

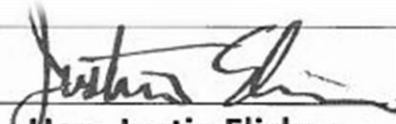
**NOTICE OF ALDERMANIC MEETING
OF
THE CITY OF NEW HAVEN
GREETINGS**

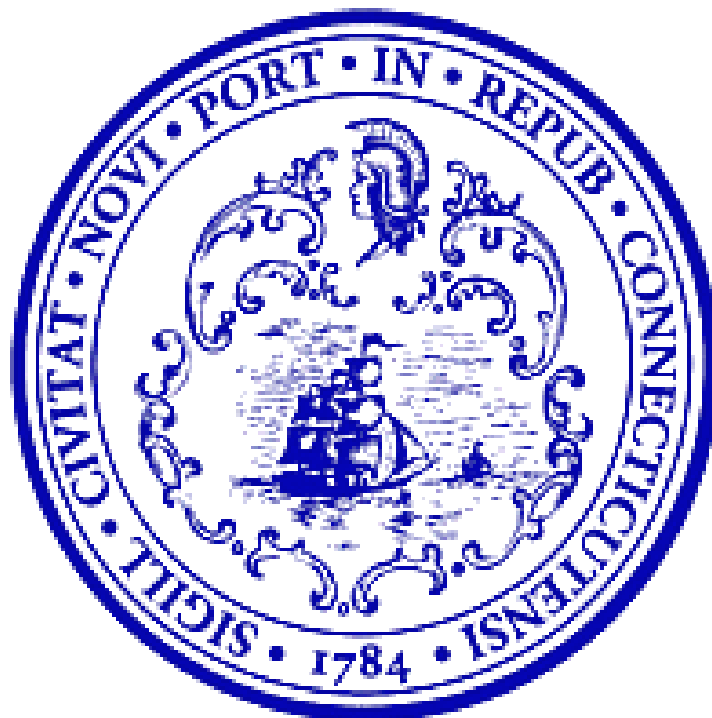
You are hereby required to meet in the Aldermanic Chambers of the City of New Haven on the date and time below.

TUESDAY 16TH DAY FEBRUARY 2021

At 7:00 PM

Given under my hand this 12TH Day of February 2021


Hon. Justin Elicker
Mayor



The Seal of The City of New Haven

**BOARD OF ALDERS
REGULAR MEETING
February 16, 2021
AGENDA**

Attendance

Divine Guidance

Approval of The Journal of the February 2, 2021 Board of Alders Meeting

UNANIMOUS CONSENT

1. Order of the New Haven Board of Alders Concerning Real Property Taxes of Joseph Crudup and Renee Davis respectively On Motor Vehicle Tax Accounts 62131, 657561, 711599, 727309, 727310, 777014, and 792256.
2. Order of the New Haven Board of Alders Concerning Real Property Taxes of Marshall Toth On Motor Vehicle Tax Accounts 95476, 103362,103363, 103433,103434 and 103435.
3. Order of the New Haven Board of Alders Concerning Real Property Taxes of Veronica Cassis (a.k.a. Veronica Williams) On Motor Vehicle Tax Accounts 58585, 722932, 740159, 771941, 805477, 823535, 853436, 870484, 910141, and 927266.

COMMUNICATIONS

4. From Alders Walker Myers et.al submitting Order of the New Haven Board of Alders establishing the legislative priorities for the New Haven Board of Alders.
5. From the Mayor submitting an Order of the New Haven Board of Alders approving the appointment of David Ferretti to the Financial Review and Audit Commission.
6. From the Mayor submitting an Order of the New Haven Board of Alders approving the reappointment of Evelise Ribeiro to the Board of Police Commissioners.
7. From the Mayor submitting an Order of the New Haven Board of Alders approving the appointment of Johanyx Rodriguez as Youth Representative to the Peace Commission
8. From the Mayor submitting an Order of the New Haven Board of Alders approving the appointment of Sebastian Ward to the Youth Commission.
9. From Elaine Jackson submitting and Order of the New Haven Board of Alders concerning her petition for a tax abatement for her Real Property Taxes for GL 2019.

FIRST READINGS

10. **City Services and Environmental Policy. Favorable.**
 - a. Order of The Board of Alders Designating the Corner of Bristol Street and Dixwell Avenue As Bishop Lethenial McClam Corner.

**BOARD OF ALDERS
REGULAR MEETING**

February 16, 2021

AGENDA

- b. Resolution of The New Haven Board of Alders authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in an amount not to exceed \$75,000 to support environmental assessment of the property located at 156-158 Humphrey Street.

11. Finance. Favorable.

- a. Order of the New Haven Board of Alders to Read and File the Updated Budgetary And Financial Reports for the month of November 2020 in compliance with Article VIII Section 5 of the Charter.
- b. Order of the New Haven Board of Alders to Read and File the Updated Budgetary and Financial Reports for the month of December 2020 in compliance with Article VIII Section 5 of the Charter.
- c. Ordinance Amendment to Appropriating Ordinance # 1 authorizing reclassification of general fund positions within the Department of Parks/Public Works, Department of Public Health, and Office of Legislative Services and transfer of funds in the amount of \$25,000 from Mayor's Office Salary Account (1-131-1010-50110) to the Department of Parks/Public Works (1-504-1010-50110) in the amount of \$11,000 And Department of Public Health (1-301-1010-50110) in the amount of \$14,000 For Fiscal Year 2020-21.

LIVABLE CITY INITIATIVE

- 12. From the Acting Executive Director of the Livable City Initiative submitting an Order of the New Haven Board of Alders approving the acquisition of 558 Winchester Avenue by the City of New Haven from 558 Winchester Avenue, LLC for \$155,000.00 and the Dispositions Of: 83 Butler Street to Neighborhood Housing Services of New Haven, Inc, for \$2,000.00 and; a Portion Of 72 Goodyear Street to 66 Goodyear, LLC For \$2,286.75 and; a portion of 72 Goodyear Street to Lionheart Holdings Group, LLC For \$2,286.75.

SECOND READINGS

13. Aldermanic Affairs. Favorable.

- a. Order of the New Haven Board of Alders approving the appointment of Alan H. Bowie Jr. To the Board of Ethics.
- b. Order of the New Haven Board of Alders approving the appointment of Adrienne Eckman to the Board of Ethics.
- c. Order of the New Haven Board of Alders approving the appointment of Nadine Horton to the Livable City Initiative Board.
- d. Order of the New Haven Board of Alders approving the appointment of Domingo Medina to the Solid Waste & Recycling Authority Board.

**BOARD OF ALDERS
REGULAR MEETING
February 16, 2021
AGENDA**

- e. Order of the New Haven Board of Alders approving the appointment of Cynthia Spears to the Homeless Advisory Commission.

13. Community Development. Favorable.

Order of the New Haven Board of Alders of the City of New Haven approving the disposal of the City owned parcels in Dixwell Plaza known as 200 Dixwell avenue and 26 Charles Street; the public way; the public plaza and related common space to CONNCORP, LLC subject to a development and land disposition agreement.

14. Education. Favorable.

Order of the New Haven Board of Alders to Read and File the communication concerning the continued closure of Quinnipiac and Other Schools.

15. Human Services. Favorable

- a. Order Of The New Haven Board of Alders to Read and File the communication concerning a workshop about local colleges and universities' plans to safely bring students back to New Haven following their winter break and to keep them from contracting or transmitting COVID-19 during the spring semester.
- b. Order of the New Haven Board of Alders approving the recommendations, as revised, from the Working Group on Racism as a Public Health Issue.

16. Tax Abatement. Favorable.

- a. Order of the New Haven Board of Alders approving the request for assistance from Roxanne Ackerson, President of Mitchell's Auto Parts Inc., dba Chuck and Eddies Used Auto Parts Concerning Account Number 772869.
- b. Order of the New Haven Board of Alders approving the request for assistance from Something Sweet, Inc. concerning account numbers 325203, 573485, 755923.
- c. Order of the New Haven Board of Alders approving the request for assistance from Onofrio little concerning motor vehicle tax account numbers 806306 And 829565.
- d. Order of the New Haven Board of Alders approving the request for assistance from Mr. David and ms. sherry bailey on tax account number 0017545.

MISCELLANEOUS

- 17. MOTION TO DISCHARGE.** From the Chair of the Finance Committee submitting a motion to discharge the FINANCE Committee from consideration of the following items to take them up for immediate action:

**BOARD OF ALDERS
REGULAR MEETING
February 16, 2021
AGENDA**

- a.** Resolution of the New Haven Board of Alders approving the establishment of a building committee for Sound School Roof Replacement under Non-Priority Grant CT DAS/OSGR.
- b.** Resolution of the New Haven Board of Alders approving the preparation of schematic drawings and outline specifications for Sound School roof replacement under the Non-Priority School Construction Grant, CT DAS/OSGR.
- c.** Resolution of the New Haven Board of Alders Authorizing Superintendent to apply for the Non-Priority Grant CT DAS/OSGR and the approval of local funds.

..Title

ORDER CONCERNING REAL PROPERTY TAXES VERONICA CASSIS (A.K.A. VERONICA WILLIAMS) ON MOTOR VEHICLE TAX ACCOUNTS 58585, 722932, 740159, 771941, 805477, 823535, 853436, 870484, 910141, AND 927266.

..Body

WHEREAS: Ms. Veronica Cassis (a.k.a. Veronica Williams) has old motor vehicle tax accounts; and

WHEREAS: Ms. Veronica Cassis (a.k.a. Veronica Williams) wants to pay these tax bills; and

WHEREAS: Ms. Veronica Cassis (a.k.a. Veronica Williams) is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers: 58585, 722932, 740159, 771941, 805477, 823535, 853436, 870484, 910141, and 927266 be forgiven.

BE IT FURTHER ORDERED that Ms. Veronica Cassis (a.k.a. Veronica Williams) will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts: 58585, 722932, 740159, 771941, 805477, 823535, 853436, 870484, 910141, and 927266.

..Title

ORDER CONCERNING REAL PROPERTY TAXES MARSHALL TOTH ON MOTOR VEHICLE TAX ACCOUNTS 95476, 103362,103363, 103433,103434 AND 103435.

