

**PAD MEETING MINUTES**  
**December 20, 2023**

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

**Absent:** Maurine Villani, Tax Office;

**Guests:** Dean Mack, Economic Development

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

**Roll Call of Members**

The PAD minutes from November 15, 2023 were reviewed and approved unanimously.

## New Business

**27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, 18 Waverly Street**

Evan told the committee the City is proposing to sell these vacant lots to the New Haven Land Bank, LLC for \$1.00. The Land Bank was recently created by the Board of Alders. As part of the Land Bank's creation, the City is providing a few parcels that it can sell-off. LCI advertised all of these lots previously as part of an RFP. LCI didn't receive bids on several of the parcels, or the bids were very low, so the parcels were not sold via the RFP. This sale will seed the Land Bank a few properties to sell. The Land Bank will keep rolling over sale proceeds as a revolving fund.

Dean Mack from Economic Development told the committee about the Land Bank and its membership of City staff, Alders, and the public. The Land Bank is an independent entity, and they are applying to be a tax exempt 501 (c)3. Clay Williams asked if selling the parcels for \$1.00 will set a precedent for future transfer for the Land Bank? Evan said no, this is the initial seeding of the Land Bank and was part of the plan that was approved by the Board of Alders. We are teeing up these properties for transfer as the Land Bank is in the process of being completely set up (need executive director, Board, staff, tax exempt status). Dean said the properties would be tax-exempt while held by the Land Bank, but taxable upon future sale. The LLC is eligible for tax exempt status. There are no plans for the parcels to be developed yet.

Dean said the Land Bank will work in parallel with the City to achieve goals of home ownership, affordable housing, and community development. Alder Festa asked a few questions about the parcels. Evan said the lots are buildable, and there was little interest from the public when the lots were offered for sale. The Land Bank will be able to acquire properties outside of the City of New Haven process. Alder Festa asked what role LCI will play given there is a Land Bank? Evan said LCI will continue to buy and sell properties, but the Land Bank will compliment our activities in the open market and will be able to purchase properties much faster than the City's acquisition process. Dean said the Land Bank will act as an LCI-accelerator, and its by-laws focus on affordable housing, owner occupied properties, and community development.

Evan reiterated the proposal is to seed the Land Bank. There were concerns about selling the parcels for \$1.00 total. Alder Festa asked if all sales would be taxable? Dean said it's possible, but the Land Bank may sell to non-profits, so it depends on who is the end buyer, and the use. Alder Festa would like to see taxable uses. Alder Antunes

asked who gets the proceeds from Land Bank sales? Evan said the Land Bank. Alder Antunes said we should sell each parcel for \$1.00 and not set a precedent. Alder Antunes also questioned if Habitat for Humanity had any interest in these parcels. Evan said they didn't apply for these parcels as part of the RFP when they were made available to the public. This proposal is to seed the Land Bank. We can impose requirements in the LDA, but we don't want to tie the hands of the Land Bank. The City imposes restrictions such as 10-year owner-occupancy, 80% AMI rentals for 20-year terms in LDA's. Steve Fontana Made a motion to approve, Alder Antunes offered a friendly amendment to sell the parcels at \$1.00 per parcel. The friendly amendment was approved. Another motion was made to clarify the previous motion.

**A motion was by Clay Williams to move the item as amended, seconded by Alder Antunes, roll call was taken, approved unanimously at \$1.00 per parcel.**

### **2024 Meeting Dates**

It was noted June 19, 2024 is a holiday and thus, we won't be meeting on that date.

**A motion was made by Clay Williams to accept the 2024 meeting dates, seconded by Steve Fontana, roll call was taken, approved unanimously.**

### **Open Discussion**

Clay thanked everyone for their hard work on this committee and wished everyone well for the holidays and New Year. Alder Antunes thanked Evan for his work, and thanked everyone for their hard work. Alder Festa thanked Antunes for his work and wished him the best in his future endeavors. Alder Antunes thanked Alder Festa and the Committee. Steve Fontana thanked Alder Antunes for his public service and the committee for its work. Evan also thanked Alder Antunes for helping him grow in his role over the last 10-years, and the committee for their work by sharing knowledge and helping him grow.

**A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:38 P.M.**