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

September 29, 2021 at 6:00 PM 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

Topic: LCI Board Special Meeting

Time: Sep 29, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://newhavenct.zoom.us/j/91329231319?pwd=YjdLc2VZcStybVV5N2VWWVRsM09hUT09

Meeting ID: 913 2923 1319 Password: 1234567a

Meeting Materials click here: https://www.newhavenct.gov/gov/zoom_teleconference_schedule.htm

- I. Call to Order
- II. Approval of Minutes from July 28, 2021 Meeting of LCI Board of Directors
- III. Action items / New Business

Property Address	Type of Sale	<u>Applicant</u>	Ward
364 Ferry Street	Negotiated	Escalante, LLC	16
136 Hemingway Street	Negotiated	Vessel Technologies, Inc	12

- IV. Old Business / DiscussionDiscussion and review of PAD Guidelines
- V. Adjourn

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

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One tap mobile

+19292056099,,91329231319# US (New York)

+13017158592,,91329231319# US (Washington DC)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 913 2923 1319

Password: 43673259

Find your local number: https://newhavenct.zoom.us/u/adEk4YMi2V

Join by Skype for Business

https://newhavenct.zoom.us/skype/91329231319465410

LCI Board Meeting Minutes July 28, 2021 (Via Zoom)

PRESENT: Seth Poole, Patricia Brett, Neil Currie, Nadine Horton, Arlevia Samuel

(Acting Executive Director), Evan Trachten (staff) **Absent:** Hon. Ernie Santiago, Timothy Yolen

Guest: Gary Hogan, Elks Lodge

Meeting called to order at 6:04 P.M.

Review of LCI Board meeting minutes from May 26, 2021 Regular Meeting. A motion to approve was made by Pat Brett, seconded by Nadine Horton; Approved unanimously.

New Business

71-75 County Street

Evan told the Board this sale is part of the Dixwell Plaza revitalization project. Staff have been working with the Elks look for about two years to find a new site. Staff are teeing this up because many more steps are required. Staff will also be providing architectural support for the Elks project. Staff are proposing a 'negotiated sale of this lot at \$36,000, the appraised value is \$70,000. The site is currently a grassy lot. The City does not own the paved area which is owned by Bethel Church. Evan told the Board the site has been a vacant City lot for over a decade since the City foreclosed on these parcels. The site is across the street from the Armory and other non-residential uses. This proposal requires a Special Exception from the Zoning Board of Appeals.

Gary Hogan of the Elks discussed the project with the Board. Gary noted there is a lot of work to do for this project. He told the Board he did some door knocking on County Street as part of his outreach. More outreach is planned as this proposal heads towards zoning, the applicant will present to the CMT and will continue their neighborhood outreach efforts. Gary Hogan noted, the Elks have been in New Haven for 114 years.

Nadine told the Board there is a community garden across the street from this site at the Armory, where she spends time on Saturday's with members of the Beaver Hills community. The proposed site would be next-door to a residential property. Nadine is concerned about this use being adjacent to a residential property. This street has several homeowners, some children, and limited on-street parking. Nadine wondered why County Street was selected as the site and not a site on Dixwell Avenue? The Elks events could run late and interfere with the adjacent property owners' quality of life.

Gary Hogan echoed Nadine's concerns and about being next-door to a residential home and the parking issue. Gary told the Board he wants to be a good neighbor and welcomed to the area. The Elks do a lot of things for the community and are always doing new things to support the community they serve. Gary talked about being a friend

of the park and the garden. Gary said the drawings (façade / site plan) for the site will begin once there is an approval at LCI Board.

Pat Brett asked about the zoning of the area. Evan told the Board it's residential, but the use is permitted by Special Exception. No use variance is required. A special Exception does not require a hardship. Evan addressed the question of why County Street was selected: Evan told the Board many sites on Dixwell Avenue were examined over the past two years. Evan believes the Elks continue to look in the private market for potential sites while they investigate developing this site. Evan acknowledged the challenges for this location. Pat asked to look at the street on Google Street view: Evan characterized the street as residential on one side and non-residential on the other side of the street. Pat expressed concerns about the impact of this use on families and children on County Street.