..Body

WHEREAS: Mr. Marshall Toth has old motor vehicle tax accounts; and

WHEREAS: Mr. Marshall Toth wants to pay these tax bills; and

WHEREAS: Marshall Toth is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers: 95476, 103362,103363, 103433,103434 and 103435 be forgiven.

BE IT FURTHER ORDERED that Mr. Marshall Toth will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts: 95476, 103362,103363, 103433,103434 and 103435.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF JOSEPH CRUDUP AND RENEE DAVIS RESPECTIVELY ON MOTOR VEHICLE TAX ACCOUNTS 62131, 657561, 711599, 727309, 727310, 777014, AND 792256.

..Body

WHEREAS: Joseph Crudup and Renee Davis have old motor vehicle tax accounts; and

WHEREAS: Joseph Crudup and Renee Davis want to pay these tax bills; and

WHEREAS: Joseph Crudup and Renee Davis are asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers: 62131, 657561, 711599, 727309, 727310, 777014, and 792256 be forgiven.

BE IT FURTHER ORDERED that Joseph Crudup and Renee Davis will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts: 62131, 657561, 711599, 727309, 727310, 777014, and 792256.

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ORDER CONCERNING REAL PROPERTY TAXES OF JOSEPH CRUDUP AND RENEE DAVIS RESPECTIVELY ON MOTOR VEHICLE TAX ACCOUNTS 62131, 657561, 711599, 727309, 727310, 777014, AND 792256.

..Body

WHEREAS: Joseph Crudup and Renee Davis have old motor vehicle tax accounts; and

WHEREAS: Joseph Crudup and Renee Davis want to pay these tax bills; and

WHEREAS: Joseph Crudup and Renee Davis are asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers: 62131, 657561, 711599, 727309, 727310, 777014, and 792256 be forgiven.

BE IT FURTHER ORDERED that Joseph Crudup and Renee Davis will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts: 62131, 657561, 711599, 727309, 727310, 777014, and 792256.

..TITLE

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING A
LEGISLATIVE AGENDA AND CALLING ON CITY PARTNERS TO INCREASE THEIR
COMMITMENT OF RESOURCES IN ORDER TO ENABLE THE CITY TO PROVIDE
SERVICES AND TO ADVANCE KEY POLICY PRIORITIES

..BODY

WHEREAS New Haven is a diverse and engaged community with tremendous potential; and

WHEREAS New Haven faces serious challenges, including the harm caused by decades of segregation and discrimination, which have created economic and social inequality along racial lines; and

WHEREAS the COVID pandemic has exacerbated these inequalities and has had a disproportionate impact on communities of color concentrated in neighborhoods of need; and

WHEREAS these communities face several challenges: high unemployment and limited access to good jobs; a scourge of violence and a lack of trust in the police; an insufficient supply of clean, safe, and affordable housing; inadequate access to quality, affordable health services and poor health outcomes; and proximity to pollution and environmental degradation; and

WHEREAS the Black and Hispanic Caucus of the New Haven Board of Alders has called attention to these legacies of segregation and racism and has challenged political and community leaders to come together to change the maps of redlining and exclusion.

NOW THEREFORE BE IT RESOLVED that the New Haven Board of Alders hereby establishes a legislative agenda that advances the following policy goals: Jobs for New Haven residents; A safe city for everyone; Quality affordable housing; Health equity and vibrant communities; and environmental justice.

BE IT FURTHER RESOLVED that the Board of Alders calls on the City's partners to increase their commitment of resources to support the City's ability to provide services to residents and to make strategic investments that advance the policy goals set forth in this legislative agenda.



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



January 27, 2021

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me by per section #16-1/2-31, New Haven Code of Ordinances, I hereby submit for your Honorable Board's approval the name of Mr. Sebastian Ward of 295 Saint John Street, New Haven, Connecticut 06511 for appointment to the Youth Commission. This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2023. You will be replacing Donald McAuley Jr. whose term expired on July 1, 2019.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

Copies to: Gwen Busch, Director of Youth Services
Michael Smart, City Clerk



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



February 9, 2021

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me by per Section 160I/2-25, Article IV of the Code of General Ordinances, I hereby submit for your Honorable Board's approval the name of Ms. Johanyx Rodriguez of 112 Girard Avenue, New Haven, Connecticut 06512 for appointment to the Peace Commission as youth representative. This appointment would become effective upon your Honorable Board's approval and expire on February 1, 2024.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

Copies to: Giovanni Zinn, City Engineer
Michael Smart, City Clerk



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



February 8, 2021

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me by virtue of Article VII, § 3 of the Code of General Ordinances, I hereby submit for your Honorable Board's approval the name of Ms. Evelise Ribeiro of 74 Front Street, New Haven, Connecticut 06513 for reappointment to the Police Commission. This reappointment would become effective upon your Honorable Board's approval and expire on February 1, 2024.

Ms. Ribeiro is dedicated to continuing her service on the Police Commission. Her expertise and commitment to our City will benefit all residents in a conscientious and productive manner.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

Copies to: Otoniel Reyes, Chief of Police
 Rene Dominguez, Assistant Chief of Police



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



February 9, 2021

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Section #63, Article XI of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Mr. David Ferretti of 15 Orange Street, New Haven, Connecticut 06510 for appointment to the Financial Review and Audit Commission. This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2021. Mr. Ferretti will be replacing Judd Lindenfield who recently resigned his term expires on July 1, 2021.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

Copies to: Michael Gormany, City Budget Director

February 16, 2021

To: Board of Alders

From: Donald Hayden, Tax Abatement Committee Staff

Elaine Jackson. has submitted a petition to the Board of Alders for abatement (deferral of collection) of taxes due on his residence known as 238 Munson Street, Grand List of 2019.

..TITLE

ORDER ABATING (DEFERRING COLLECTION OF) REAL PROPERTY TAXES DUE FROM ELAINE JACKSON. ON HER RESIDENCE GRAND LIST OF 2019.

..Body

ORDERED by the New Haven Board of Alders, acting pursuant to Section 12-124 of the Connecticut General Statutes, Revision of 1958 as amended, and Section 52 of the Charter of the City of New Haven, that the real property taxes laid for the Grand List of October 1, 2019 (the "Taxes"), on the premises known as 238 Munson Street (the "Property"), which premises are the sole residence of Elaine Jackson (the "Taxpayer"), be and hereby are abated (by which it is meant that collection of such Taxes shall be deferred) because said person is poor and unable to pay the same, provided that the following conditions shall be satisfied:

1. The Taxpayer shall execute an agreement with the City, approved by Corporation Counsel as to form and correctness, to pay the Taxes as specified in paragraph 4 hereinafter (the "Agreement"). The Taxes include the tax levied pursuant to law on the Property for the Grand List of October 1, 2019 as that tax may be reduced by any tax credits or exemptions administered by the Assessor or Tax Collector pursuant to State law ("the Tax Principal"), plus the \$24.00 lien fee associated with the recording noted in paragraph 3 hereinafter, and any fees the City of New Haven may have incurred in any legal actions in the collection of these real property taxes.
2. The Agreement shall be in the form and manner required for the transfer of an interest in real property. It shall contain a legal description of the Property, shall be recorded in the New Haven Land Records, shall constitute a lien on said Property, and shall remain valid until paid.
3. The Tax Collector, acting pursuant to Chapter 205 of the statutes, shall cause to be recorded in the New Haven Land Records a certificate continuing the municipal tax lien, created by Section 12-172 of the statutes, with respect to the tax levied on the Property for the Grand List of October 1, 2019.
4. The Taxes shall be due and payable in full upon the earliest of the death of the Taxpayer, or when the Taxpayer no longer resides at the Property, or upon the sale or transfer of title to the Property, whether voluntarily or involuntarily or by operation of law. Interest shall accrue at the rate of six percent per annum (one-half percent per month) on the Tax Principal specified in paragraph 1 from the due date of each installment thereof. Any interest which may have accrued in excess of such rate prior to the execution and recording of the Agreement shall be abated (eliminated). The municipal tax lien and the lien created by the Agreement shall be released by the Tax Collector when the Taxes secured thereby have been paid.
5. The Agreement, properly executed by the Taxpayer, shall be returned by the Taxpayer to the Office of Legislative Services for final review by Corporation Counsel, execution by the Mayor, and recording in the New Haven Land Records.



Arlevia T. Samuel
Acting Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT

Michael Piscitelli
*Economic Development
Administrator*

February 5, 2021

The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Acquisition: 558 Winchester Avenue
Dispositions: 83 Butler Street, 72 Goodyear Street

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Alder's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel, M.S. CPM®
Acting Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 5, 2021

Meeting Submitted For: February 16, 2021

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Samuel

Title of Legislation:
Acquisition & Disposition of Property

Comments Permission per Board of Alders Order:
 Acquisition: 558 Winchester Avenue
 Dispositions: 83 Butler Street, 72 Goodyear Street

Coordinator's Signature: 

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR ACQUISITION

February 16, 2021

ADDRESS	Type	Price	Owner	USE	WARD
558 Winchester Avenue	Acquisition	\$155,000.00	558 Winchester Avenue, LLC	LCI proposes to acquire this vacant blighted three-family property located at 558 Winchester Avenue. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and a 80% AMI affordability restriction. LCI intends to make this parcel part of the Thompson/Winchester Phase II Homeownership Project, serving as the next phase of the recently developed nine (9) structures known as Thompson/Winchester Phase I which includes 30 year owner occupied housing with affordable rental restrictions. The existing vacant three-family structure may be demolished but the final decision has not yet been made.	20

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

February 16, 2021

ADDRESS	Type	Price	Owner	USE	WARD
83 Butler Street	Non-Profit	\$2,000.00	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-unit owner occupied property at this site. <u>This property must be owner occupied for a minimum period of five (5) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>	20
72 Goodyear Street	Sliver lot	\$2,286.75 1524.5 sq./ft. @ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot (12.5' X 125') to 66 Goodyear, LLC who will utilize this land as a driveway and side-yard area.	20
72 Goodyear Street	Sliver lot	\$2,286.75 1524.5 sq./ft. @ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot (12.5' X 125') to Lionheart Holdings Group, LLC who will utilize this land as a driveway and side-yard area.	20

ORDER APPROVING THE ACQUISITION OF 558 WINCHESTER AVENUE BY THE CITY OF NEW HAVEN FOR \$155,000.00 FROM 558 WINCHESTER AVENUE, LLC;

BE IT FURTHER ORDERED THE DISPOSITION OF: 83 BUTLER STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC, FOR \$2,000.00; A PORTION OF 72 GOODYEAR STREET TO 66 GOODYEAR, LLC FOR \$2,286.75; A PORTION OF 72 GOODYEAR STREET TO LIONHEART HOLDINGS GROUP, LLC FOR \$2,286.75

BE IT FURTHER ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated February 16, 2021 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009.

