 2,200	\$ 1,540	10.5' X 110'	1160 Sq./ Ft. Per Assessor

Property Value Information

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

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

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.

Property Location 145 PORTSEA ST
Vision ID 15077

Account # 264 0082 00800

Map ID 264/ 0082/ 00800/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

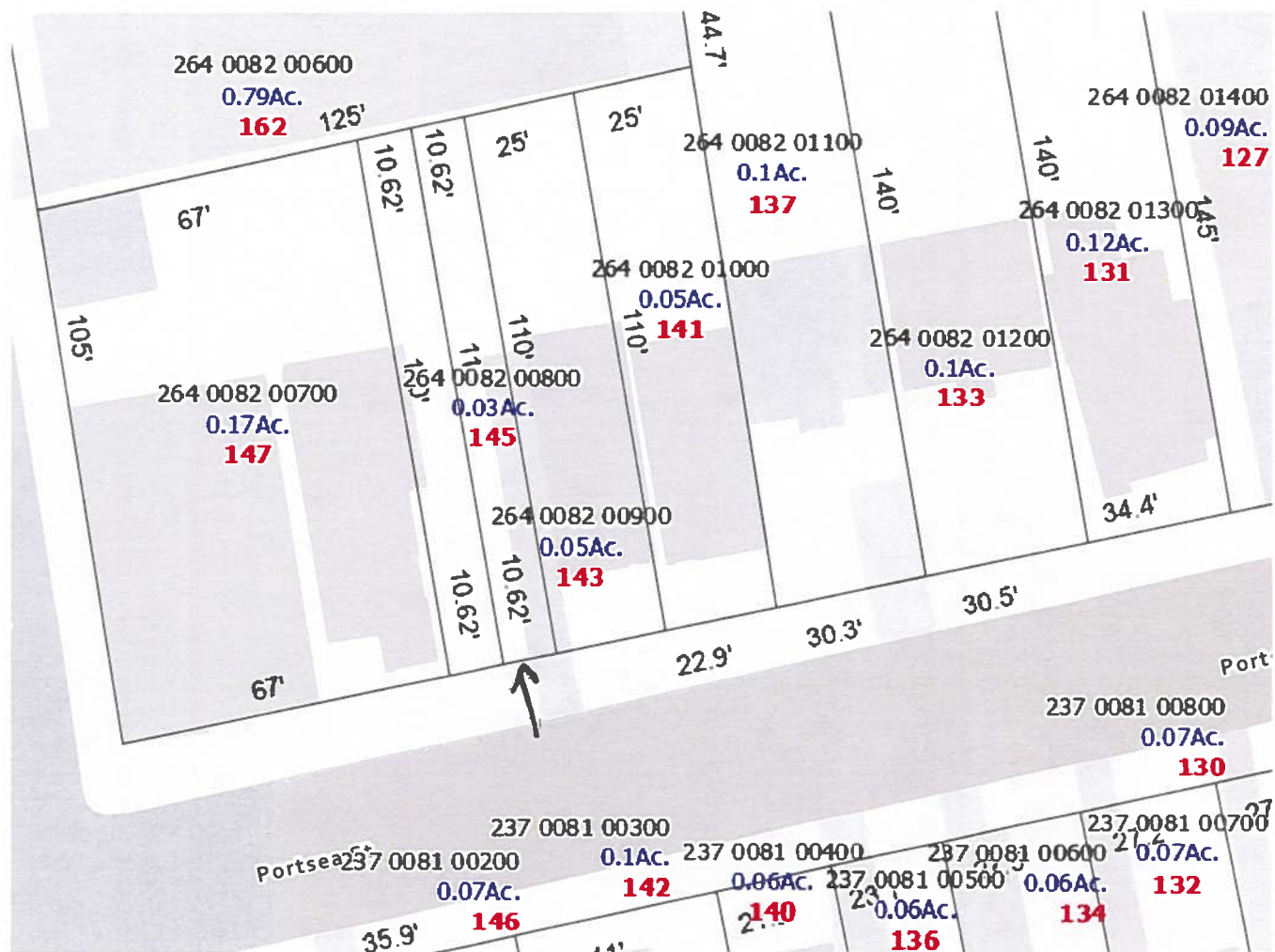
State Use 9030
Print Date 10/11/2023 9:23:53 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT VISION								
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed									
165 CHURCH ST						EX COM LN	21	2,200	1,540									
NEW HAVEN CT 06510		SUPPLEMENTAL DATA Alt Prcl ID WARD 06 TAXABLE CENSUS 1403 BLOCK 2028 QUERY G GIS ID 15077				I/E REPO TAX DIST GIS PROP Assoc Pid#												
						Total		2,200	1,540									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN		6486 0214	07-17-2003	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
MAROONEY ALICE A		4725 0064	04-12-1994		I	0		2022	21	1,540	2021	21	1,540	2021	21	1,540		
								Total		1,540	Total		1,540	Total		1,540		
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
1900		NORTH HILL																
NOTES																		
9/15/4/ REMOVE DEMOLISHED																		
7195/309 2005 GL 1/2																		
PARCEL SPLIT SOLD TO																		
OWNR @ 147 PORTSEA																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY									
BP-0391	04-13-2004	DE	Demolish	0	08-23-2004	100	08-23-2004	TO DEMOLISH	Date	Id	Type	Is	Cd	Purpost/Result				
									06-01-2011	JW1	04		70	Field Review				
									01-17-2011	RB	03		99	Vacant				
									01-10-2011	SDS	03		99	Vacant				
									07-24-2001	DA			45	Review Against Field Cd				
									08-23-204	JV			52	Field Inspection				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	903V	MUNICIPAL MD	RM2	0		1,160 SF	18.94	1.00000	5	0.10	1900	1.000	SIZE		1.0000	1.89	2,200	
Total Card Land Units						1,160 SF	Parcel Total Land Area						0	Total Land Value				2,200

[illegible]

No Sketch





Sliver lot sale at 145 Portsea Street



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 Board Special Meeting November 29, 2023

Time: November 29, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/84374177664?pwd=jyl73PNQhNkAxXLfXzibwpvkjRtBer.1>

Meeting ID: 843 7417 7664

Password: 1234567a

One tap mobile

+13017158592,,84374177664# US (Washington DC)

+13052241968,,84374177664# 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)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+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)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

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: 843 7417 7664

Password: 86265561

Find your local number: <https://newhavenct.zoom.us/j/84374177664>

Join by Skype for Business

**<https://newhavenct.zoom.us/j/84374177664>
<https://newhavenct.zoom.us/j/84374177664>**