Nadine asked about the property line and possible designs to lessen the impact on the adjacent residential property at 69 County Street. Gary acknowledged Nadine's concerns about noise and will look to mitigate noise during the design process which will begin after an approval at LCI Board. Gary continues to work with a realtor and is looking for a site, County Street was not the Elk's first choice. He does not want to move to Hamden which is an option. Gary would like to use local contractors to build this new location.

Pat asked about the Elks current location. The Elks have sold 87 Webster Street to Conn Corp as part of the Plaza revitalization. The site needed substantial rehabilitation and the new plaza could not accommodate the Elks staying on site. Gary told the Board he tried to buy Walt's Cleaners from the City, but the site was challenging because of environmental issues and lack of environmental remediation funding. He also looked at a site at 321-325 Dixwell but the Alder didn't support the site because of an adjacent use being incompatible. Gary also looked at moving to the Monterey Club site, it didn't work out. The Elks were originally located at 120 Goffe.

Neil asked a few questions. How many people might attend a Friday night event? Gary is decreasing the capacity of the lodge; Gary thinks about 100 to 150 people. When the lodge gets larger events such as a repass or a wedding, about 150-175 people. The lodge is used 7 days a week, they have a social room and they also do community events and programing during the week: health care for residents, mentoring, food pantry, homeless outreach, senior meals, multi-age community service. The number of people at the lodge varies by what event is happening. Neil asked about the Elks. Gary said the Elks are a non-profit and have an element of religion in their club membership requirements.

Neil noted that if we are willing to offer the Elks this discount, we should also afford this to all religious organizations and non-profits to be consistent. The City has a history of treating churches differently from other non-profits which has no legal basis. Seth echoed Neil's comments about consistency around a discounted sale price, and equal treatment of a non-profit or religious organization. Neil has raised this issue several times. Evan noted the negotiated price reflects the fact that this is part of a relocation and Revitalization of the Dixwell Plaza.

Pat asked about a letter of support for the file. Gary told the Board alder Marks is in support. Staff have received an email from the alder highlighting support for this proposal. Seth asked about making the building "green / sustainable". Gary told the Board he will explore many green ideas to make this new building the greenest possible.

Nadine wanted to clarify the approval process. If approved here, that will allow for the concept to be more fully developed with drawings that can be used as part of the community outreach. Nadine noted Gary's honesty about the challenges of this site. She will share that transparency with the CMT when the Elks appear. Nadine recommended highlighting the positive aspects of the organization and not the late-night events that occur infrequently.

Seth asked about parking on County street. Gary doesn't want to negatively impact the street. Gary supports the homeowners first; the Elks will figure out how they fit into this community. There is zone parking on this street. Nadine noted there is a lot of parking on the street at night by area residents.

Neil Currie made a motion to approve the item, seconded by Nadine Horton, Approved (3-0) Pat Brett abstained.

Evan reviewed the PAD Guidelines with the LCI Board. A brief overview of the types of dispositions and the process of committee review.

A motion to adjourn was made by Pat Brett, seconded by Nadine Horton. All were in favor, approved unanimously.

Adjourned at 7:05 P.M.

PAD MEETING MINUTES July 21, 2021

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

Absent: Maurine Villani, Tax Office; Hon. Anna Festa, BoA

Meeting called to order at 3:07 PM

A motion to approve the PAD minutes from May 15, 2021 was made by Clay Williams, seconded by Alder Antunes, minutes approved unanimously.

New Business

364 Ferry Street

Evan explained the City is proposing to sell this vacant lot as a negotiated sale for \$20,000. The lot will be utilized as a driveway and a refuse container site for 229 Grand Avenue. Evan told the committee the history of this parcel, it was previously part of 229 Grand Avenue but was foreclosed by the City for taxes. The site is not conducive to development due to utilities on the site. Evan showed the committee a photo of the site. Alder Antunes asked if the City is receiving payment from the utility company? Evan thought the equipment is owned by Frontier and we are stuck with that infrastructure on this parcel. There is no leasing fee, Evan believes there is an easement but has not completed a title search (Nate noted that searching easements on the land records can be challenging). Alder Antunes wondered if Frontier was paying any taxes, Evan didn't know, it's possible.