This Order will expire and be of no further force and effect twelve months from the date of passage of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: February 16, 2021

FROM: Livable City Initiative Property Division

SUBMISSION ITEM: FISCAL IMPACT STATEMENT

**ORDER APPROVING THE ACQUISITION OF 558 WINCHESTER AVENUE BY THE CITY OF NEW HAVEN FOR \$155,000.00;
BE IT FURTHER ORDERED THE DISPOSITION OF: 83 BUTLER STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC, FOR \$2,000.00; A PORTION OF 72 GOODYEAR STREET TO 66 GOODYEAR, LLC FOR \$2,286.75; A PORTION OF 72 GOODYEAR STREET TO LIONHEART HOLDINGS GROUP, LLC FOR \$2,286.75**

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense			\$155,000.00	3C202068-58658
3. Annual				

II. List Revenues:

- 1. One-time \$6,573.50
- 2. Annual:

Other Comments:

ORDER APPROVING THE ACQUISITION OF 558 WINCHESTER AVENUE BY THE CITY OF NEW HAVEN FOR \$155,000.00;
BE IT FURTHER ORDERED THE DISPOSITION OF: 83 BUTLER STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC, FOR \$2,000.00; A PORTION OF 72 GOODYEAR STREET TO 66 GOODYEAR, LLC FOR \$2,286.75; A PORTION OF 72 GOODYEAR STREET TO LIONHEART HOLDINGS GROUP, LLC FOR \$2,286.75

PAD Meeting Minutes October 21, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent: Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:03 P.M.

A motion to approve the PAD Minutes from August 19, 2020 was made by Steve Fontana, seconded by Alder Antunes, Approved **Unanimously**

Action items

388 Blatchley Avenue

Evan Trachten explained that the City is proposing to evenly split this sliver lot between the adjacent property owners (15' of frontage each). One applicant is an owner occupant and pays \$0.25 per sq.ft (Reyes / Movtavo) and the other applicant is paying \$1.50 per sq./ft. because they are not owner-occupants (Hong). Evan will verify the pricing because there may be a typo on the cover sheet.

Evan told the committee there was a house on this lot that the City demolished because the house had deteriorated after a fire. Photos were shown of the old house and the current vacant lot. It was noted that Alder Decker contacted Alders Antunes and Alder Festa about this sliver lot sale.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously

83 Butler Street

Evan Trachten explained that the City is proposing to sell this vacant lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will develop a two-family owner-occupied property with a 5-year minimum occupancy period on this parcel. Several parcels were recently sold NHS and this parcel should have been included with those addresses, but this parcel was delayed inadvertently. There is a letter of support from Alder Clyburn in the file supporting this disposition.

Nate talked about the lot being able to site two units because it has 4000+ sq./ft with 50' of frontage. The lot is non-conforming because it has less than 5400 sq., /ft. Nate confirmed the item will need zoning approval. Alder Festa asked about parking. Does Butler Street have ample on street parking? Evan told the committee a driveway would be developed for this property and there is plenty of on street parking. Nate said 2 parking spaces are needed and if they are unable to have two spaces, they can apply for a special exception from the BZA

PAD MEETING MINUTES
January 20, 2021

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

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:03 PM

A motion to approve the PAD meeting minutes for the October 21, 2020 was made by Clay Williams seconded by Alder Festa, minutes approved unanimously.

New Business

72 Goodyear Street

Evan explained that the City is proposing to sell this sliver lot to the adjacent property owners. Both property owners are non-owner occupants and will pay \$2,286.75 (66 Goodyear, LLC and Lionheart Holdings Group, LLC). Evan noted a minor typo on the "Amount offered" section on the 66 Goodyear coversheet, but the correct price is listed under LCI recommended. LCI is unable to develop a house on a 25' wide sliver lot. The adjacent properties are multi-family. Steve asked if a house was previously on this parcel. Evan was unsure, but it is likely a structure once stood on this parcel. It is a standard sliver lot sale. Alder Festa noted the Alder of this ward approves of this sale.

A motion was made by Alder Antunes to approve the proposal, seconded by Clay Williams, Approved unanimously.

558 Winchester Avenue

Evan told the committee the City is proposing to acquire this vacant three family property for \$155,000. A recent appraisal valued the property at \$150,000 so this is a fair market price. The City will develop the site as deed restricted owner-occupied housing with a 30 year affordability period. This is an important piece for LCI because of the investment we have already made in this area. There are City owned parcels behind this parcel and next door. This will create a nice development site for our Phase 2 development. LCI recently built houses across the street on Winchester Avenue. Evan showed a picture of the new homes. Alder Antunes asked about the cookie cutter design and why they are so similar and not varied. Evan said they are contextual in style.

Nate told the Committee that several non-conforming parcels under common ownership merge together to create a conforming lot. LCI can get permission from BZA to create undersized lots if needed. LCI would survey and file a mylar map if this occurred.

Alder Antunes asked about a future site configuration. Evan told the committee that is still being decided. The houses could front Winchester or Starr Street. LCI will be developing homes on Starr Street as part of Phase 2 of this development. LCI does not want this property to be sold to an investor and kept as a rental / investment property . LCI leveraged an anti-blight action against this property to negotiate this acquisition.

Alder Festa asked about the cost to develop. Does paying this price increase our costs. Evan explained that when you add this cost to the total development cost it does not greatly increase the per unit cost greatly. Alder Festa asked if we make a profit? Evan told the committee the funds roll over and more structures are developed. We do not make a profit. There is a subsidy to create this opportunity and a community benefit is created by the deed restricted 30 year affordable housing with affordable rental units. The City is not a for-profit developer. The properties are on the tax rolls and the City will get back our investment over time. The community benefit is substantial.

A motion was made by Alder Antunes to approve the item, Seconded by Steve Fontana, Approved Unanimously.

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

Meeting Adjourned 3:26 P.M.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 83 BUTLER STREET. Disposition of vacant lot to be developed as a two-unit owner occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)
REPORT: 1576-04
ADVICE: No advice

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc.
Disposition Price: \$2,000.00
Site: 4,014 SF
Zone: RM-1
Use: Residential (2 dwelling units)
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 4,014sf vacant lot to be developed as a two-unit owner-occupied property for a minimum period not less than 5 years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI), and/or the Board of Alders of the City of New Haven.

PLANNING CONSIDERATIONS:

This lot is non-conforming and therefore only the construction of a single-unit structure is permitted as-of-right. Zoning relief will be required to build a 2-unit structure, and further relief may also be required depending on how the structure is configured on the property and if parking requirements are satisfied. This project aligns with the goals under the Comprehensive Plan because it aims to increase homeownership in the City of New Haven.

ADVICE:

The City Plan Commission approved a motion to provide 'no advice' to the PAD Committee on this item.

ADOPTED: November 18, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 72 GOODYEAR STREET. Disposition of a sliver lot for use as off-street parking and yard area. (Applicant: 66 Goodyear LLC and Lionheart Holdings Group LLC)
REPORT: 1580-06
ADVICE:

PROJECT SUMMARY:

Applicants: 66 Goodyear LLC & Lionheart Holdings Group LLC
Disposition Price: \$2,289.75
Site: 3,049 SF (1,524.5 SF per applicant)
Zone: RM-1
Use: Parking & side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to evenly split the 3,049 SF sliver lot located at 72 Goodyear Street between adjacent property owners (at 66 Goodyear Street and 74 Goodyear Street). The applicants will utilize the land for additional parking and yard area.

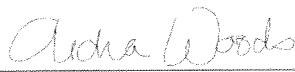
PLANNING CONSIDERATIONS:

The proposal will create more on-site parking spaces for two existing residential developments (one two-family and one three-family). The site is a narrow, non-conforming lot where residential development is not feasible.

ADVICE:

Approval. The Commission encourages LCI staff to consult with neighbors and non-profit partners in the urban agriculture and open space preservation sectors regarding the potential for similar vacant sites to be utilized as public open space and/or community gardens.

ADOPTED: January 20, 2021
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 558 WINCHESTER AVENUE. Acquisition of vacant three family property for redevelopment into homeowner occupied housing with an affordability restriction. (Applicant: City of New Haven)

REPORT: 1580-07

ADVICE: Approval

PROJECT SUMMARY:

Developer: City of New Haven
Owner: Yisroel Rabinowitz
Disposition Price: \$155,000
Site: 3,485 SF
Zone: RM-2
Use: Residential (three-family)
Financing: Public
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to acquire the vacant blighted three-family property lot located at 558 Winchester Avenue. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and a 80% AMI affordability restriction. LCI intends to make this parcel part of the Thompson/Winchester Phase II Homeownership Project, serving as the next phase of the recently developed nine (9) structures known as Thompson/Winchester Phase I. The existing vacant three-family structure may be demolished but the final decision has not yet been made.

PLANNING CONSIDERATIONS:

The redevelopment of the lot into affordable multi-unit owner occupied housing will provide the City of New Haven with much needed affordable housing and is in alignment with recommendations set forth by the New Haven Affordable Housing Task Force. The City intends on maximizing development potential on the parcel and may need to seek zoning relief depending on the proposal.

ADVICE:
Approval.

ADOPTED: January 20, 2021
Ed Mattison
Chair

ATTEST: *Aicha Woods*
Aicha Woods
Executive Director, City Plan Department

LCI Board Special Meeting Minutes
February 1, 2021 (Via Zoom)

PRESENT: Seth Poole, Hon. Delphin Clyburn, Patricia Brett, Neil Currie, Timothy Yolen, Evan Trachten

Absent: Hon. Ernie Santiago, Arlevia Samuel

Meeting called to order at 5:20 P.M.

Review of LCI Board meeting minutes from November 18, 2020 Special Meeting. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie (Approved Pat Abstained because she was not at the meeting).

New Business

83 Butler Street

Evan told the Board that the City proposes to sell this lot to NHS who will develop a two-unit owner occupied property with a minimum 5 year occupancy period. NHS has a great track record finishing projects. This item is in Alder Clyburn's ward. Alder Clyburn praised NHS for their work. They pay \$2000 (\$1000 per unit) as a non-profit housing project.

Evan told the board this is a good lot to develop with 50' of frontage and over 4000 square feet. The legal address is 83-85 Butler street. Neil asked to see the a map on the screen because the packet's map is blurry. Several parcels have been sold to NHS that are referenced in the letter of support from Alder Clyburn. This lot was inadvertently held back and is not being sold to NHS.

Alder Clyburn made a motion to approve the item, seconded by Pat Brett, Approved unanimously

72 Goodyear Street

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owners who are both LLC's. This lot is also in Alder Clyburn's ward. Evan talked to the property owner of 74 Goodyear Street recently who is currently renovating the house. Alder Clyburn has concerns about how messy properties look. The owner informed Evan that on-going construction will continue for a few months. The debris will be cleaned up shortly. Alder Clyburn expressed that people need to keep their properties clean and maintain them too. This is a small lot being split with each applicant paying \$1.50 per square foot so each applicant pays \$2,286.75. The total lot is 25' X 125'. Each applicant twill get 12.5' of frontage and 125' deep.

Alder Clyburn expressed concerns about LLC's in her ward keeping the properties clean and managing their tenants. She wants safeguards and stipulations for a sale like this. The owners need to maintain their properties, keep the area clean, and keep their yards clean. Pat asked who will clean up the tree debris that is currently on

the sliver parcel. Evan told the Board that LCI will remove the branches. Seth reminded the Board LCI can fine property owners under the Blight code when they do not maintain their properties.

Neil asked about who are the members of this Lionheart LLC? Evan went to the Secretary of State and displayed the information. Neil wanted to make sure he did not have a conflict of interest. There is no conflict based on the members listed with the Secretary of State.

Evan told the Board that this land will be used as off-street parking and yard area. These parcels are small and will benefit from the extra yard area. Pat Brett also echoed Alder Clyburn's concerns about maintaining yards clean and litter free to create a clean neighborhood that is safe for families and children. What stipulations can we add as safeguards to make this a driveway? Evan explained that the LDA requires compliance with all applicable codes. Pat wants to make sure these concerns are in the minutes and approval. Board members want to make a stipulation that this land will be paved to create a driveway. Neil talked about being consistent with our sliver lot sales and not stipulating paving on this sale because we have not done it on previous sales. Pat asked how much time applicants have to make improvements, Evan said 18 months. Pat would like the applicants to be bound to this timeline. Tim told the Board that as a Board we can require paving to make a driveway..

Pat Brett made a motion to approve the item with the condition that the owners pave the driveway by August 2022, seconded by Tim Yolen, Approved unanimously

558 Winchester Avenue

Evan told the Board this is a proposed acquisition of a vacant 3 family property for \$155,000. LCI has developed several homes in this area as part of a homeownership project. This parcel would be added to our second phase of the Winchester Thompson Home ownership project. The property is adjacent to two City owned lots at 552 Winchester Avenue and 136 Starr Street. LCI may demolish this property, the final decision has not been made. This will give the City site control.

All of the units built will be deed restricted for 30 years. There will be homeownership and affordable rental units in structures being built. Evan noted that adding this cost to our total development budget does not greatly increase our development costs when spread out amongst all the new properties. There is a community benefit from this development and the area has been greatly improved by LCI's development. The change is here. If LCI does not acquire this property investors will purchase this property. Neil asked about the large lot across the street, Evan told Neil that houses have already been built there. Neil hasn't driven down this block and seen the new homes yet. Neil also confirmed that all structures will be sold to owner occupants and there are deed and income restrictions. Both the sale and the rental will be deed

restricted. Neil mentioned academic studies that show these restrictions do not allow for as much income for the owner. Neil lives in a house that has a deed restriction. This does limit ones wealth creation over the long term. Evan noted the restrictions arise from the funding source which LCI uses to develop these properties. LCI rolls over funds from the sales to build the next phase of our development. Alder Clyburn is grateful that something is going to happen at 558 Winchester Avenue. Neil noted the property is an eye sore.

A motion to approve the Acquisition of 558 Winchester Avenue for \$155,000.00 was made by Alder Clyburn, seconded by Neil Currie, approved unanimously.

LCI bylaws and PAD Guidelines

Seth told the Board that we are not at liberty to change the PAD guidelines and there is a process. We could review a term or discuss a section or topic at each future meeting. We will leave this topic on our Agenda and start at page one and spend a few minutes at each meeting reviewing.

Neil noted that these Guidelines are passed down and mentioned that there are serious issues with the guidelines and he has some recommendations. He proposes eliminating the three paragraphs beginning with "Note on Sales to Religious Organizations". Evan had Corporation Counsel review RLUIPA and all sliver lot sales treat Churches as a non-profit. Neil wants to remove the any reference to Religious Organizations being treated differently than any other non-profits.

Evan told the Board that the process to revise the PAD Guidelines starts at the PAD Committee after City staff propose changes and we are happy to have suggestions from our Board before we begin the formal process. Next, the changes go to the City Plan Commission, then to LCI Board, and finally to the Board of Alders for final approval. Neil told the board that the guidelines are still relevant, and he doesn't recommend making any other changes to the Guidelines or the current pricing.

Neil Currie made a motion that the PAD Committee & Planning Committee review and revise the Dispositions Guidelines (PAD Guidelines) and remove the 3 paragraphs treating Religious Organizations differently than any other non-profit organization in the City of New Haven, and still allowing the City to sell buildable lots to non-profits for deed restricted housing at \$1000.00 per unit, Seconded by Pat Brett, Approved Unanimously. (*reference note: Removing gender from the PAD Guidelines occurred a few minutes later in a separate motion)

Seth would like to make the LCI Bylaws gender neutral. Seth would like to add a virtual platform for attendance. Members agreed that was a good idea. Neil questioned where to add this new virtual attendance, in Article IV., between Section 6 and 7. Seth noted that process to amend the bylaws requires us to vote tonight and again at the next meeting.

Seth Poole made a motion to change the gender language to gender neutral and to permit virtual meetings under the bylaws, seconded by Clyburn, All were in favor, Approved unanimously. (The bylaws will be updated and shared at the next meeting for final vote).

Neil noted that the Disposition Guidelines need to be updated to gender neutral, Alder Clyburn made a motion to change the gender language, Seconded by Pat Brett, All were in Favor.

Evan told the Board to use See Click Fix for the snow storm. If people need help or you can help others. Don't stick your hand in a snow thrower. Seth told everyone to use the stick that come with the snow thrower and do not blow snow into the street.

Seth Poole made a motion to adjourn, Second by Alder Clyburn All were in favor, Approved unanimously.

Adjourned at 6:05 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
83 Butler Street		288 0501 00300	RM-1	20	Vacant Lot	Per Zoning	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$36,600	N/A		\$ 36,600	\$25,620		50' X 87'	4014 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,600	Vision	10/1/19	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

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

Applicant's Information


Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511	Name, address & telephone of contact person:
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Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a two-unit owner occupied property.

General discussion: The applicant will develop a two-unit owner occupied property This property must be owner occupied for a minimum period of five (5) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.

Owner Occupancy? N/A

Prepared by:  Date: 10/19/2020 Concurred by: _____ Date: _____

Committee	Date	Action
PAD	10/21/2020	
City Plan	11/18/2020	
L.C.I.	11/25/2020	
Board of Aldermen	12/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: **September 1, 2020**

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.

Sale of vacant lot at 83-85 Butler Street to Neighborhood Housing Services of New Haven, Inc. The applicant will develop a two family owner occupied property.

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
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

TOPO
 UTILITIES
 STRT/ROAD
 LOCATION

SUPPLEMENTAL DATA
 Other ID: 20
 WARD TAXABLE
 KENSUS TRAC 1415
 BLOCK 3007
 QUERY GROUP
 GIS ID: 17603

CURRENT ASSESSMENT
 Description Code Appraised Value Assessed Value
 EX COM 21 36,600 25,620
 NEW HAVEN, CT 6093

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 BK-VOL/PAGE 4198/297
 SALE DATE 01/19/1990
 % W/V 0
 SALE PRICE V.C. 0
 ASSOC PID#

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS								
Total: 25,620								

ASSESSING NEIGHBORHOOD
 NBHD SUB 1690/A
 NBHD Name NEWMALLVILLE
 Street Index Name Tracing Batch

NOTES
 Total Appraised Parcel Value 36,600
 Valuation Method: C
 Adjustment: 0
Net Total Appraised Parcel Value 36,600

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value
2019	21	25,620	2018	21	25,620
2017	21	25,620	2017	21	25,620
Total: 36,600					

APPRAISED VALUE SUMMARY

Appraised Bldg Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	36,600
Special Land Value	0
Total Appraised Parcel Value	36,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	36,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
LAND LINE VALUATION SECTION									
Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor S.A	
903V	MUNICIPAL MDL-00	RM1	0	50	87	4,014 SF	10.13	1,0000 5	
Total Card Land Units: 4,014 SF							Parcel Total Land Area: 4,014 SF	Total Land Value: 36,600	