Clay asked about conditions we could put on this sale to keep the site clean and well managed. Evan told the committee LCI uses Anti-Blight to keep locations looking good. Clay mentioned a gate. The buyer is a New Haven resident, but Evan does not know much about him. Steve agreed that a gate was a good idea and should be closed after dark, Steve noted this is area is dark. Lighting this area should be recommended. Nate noted lighting this large area could be a challenge, solar may be an option. Lighting regulations are in the Zoning code. There was also discussion about disclosing the utilities on the parcel. Evan told the committee we Quit Claim the property and the LDA states the buyer accepts the property "as-is".

A motion was made by Clay Williams to approve the proposal with the condition that a gate must be installed along Ferry Street which should be closed at night, and that the buyer should make a good faith effort to install lighting, seconded by Alder Antunes, Approved unanimously.

136 Hemingway Street

Evan told the committee that this proposal is to develop 30 affordable rental units at this location. Vessel Technologies Inc is proposing to pay \$40,000 for this parcel as a negotiated sale.

The City acquired this parcel via foreclosure. The units are geared to the 60%-80 AMI. The developer would like to go before the Board of Alders to discuss a PILOT for this project, that is separate from our disposition, their concept is based on a percentage of gross revenue. LCI is teeing this up by seeking a PAD approval. The innovative financing aspect of this project is separate from the disposition and requires further review and separate approvals. The PAD process is solely for the disposition.

Clay asked how much time are we giving the developer to obtain all approvals? Evan told the committee the developer will need all approvals prior to taking title from the City and the BoA Order has a one-year expiration. This is an innovative new concept. Clay asked if this was going to Tax abatement / LISHTA, Evan thought so.Clay mentioned a failed condo project in this area that took years to complete. This site had a PDD approval, but nothing was built.

Steve asked about the parcel size and proposed price. Evan said the total parcel is 55,000 square feet and we are proposing to sell for \$40,000. Much of the parcel is non-buildable due to wetlands. The Land Trust paid for a survey several years ago. The developer may gift the wetland to the Land Trust when the project is complete. The Land Trust owns adjacent parcels in this area knows as Hemmingway Creek.

Clay noted that Evan should amend the cover sheet to read "A minimum affordability" period due to the possibility of tax abatement. Clay asked what we know about the developer. Evan told the committee this applicant is doing projects in several location such as Stratford CT, Trenton NJ, and looking at many other locations. They have a patent for this modular structure based on staff research.

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

PAD Guidelines

Evan would like to continue discussing the guidelines. Evan thanked Steve for sending him his proposed changes. Evan told the committee we should make proposals and move them forward. We will keep it on our agenda as a discussion item

A motion to adjourn was made by Alder Antuens, Seconded by Steve Fontana.

Meeting Adjourned 3:37 P.M.

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 364 Ferry Street		Maj	o-Block-Parcel	Zoning	Ward	Property Type		Total legal unit	
		167	167 0757 01500		14	Vacant Land		Per Zoning	
	019 Assessm				of Assessm			perty Size	
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.	
\$32,800	N/A		\$ 32,800		\$22,960	MARIAN TO STREET ON THE PLANTAGE	40' X 190'	7841 Total Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 19,877.00	Charles A. Liberti	5/26/2021	Negotiated	\$15,000	N/A	\$ 20,000
		1				

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Jose Crespo 16th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:				
Escalante, LLC						
218 Chatham Street						
New Haven CT 06513						
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	6/22/2021	Staff	Current			
Proposal: LCI proposes the sale of a vacan	it lot.	,				
refuse area for 229 Grand Avenue.	ze this land as a drive	way to access 229 Grand Ave	enue. This parcel will serves as a			
Owner Occupancy? N/A						
Prepared //	7/2/2/ Conc	urred /	Date 7/13			

Committee	Date	Action
181	7/21/2021	
PAD		
	8/18/2021	
City Plan		
	8/25/2021	
L.C.I.		
	9/7/2021	
Board of Aldermen		