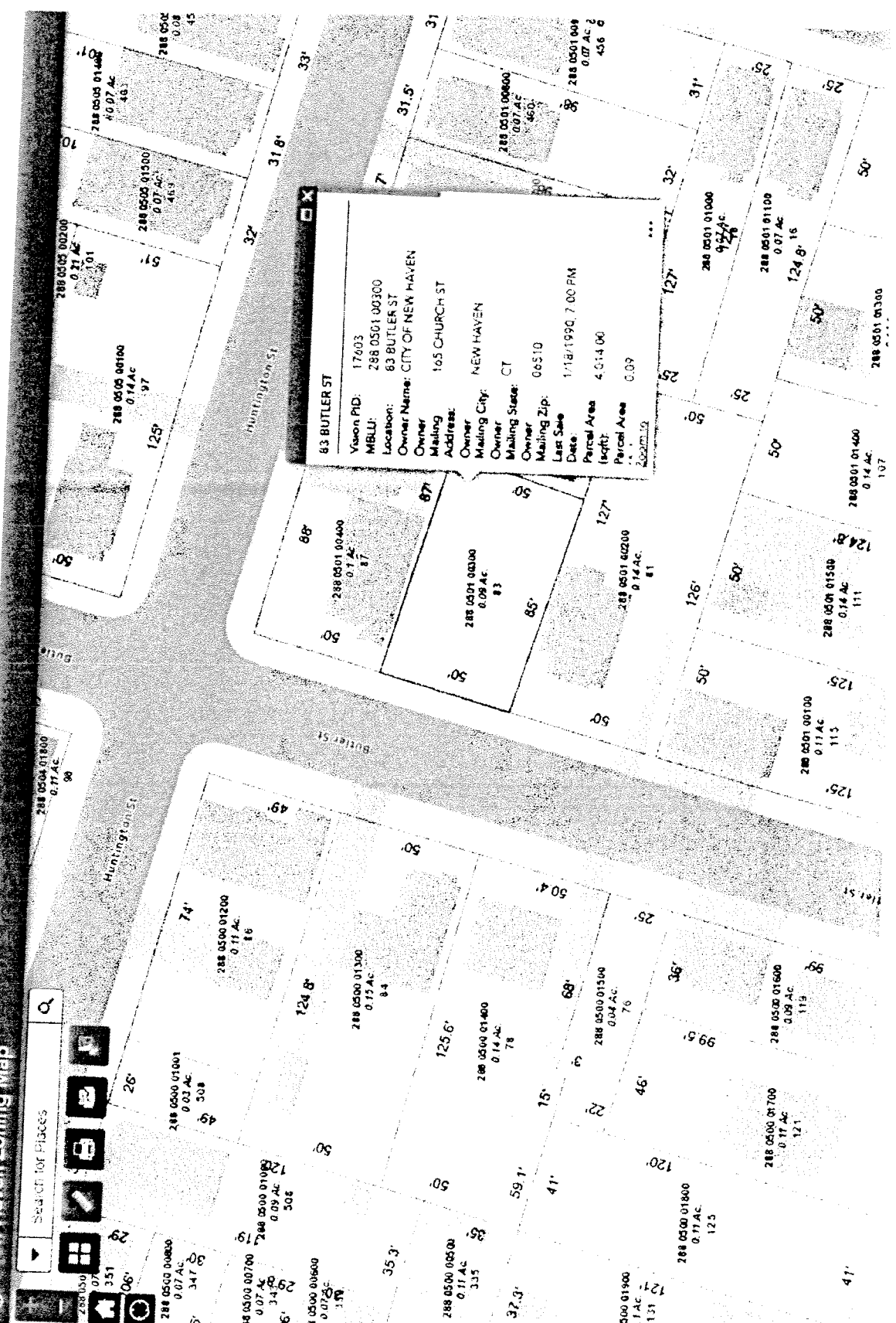
VISIT/CHANGE HISTORY

Date	Type	IS	ID	CD	Purpose/Result
06/01/2011	04		MI	70	Field Review
01/21/2011	03		RB	99	Vacant
10/18/2001			PH	45	Review Against Field Cd

SPECIAL PRICING

Special Pricing	Spec Use	Spec Calc	S Adj	Adj. Unit Price	Land Value
1.00			1.00	9.12	36,600

VISION





CITY OF NEW HAVEN
BOARD OF ALDERS

Delphine Clyburn
Alder, Ward 20

Chair
Black & Hispanic Caucus
Member
Aldermanic Affairs Committee
Health & Human Services Committee

175 Newhall Street
New Haven, CT 06511-1949

Telephone: (203) 435-2081
E-mail: Ward20@newhavenct.gov

October 8, 2020

Mrs. Serena Neal-Sanjurjo
Director, Livable City Initiatives
City of New Haven

Dear Mrs. Neal-Sanjurjo:

Re: 83-85 Butler Street Parcel

On February 11, 2020, I wrote to express my support for Neighborhood Housing Services (NHS) to acquire vacant lots from the City for redevelopment of new homes at 44 Lilac Street, 260 West Hazel Street, and 98-102 Bassett Street. Please be advised that I inadvertently omitted the vacant lot known as 83-85 Butler Street. Therefore, I ask that you please include the parcel known as 83-85 Butler Street for redevelopment by NHS. I have had the opportunity to review the plans that include the above referenced lot and enthusiastically support it as presented. Additionally, it is my understanding that NHS is requesting financial support from LCI to assist with the construction of the new homes, including 83-85 Butler Street.

NHS has completed work in many of New Haven's neighborhoods, and I have the distinct pleasure of representing the 20th Ward, where most of the activity has been focused. With the goal of improving, upgrading and eliminating blight and decay, I believe that NHS's acquiring the above referenced vacant lots will revitalize and enhance homeownership opportunities in the Newhallville community and in our city.

Again, I support Neighborhood Housing Services of New Haven as they seek to acquire four vacant lots and encourage others to do the same. Should you have any questions, feel free to contact me at 203 435-2081 or by email at Alderwomancllyburn@gmail.com.

Sincerely,

Hon. Delphine Clyburn
Hon. Delphine Clyburn
Alder, 20th Ward

cc: Cathy Schroeter, LCI
James Paley, NHS

83 Butler Street



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 72 Goodyear Street		Map-Block-Parcel 289 0518 00800	Zoning RM-1	Ward 20	Property Type Sliver Lot	Total legal units N/A	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$35,700	Building N/A	Other	Total Value \$ 35,700	For Tax Purposes \$24,990		Lot Size 25' X 125'	Total sq. ft. 1524.5 Sq/Ft
						3049 Total Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,700	Vision	10/1/19	Sliver lot @ \$1.50per Sq./ft. for Non-Owner occupied CD Area	\$2,286.75	N/A	\$ 2,286.75

Prior Notifications Sent to

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

Applicant's Information

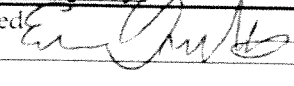
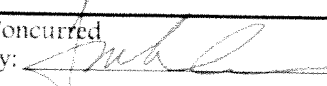
Applicant's name, address & telephone: LIONHEART HOLDINGS GROUP LLC 836 FOXON RD, EAST HAVEN, CT, 06513	Name, address & telephone of contact person:
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Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/12/2021	Staff	Current

Proposal: LCI proposes the sale of a sliver lot that will utilized as off-street parking and yard area.

General discussion: The applicant will develop a parking area on this parcel as expand their yard area.

Owner Occupancy? N/A

Prepared by:  Date 1/13/21 Concurred by:  Date 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Aldermen	2/16/2021	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 72 Goodyear Street		Map-Block-Parcel 289 0518 00800	Zoning RM-1	Ward 20	Property Type Sliver Lot	Total legal units N/A	
2019 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB \$35,700	Building N/A	Other	Total Value \$ 35,700	For Tax Purposes \$24,990		Lot Size 25' X 125' 12.5' X 125'	Total sq. ft. 1524.5 per applicant 3049 Sq./ Ft. total Per Assessor

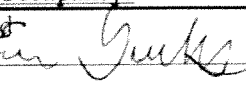

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,700	Vision	10/1/19	Sliver lot @ \$1.50 per Sq. ft. for Non-Owner-occupied CD Area	\$2,294.25	N/A	\$ 2,286.75

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone: 66 GOODYEAR LLC 67 ALLYNDALE DRIVE, STRATFORD, CT, 06614,		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 1/12/2021	Reviewed by: Staff	Comments Current
Proposal: LCI proposes the sale of a sliver lot that will be utilized as off-street parking and yard area.			
General discussion: The applicant will develop a parking area on this parcel as well as expand their yard area.			
Owner Occupancy? N/A			
Prepared by: 	Date: 1/13/21	Concurred by: 	Date: 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Alders	2/16/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: **January 8, 2021**

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.

Sale of sliver lot at 72 Goodyear Street to adjacent property owners at 66 Goodyear Street and 74 Goodyear Street. The land will be utilized as off-street parking and yard area. This is a small lot that is best utilized for off-street 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.

Property Location: 72 GOODYEAR ST
 Vision ID: 17833
 Account # 289 0518 00800
 MAP ID: 289/ 0518/ 00800/ /
 Bldg Name: Bldg #:
 State Use: 902V
 Print Date: 01/14/2021 09:17

CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:
 JOHNSON ROBERT
 BANTA PERRY (EST)

RECORD OF OWNERSHIP
 BK-VOL/PAGE 9890/ 232
 SALE DATE 08/02/2019 U V
 7092/ 54 02/09/2005 U I
 SALES PRICE V.C. 16,000 14 4000 21
 Total: 24,990

EXEMPTIONS
 Description Amount Code Description Number Amount Comm. Int.
 Total: 24,990

ASSESSING NEIGHBORHOOD
 NBHD Name: NEWHALLVILLE
 Street Index Name: Tracing
 Batch

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 35,700
 Special Land Value 0
 Total Appraised Parcel Value 35,700
 Valuation Method: C
 Adjustment: 0

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments
 Total: 24,990

LAND LINE VALUATION SECTION
 Zone D Front Depth Units Unit Price
 RM1 0 25 126 3,049 SF 13.00
 Factor S.A. 1.00000 5
 Factor Idx Adj 1.001600 0.90
 Notes-Adj

VISIT/CHANGE HISTORY
 Date Type IS ID Cd Purpose/Result
 06/01/2011 04 MI 70 Field Review
 01/19/2011 03 JEW 99 Vacant
 07/31/2001 DA 45 Review Against Field Cd

PREVIOUS ASSESSMENTS (HISTORY)
 Yr. Code Assessed Value Yr. Code Assessed Value
 24,990/2019 21 24,990/2018 5-1 24,990
 Total: 24,990

CURRENT ASSESSMENT
 Code 21 Assessed Value 35,700
 Description EX COMPLN
 Assessed Value 24,990

UTILITIES
 SIRT./ROAD LOCATION
 SUPPLEMENTAL DATA
 I/E REPORT
 TAX DISTRI
 CENSUS TRAC 1415
 BLOCK 4004
 QUERY GROU
 GIS ID: 17833

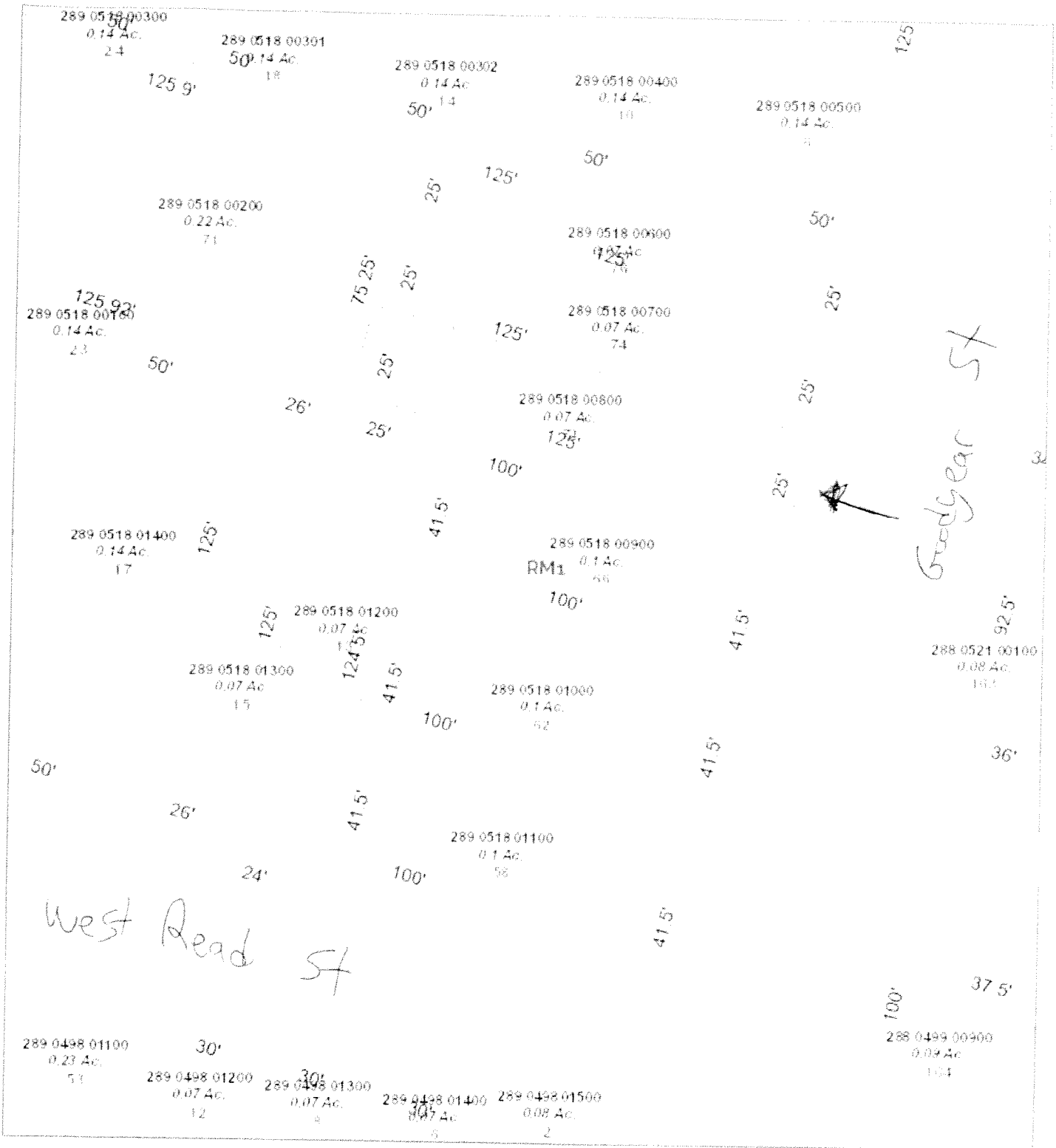
OTHER ASSESSMENTS
 Amount Number Description
 Total: 24,990

NOTES




VISION

NET TOTAL APPRAISED PARCEL VALUE
 35,700

TOTAL CARD LAND UNITS: 3,049 SF
PARCEL TOTAL LAND AREA: 3,049 SF
TOTAL LAND VALUE: 35,700



Legend

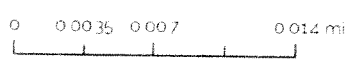
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

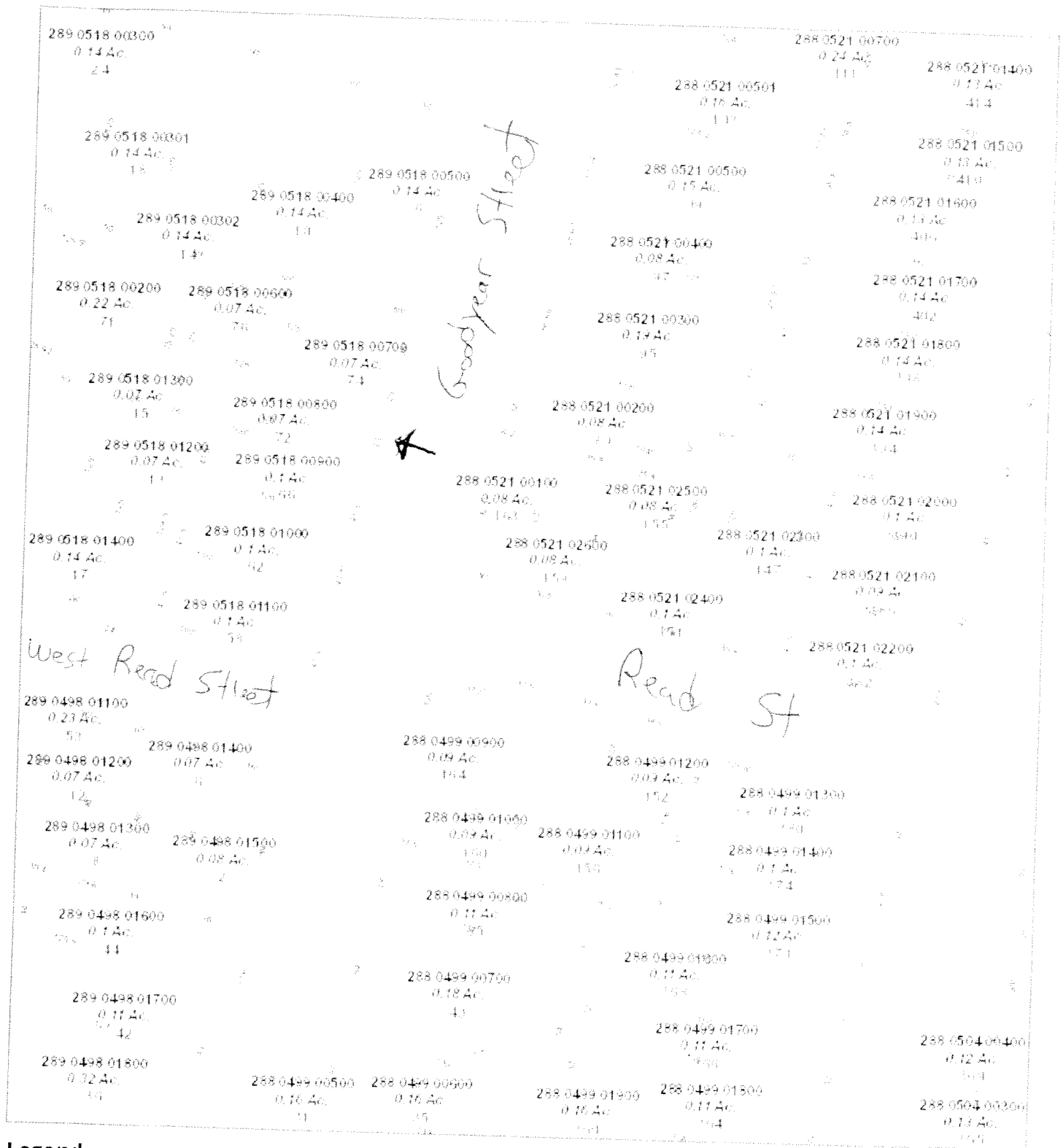
ZONING MAP PRINT

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Date: 1/11/2021





Legend

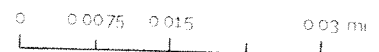
New Haven Parcels

MY MAP

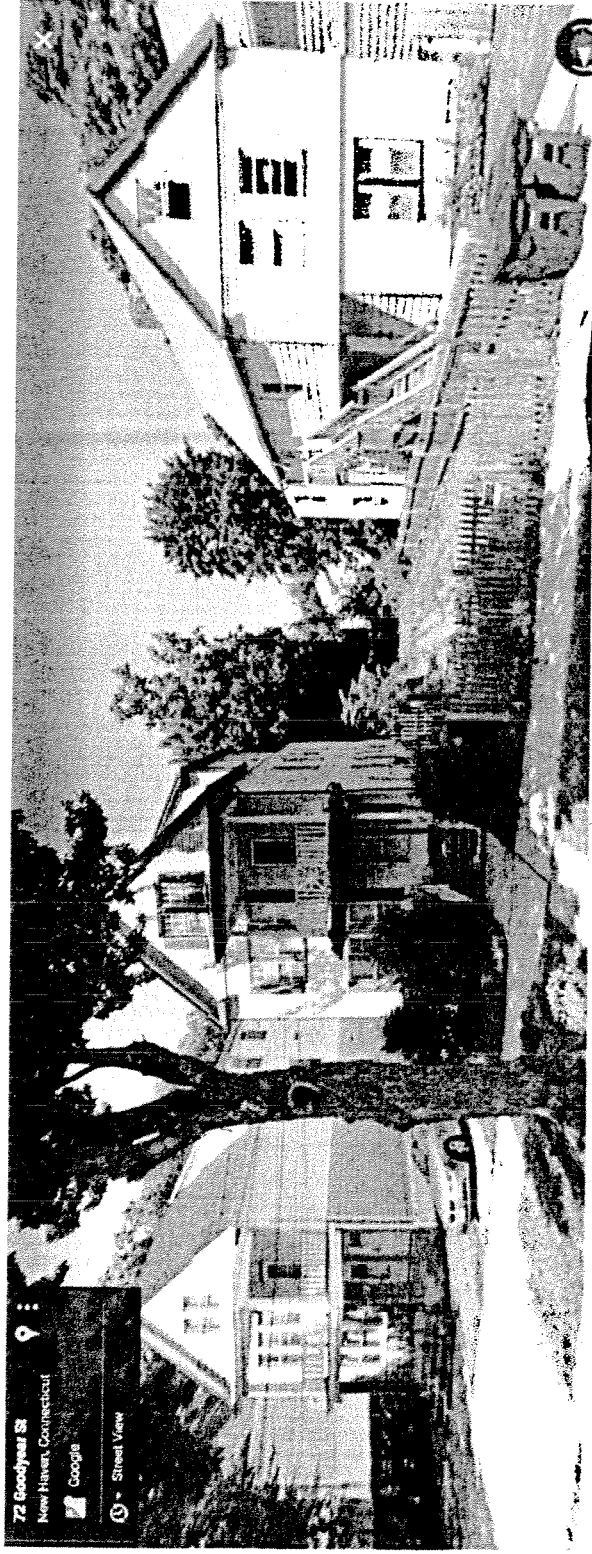
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Date: 1/14/2021