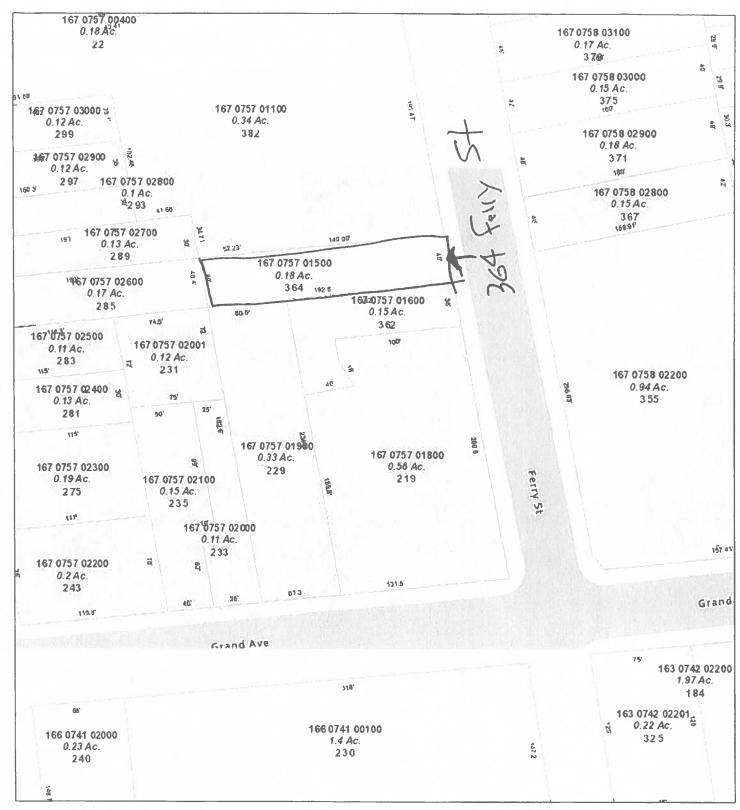
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO:	Alde	r Jose Crespo 16 th Ward
DATE:	July 6, 2021	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	inform you that the f rd of Aldermen.	following matter affecting your ward(s) will be submitted
		y Street to Escalante, LLC who will utilize this land as a a for 229 Grand Avenue
Check one Demo	e if this an appointmerat	ent to a commission
Repub	olican	
Unaffi r	iliated/Independent/0	Othe
	INSTI	RUCTIONS 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) <u>before</u> 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.

1 9099 EC VACANT RM2 0	B Use Code Description Zone LA L		Permit Id Issue Date Type Description			Nbhd Nbhd Name		Year Code Description	MONIANO PASQUALE J & DOUGLAS DBA	CITY OF NEW HAVEN REYES ANGELO MONTANO PASQUALE J & DOUGLAS *	GIS ID	NEW HAVEN CT 06510 TAXABLE CENSUS BLOCK QUERY G	165 CHURCH ST	CITY OF NEW HAVEN	CURRENT OWNER T
7,841 SF 6.98 1.00000 5 1.00 0900 0.850		LAND LINE VALUATION SECTION	tion Amount Insp Date % Comp Date Comp Comments		NOTES		Total 0.00 ASSESSING NEIGHBORHOOD	Amount Code Description Number Amount Co	0 0 0 0/-21-19/1 v Total	09-21-2018 U V 15,000 10-03-2005 U V 15,000 09-21-2001 U V 15,000	D 8439 Assoc Pid#	16 1424 3014	SUPPLEMENTAL DATA	EX VC I L	OPO UTILITIES STRT/ROAD LOCATION
	Notes Location Adjustmen	03-14-2011 MA 03 99 Vacant 08-24-2001 DA 45 Review Again	Id Type Is Cd	Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value Total Appraised Parcel Value	Appraised Land Value (Bidg)	Appraised Ob (B) Value (Bldg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	This signature acknowledges a visit by a Data Collector or Assessor		Assessed Year Code Assessed V Year 22,960 2019 53 22,960 2018	46,500 32,550 VIOUS ASSESSMENTS (HISTORY)		z		CURRENT ASSESSMENT
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Legend