72 Goodyear Street Proposed siver lot disposition to adjacent property owners



LIVABLE CITY INITIATIVE –PROPERTY DIVISION
Acquisition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
558 Winchester Avenue		286 0449 00900	RM-2	20	3 Family Residential	Per Zoning	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$36,100	\$34,900	NA	\$ 71,000	\$49,700		33' X 100'	3485 Sq. Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 150,000.00	Esposito & Associates	1/12/21	Acquisition	\$ 155,000.00	TBD	\$ 155,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn Ward 20	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
City of New Haven 165 Church Street C/O Arlevia Samuel Livable City Initiative Executive Director	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/13/21	Staff	Current

Proposal: LCI proposes the acquisition of a vacant three family property.

General discussion: LCI proposes to acquire this vacant blighted three family property. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and affordability restriction that will run with the land. The acquisition will give the City site control of a pivotal piece of property within the Thompson/Winchester revitalization area. LCI intends to make this parcel part of the Thompson/Winchester Phase 2 Homeownership Project which is the next phase of the recently developed 9 structures known as Thompson/Winchester Phase 1.

Owner Occupancy? Upon completion of development

Prepared by: Emilia Date 1/13/21 Concurred by: [Signature] Date 1/14/21

Committee	Date	Action
FAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Alders	2/16/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: January 8, 2021

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.

LCI proposes to acquire this vacant blighted three family property. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and affordability restriction that will run with the land. The acquisition will give the City site control of a pivotal piece of property within the Thompson/Winchester revitalization area. LCI intends to make this parcel part of the Thompson/Winchester Phase 2 Homeownership Project which is the next phase of the recently developed 9 structures known as Thompson/Winchester Phase 1.

Check one if this an appointment to a commission

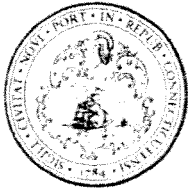
Democrat

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.



Justin Elicker
Mayor

CITY OF NEW HAVEN

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



Arlevia T. Samuel
Acting Executive
Director

January 11, 2021

558 Winchester Ave LLC
Yisroel Rabinowitz, Member
5809 Sixteenth Avenue
Brooklyn, NY, 11204

Re: Letter of Intent to Purchase and Sell

Dear Mr. Rabinowitz:

The City of New Haven ("City") is interested in purchasing your property located at 558 Winchester Avenue (the "Property") in its "as is" condition. You are the owner of the Property ("Owner"). The Property has been vacant for many years sitting on the corner of Winchester and Starr Street. The Property is pivotal in the revitalization of this area and for the community. The City of New Haven is planning a Phase 2 to its Thompson/Winchester Homeownership Project and this parcel is important to that Phase 2 plan.


Per our discussion, subject to obtaining Board of Alders approval, as described below, the City/Buyer has offered a purchase price for the Property of \$155,000 (the "Purchase Price") and you as the Owner/Seller have agreed to sell the Property to the City for development purposes for the Purchase Price. During our discussion as Owner/Seller you were informed that the acquisition is expressly conditioned on Board of Alders approval and the City cannot move forward until this approval is obtained.


By executing this Letter of Intent, the City commits to promptly preparing a formal purchase and Sales Agreement for the Property and diligently pursuing the approval of the Board of Alders. By executing this Letter of Intent, Owner agrees to sell the Property to the City for the Purchase Price, subject to the approval of the Board of Alders. Owner further agrees that no further negotiations will take place with other potential purchasers of the Property until the item is presented to the Alders for a vote.

Letter of Intent to Purchase and Sell
January 11, 2021
558 Winchester Avenue

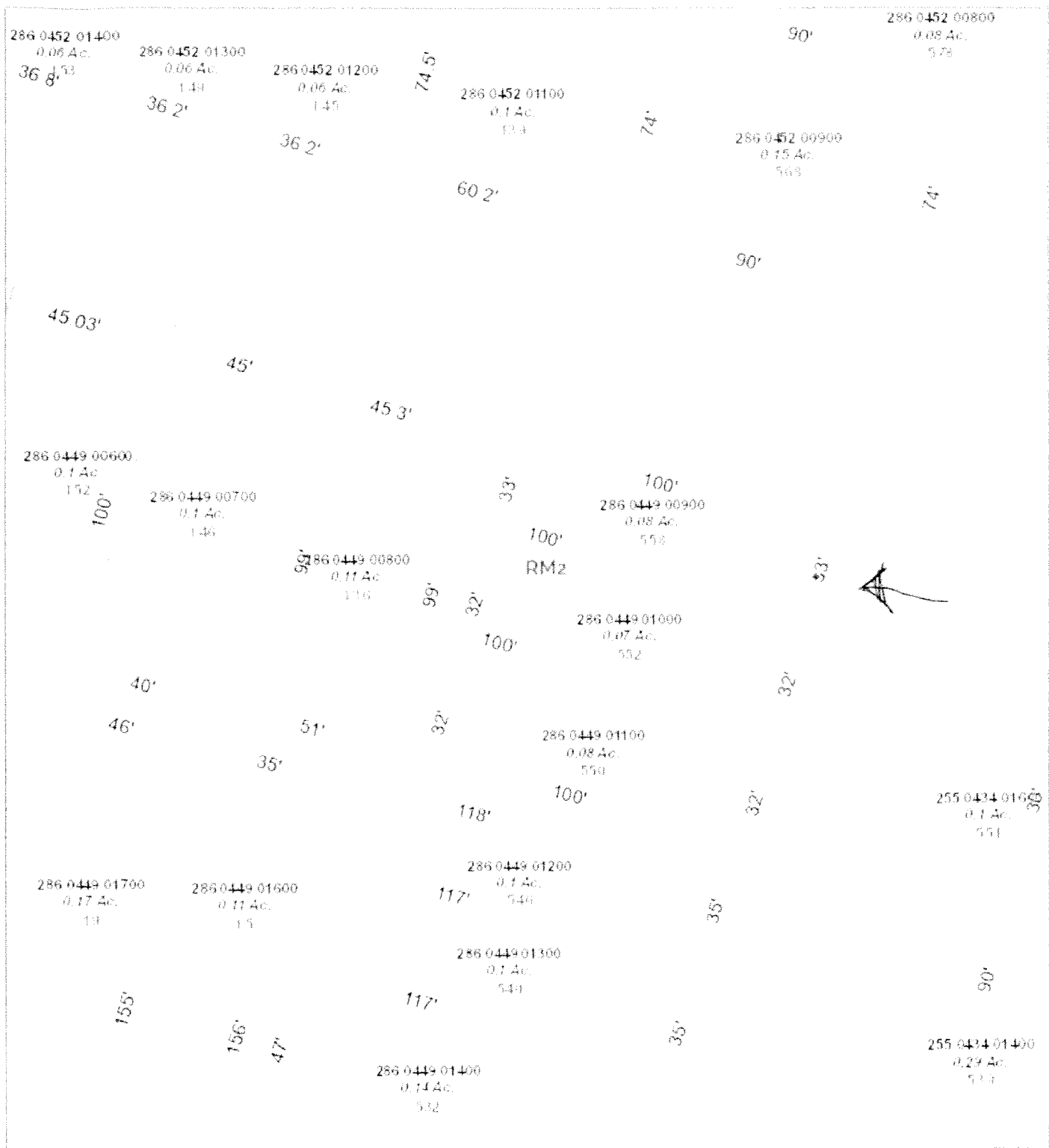
Please sign below if you are accepting the terms of the Intent to Sell and return to me. If you have any questions, please do not hesitate to contact Frank D'Amore, Deputy Director at fdamore@newhavenct.gov.