New Haven Parcels

MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 6/21/2021

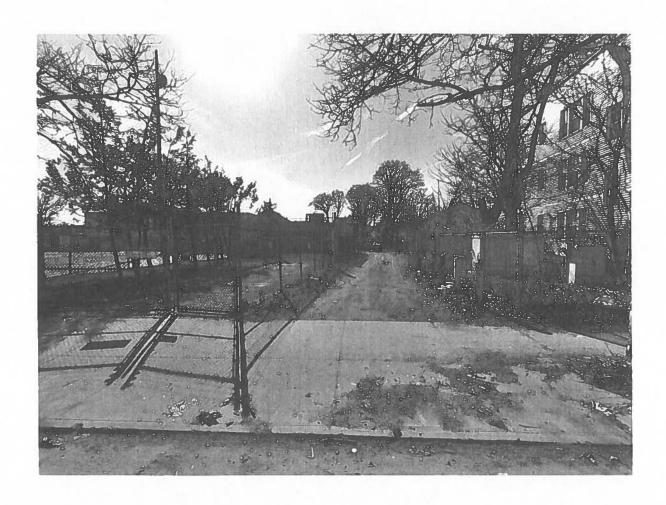
BLUE RIBBON APPRIASALS, LLC

LAND APPRAISAL REPORT

File No. BR7040 CASE NO.

2	Borrower INTENDED	USER: JOSE ESECAL	ANTE		Census Tract	14	424.00		Map Reference	M 16 BLOC	K 757 L 1500
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364 Ferry Street (vacant lot on right side of photo)





Legend

New Haven Parcels

MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 6/21/2021

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 364 FERRY STREET (MBLU: 167 0757 01500) Disposition of 364 Ferry Street

to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand Avenue. Located in the BA-1 Zone. (Submitted by: Evan Trachten,

Livable City Initiative)

REPORT: 1590-09 ADVICE: Approve

PROJECT SUMMARY:

Applicants: Escalante, LLC

Disposition Price: \$20,000

Site: Approximately 7,800sf

Zone: RM-2

Use: Vacant Land

Financing:

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the sale of a City owned parcel of land. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sale the subject property to an abutting commercial property owner to create a driveway and a location for garbage/dumpster.

Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

The Planning Commission should consider whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That 229 Grand Street may use the subject site to improve the overall site layout of 229 Grand Street.
- Whether the site could be used as a pocket park or community garden.
- Whether the comprehensive plan identifies or will identify resources within this area for which this parcel could be used.
- That the enclosed maps provide the land uses and aerial of the surrounding the site.

Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of <u>urban regeneration</u> schemes in inner-city areas to provide areas where wild life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Encourage neighborhood stability.
- Increases the City's tax base.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan provided that:

- The gate located at 364 Ferry Street always remains locked except when garbage is being removed/hauled.
- Adequate lighting is installed in accordance with the City's lighting standards (Section 60.1 of the Zoning Ordinance).
- The property owner, business owner and/or applicant agrees to and keeps this area free of debris and garbage.

ADOPTED: A

August 18, 2021

Leslie Radcliffe

Chair

ATTEST: Oda (Dod

Aïcha Woods

Executive Director, City Plan Department

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

		p-Block-Parcel	Zoning	Ward	Property Type		Total legal units	
		116	116 1033 01200		12	Vac	ant Land	Per Zoning
2	019 Assessm	ent Value (1	100%)	70%	of Assessn	nent	Prop	erty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$147,400	N/A		\$ 147,400		\$103,180		100' X 735'	55,295 Total Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 55,000.00	William Esposito	6/9/2021	Negotiated	\$40,000.	N/A	\$ 40,000
				# # #	1 1 -	

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Gerald Antunes 12th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:			
Vessel Technology, Inc.		c/o Josh Levy, Executive Vice President			
46 West 55th Street					
New York NY 10019					
Applicant's City property tax status:	Review date	Reviewed by:	Comments		
Current	7/13/2021	Staff	Current		
Proposal: LCI proposes the sale of a vacan	t lot.	<u> </u>			
General discussion: The applicant will build 30 affordable units (1 bedroom at AMI. and there will be a minimum 20-closing (if needed).	nd 2-bedroom u	nits) The rents will be de			
Owner Occupancy? M/A					
Prepared	7/2/21 Co	ncurred	, ,		

Committee	Date	Action
	7/21/2021	
PAD		
	8/18/2021	
City Plan		
	8/25/2021	
L.C.I.		
	9/7/2021	
Board of Aldermen		

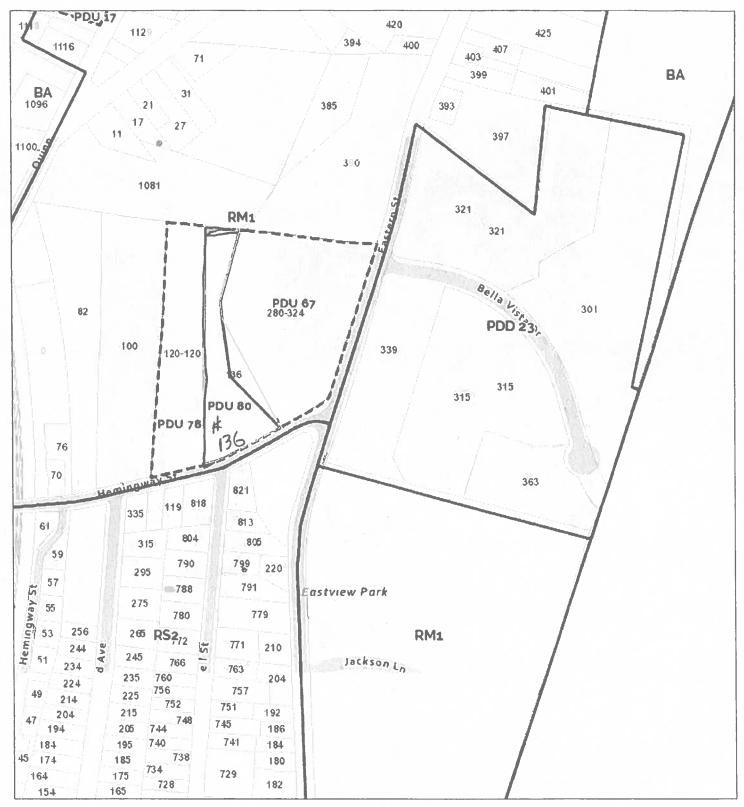
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO:	Alder	Gerald Antunes 12th Ward
DATE:	July 13, 2021	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	inform you that the ford of Aldermen.	ollowing matter affecting your ward(s) will be submitted
		ngway Street. The applicant will develop approximately 30 ect to Zoning approval.
units of an	iordable nousing subj	ect to Zoning approvai.
Check one	e if this an appointme	ent to a commission
Repub	olican	
Unaff r	iliated/Independent/C	Othe
	INSTR	UCTIONS TO DEPARTMENTS
1 Denart	tments are responsible for	r sending this form to the aldernerson(s) affected by the item

- 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.
- The date entry must be completed with the date this form was sent the alderperson(s).
- Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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1.0000		0 MLJ 1.050	000 F 1.00	2.5 1.00000	56,156 SF		PDU 0	902V CITY MDL-00
Location Adjustmen	Notes	ι≤	Adj Site Index Cond.	Unit Price Size Adj	Land Units U	Land Type	Zone LA	Use Code Description
		VSECTION	JAND LINE VALUATION SECTION	LANG				
SB 45 Review Against Field Cd	Date 09-26-2001	Comments	Date Comp	Date % Comp	Amount Insp Date	Description An	Type Des	Permit Id Issue Date T
Parcel Value VISIT / CHANGE HISTORY	Total Appraised Parcel Value			RECORD	RUII DING PERMIT RECORD	B		
ă.	Valuation Method							
Parcel Value	Total Appraised Parcel Value							
lue (Diuy)	Special Land Value (Sing)				NOTES			
) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Balch	Tracing		000		Nbhd Name FOXON	0800
Value (Card) Value (Bldg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)				0.00 ASSESSING NEIGHBORHOOD	Total ASSES		-
APPRAISED VALUE SUMMARY								
This signature acknowledges a visit by a Data Collector or Assessor	\perp	Amount Comm Int	OTHER ASSESSMENTS Number Amo	Description	Amount Code	Arr	Description Description	Year Code Do
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21 103,180	103,180 2019	8 2020 21	30,000 0 0 300,000	2001 1998 1997 1995 U	0028 08-31-2001 0292 05-08-1998 0244 11-20-1997 0144 08-30-1995 0260 07-19-1988	5930 5309 5237 4901 3929	CORP	CITY OF NEW HAVEN 300 EASTERN ACQUISITION CORP IPPONA LLC UNKNOWN UNKNOWN
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103 180			Pid#	Assoc Pid#	.03	BLOCK 2001 QUERY G GIS ID 5263		
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147,400 103,180	21 147,401	EX COM LN						CITY OF NEW HAVEN
1	200	-	LOCATION	SIKITADAD	UIILIIES	1000		CURRENT OWNER



Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

ZONING MAP PRINT

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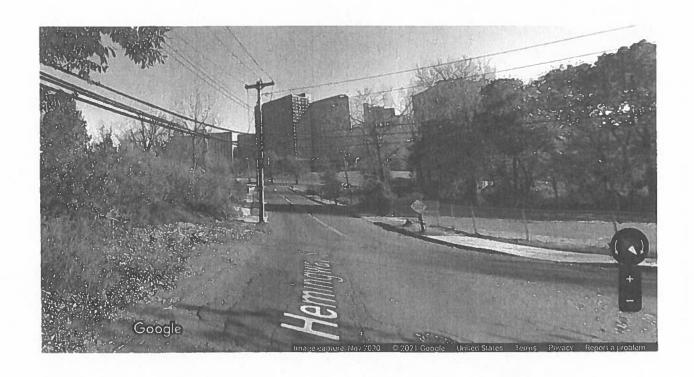
Date: 6/21/2021

Esposito & Associates

LAND APPRAISAL REPORT

City of New Haven

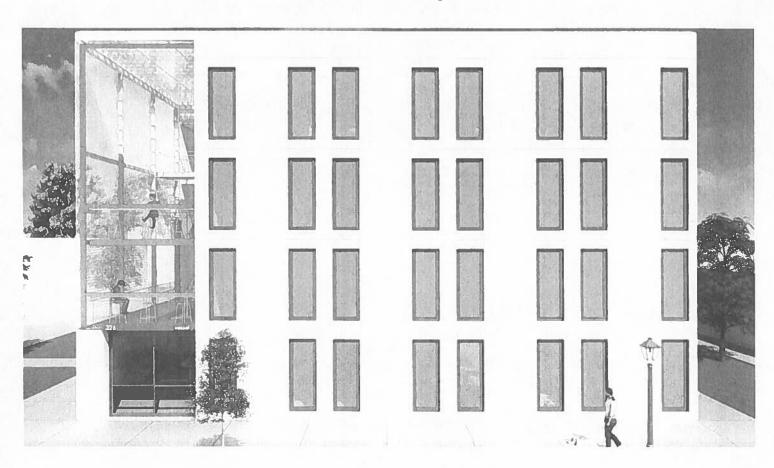
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111	Borrower City of Ne		Census Tract	1426.03		Map Referenc	e MSA	-35300		
5.1		Hemingway Street								
	City New Haven		County Ne	w Haven		State	CT Zp	Code (6513	
읾	Legal Description Volu	me: 5930 Page: 028;	Assessor's MBP: 116-103	3-01200						
副	Sale Price \$ N/A	(N) sisS to ets (I)	A Loan Term N/A	yrs P	roperty Rights Appraised	X fee	Leasehold		e Mintres	PUD
20	Actual Real Estate Taxes \$	4.527.54	(Loan charges to be paid by serier \$	N/A	Other sales concessions	None				
20		4,021.04					and Marri	Linuar	CT O	0040
33	IVII. C	van Trachten		0	ity of New Haven, 165				CIU	5510
_	Occupant Vacant Lan		William F. Esposito, Jr.	instructions to	Provide a	an Opinion				
10	Location	Urban	X Suburban	Rural			Good	Avg	Far	Poor
58	Bui-t Up	➤ Over 75%	25% to 75%	Under 25%	Employment Stability			×		
8	Growth Rate	Fully Dev Rapid	Steady	Slow	Convenience to Employment			×		
93	Property Values	★ increasing	Stable	Ceckrong	Convenience to Shopping		×	X		
22	Bernand/Supply	Shortage	★ In Balance	Oversupply	Conversence to Schools			×		
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	*	★ Under 3 Mos				WOI1	×	174		
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뙮	Land Use O % Indust		0 %		Adequacy of Utites		X	×××××		
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핆	Land Use	*) From	To		Protection from Ostronental Co	orditions		×	X	
희	Predominant Occupancy	X Owner	Tenant 1-3	% Vacant	Police and Fire Protection			Y	in	
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M		30,000	200,000	175,000		164		-0		
	One-Unit Age Range		50 yrs Predominant Age	75 yrs	Appeal to Market			X		
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	northeast of the do-	wntown area, in an ar	ea that consists of a mixture	e of residentia	al and commercial uses	. There is	convenier	nce to s	hoppin	q.
			0 and Interstate 91. The tra							
			d zone are adverse condition							
-				and on the sub				Corner L	nt t	
	Occ and	sched deed and Surve		Desc	55,295 s.f. = 1.27 A		ol Canta			
		PDU-80, Planned Dev			Improvements X Do	Do N		to Zoning R	ENGES INDUS	
	Highest and Best Use	Present Use X 01	ther (specify) To be built upo		unit dwelling subject to	o wetland, :	zoning ap	proval		
	Public	Other (Describe)	OFF SITE IMPROVEMENTS	Торо	Rolling					
	Elec X	Street	Access Y Public Pre	vate Size	Average					
		n street Surfac	Paved asphalt		Irregular					
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1	The state of the s		Sidewalk Street Lights		ny locateu in a rente Special ribou in				Yes	X 40
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	was performed. The	e site contains 55,295	square feet, or 1.27 acres	(rounded). A	substantial portion of t	he property	consists	of wetla	ands, a	nd
М			a flood hazard zone. A sani							
					,			y side i	or title a	inte.
Н			theasterly portion of the sil							
3			sales of properties most similar							DESCRIPTION
6			action to those items of signif						cant iden	
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	ITEM						U	OMPARABL	thu j	
1		1		1						
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136 Hemingway Street (vacant lot on left side of photo)

Vesse!

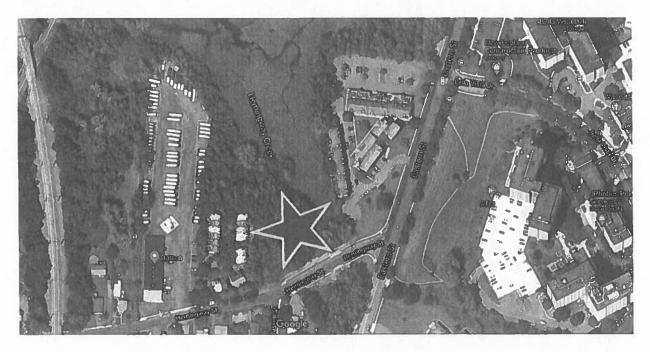
136 HEMINGWAY STREET NEW HAVEN, CT



April 16, 2021

136 Hemingway Street:

136 Hemingway Street (the "Property") is a vacant site that is heavily vegetated. The Property is approximately 1.29 acres, but abuts Hemingway Creek, making much of the site unusable for development.



The Property is adjacent to multifamily, townhouse, commercial and single family uses. At the corner of Hemingway and Eastern Streets is Bella Vista Apartments, a high-rise affordable housing complex and next to the Property is a townhouse development.

While much of New Haven has access to new, high-quality housing, it is extraordinarily expensive and not readily affordable to the average New Haven resident. Additionally, this specific area of New Haven, does not have any new housing, and the housing that is available does not provide residents with the quality, safety, security, energy efficiency, and comfort that they deserve.

Vessel can be an agent for change and improvement, while still maintaining affordability. The Vessel system will seamlessly integrate into the site and community, providing a contextual housing solution that also aligns perfectly with your vision, providing a 21st century housing solution that offers New Haven and its residents the **Space to Thrive**.

Vessel Proposal:

Let's finalize the key business terms:

• Land Purchase Price: \$40,000

PILOT Structure: See Appendix A

7,

• Rents: Starting at just \$1050 per month

• Vessel's Commitment: Everything else

Vessel will handle all aspects of the land development process:

Planning/Zoning Applications

• Property due diligence and civil engineering

 And of course, installation of the Vessel system (using local labor), as well as the ongoing maintenance and management of the Vessel system in conjunction with our local Caretaker.

If we get started now, the first Vessel will be open in New Haven by Fall 2021!

We know how important the City of New Haven and its residents are to you and we will not let you or them down.

Sincerely yours,

Josh Levy
Executive Vice President