Sincerely,




DocuSigned by:

082C85B8B6C14CF
Arlevia Samuel
Interim Executive Director

ACCEPTED:
558 WINCHESTER AVE LLC

91DEBC88C5764F3
Yisroel Rabinowitz, Member
Owner/Seller

1/11/2021 | 3:35 PM EST



Legend

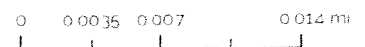
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

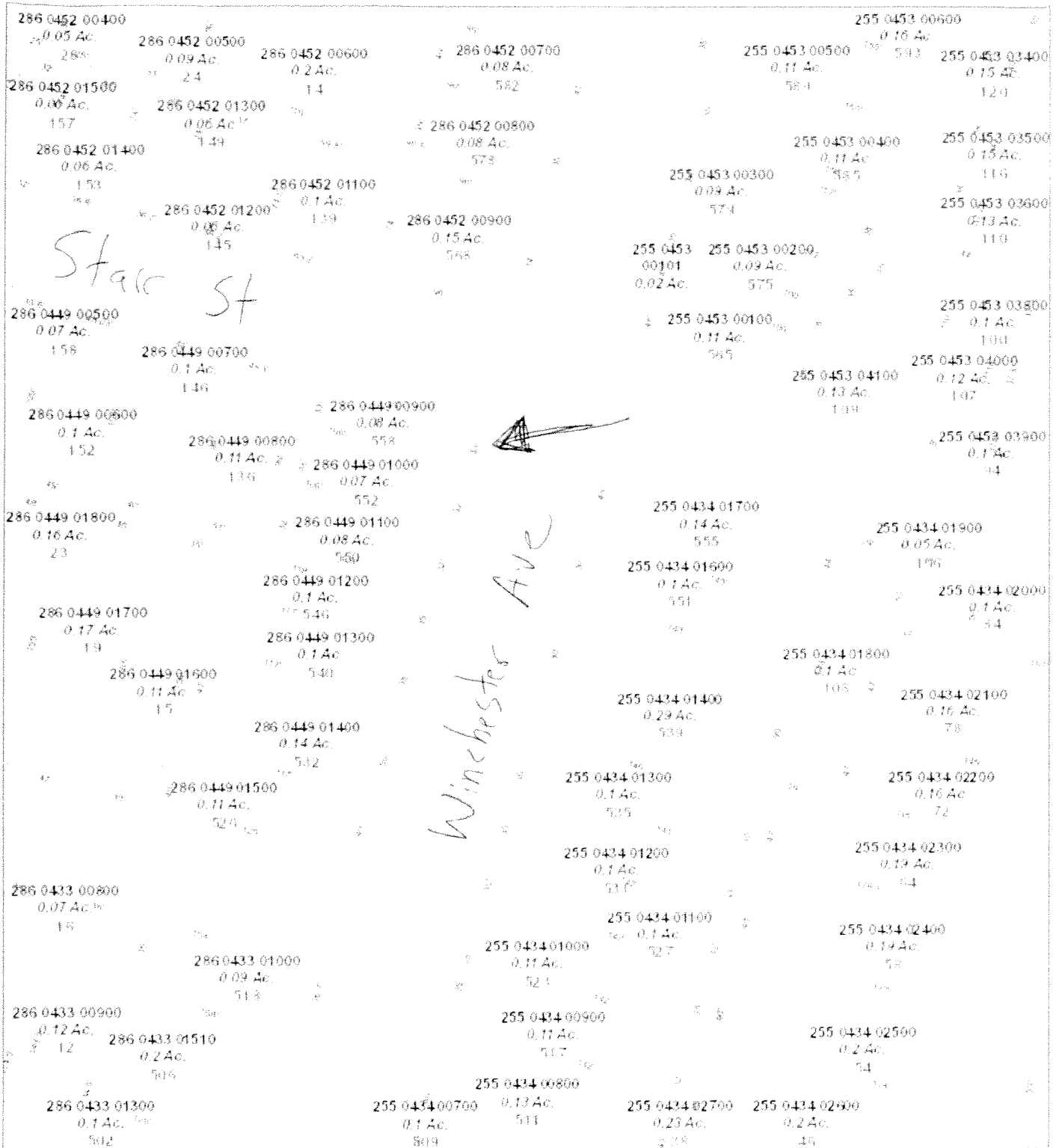
ZONING MAP PRINT

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Date: 1/11/2021





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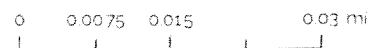
New Haven Parcels

MY MAP

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Date: 1/14/2021



UNIFORM RESIDENTIAL APPRAISAL REPORT

COST APPROACH table with columns for ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS, and various cost breakdowns like Dwelling, Garage/Carport, Depreciation, etc.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FHA, the estimated remaining economic life of the property): The cost estimates are obtained from the Marshall & Swift Residential Cost Handbook and/or from a survey of local builders. Living area calculations are based on the Assessor's Office Field Card. No functional obsolescence is assumed. External obsolescence is noted as stated on the prior page.

SALES COMPARISON ANALYSIS table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Rows include Address, Sales Price, Price/Gross Living Area, Date and/or Verification Source, VALUE ADJUSTMENTS, Date of Sale/Time, Location, Leasehold/Fee Simple, Site, View, Design and Appeal, Quality of Construction, Age, Condition, Above Grade, Room Count, Gross Living Area, Basement & Finished, Functional Utility, Heating/Cooling, Energy Efficient Items, Garage/Carport, Porch, Patio, Deck, Fireplace(s), etc., Fence, Pool, etc., Misc., Net Adj. (total), and Adjusted Sales Price of Comparable.

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): The quality of the market data is rated average. Equal weight is assigned to all three sales. Each sale required a time adjustment to reflect improving market conditions since they sold. Each sale is considered to be slightly inferior in location compared to the subject property. Sale #3 is located on a larger lot, while Sales #1 and #2 are located on smaller lots than the subject site. All three sales are considered to be superior in condition compared to the subject. Sale #2 is a larger home, while Sales #1 and #3 are smaller homes than the subject dwelling. The sales utilized in this report are the most recent sales of similar type properties in the market area, and are the best indicators to value for the subject.

Table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Rows include Date, Price and Data, Source, for prior sales, and Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 150,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made as is subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications. Conditions of Appraisal: This report and its associated value conclusion is subject to revision upon an interior and detailed on-site inspection of the property, and review of pertinent information about the subject with the owner(s) or any persons familiar with the subject property.

Final Reconciliation: Most weight is assigned to the Sales Comparison Approach as it best reflects market conditions. The Cost Approach is subject to error in the estimation of accrued depreciation. The Income Approach was not developed due to insufficient rental data of multi-family homes in the market area.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93)

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF January 12, 2021 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 150,000
APPRAISER: Signature: William Esposito, Jr. SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature: [] Did [] Did Not Name: [] Inspect Property Date Report Signed: 01/13/2021 Date Report Signed: State Certification #: RCG-187 (Certified General Appraiser) State: CT State Certification #: State: Or State License #: State:

Supplemental Addendum

File No 558 Winchester Ave

Owner	558 Winchester Avenue LLC				
Property Address	558 Winchester Avenue				
City	New Haven	County	New Haven	State	CT Zip Code 06511
Client	City of New Haven				

Purpose and Function/Intended Use of the Report

The purpose of this report is to form an opinion of the current market value of the fee simple title to the subject property based upon an exterior inspection. This report is intended to be utilized only by the City of New Haven in conjunction with the possible purchase of the subject property. Any unauthorized use of this report without written consent of this appraiser and the above mentioned client is strictly prohibited. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

Estimated Exposure Time

The estimated exposure time for the subject property is four months assuming marketing of the subject by an experienced realtor with the local Multiple Listing Service. The subject has not sold in the past three years. The subject is not currently listed for sale with the local MLS.

Exterior Inspection, Sources of Information

Only an exterior and limited on-site inspection of the subject property was performed, as requested. The information in this report was gathered from, but not limited to, the exterior and limited on-site inspection, my office files, available City Hall records and Multiple Listing Service data (including the 2008-7, 2006 and 2005 MLS listings on the subject)

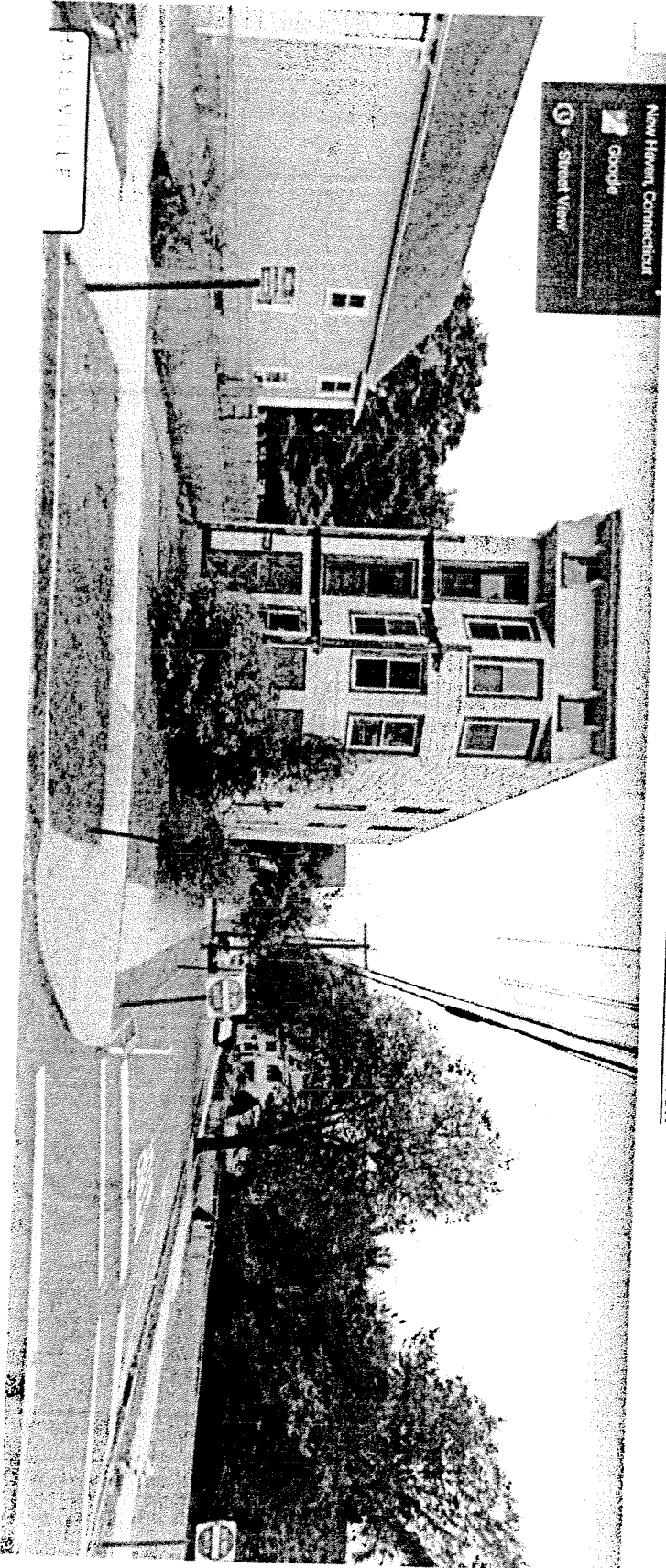
Opinion of Value, Value Allocation, Conditions of the Appraisal

It is my opinion that the market value of the fee simple title to the subject property as of January 12, 2021 is \$150,000 (ONE HUNDRED FIFTY THOUSAND DOLLARS), allocating the value as follows:

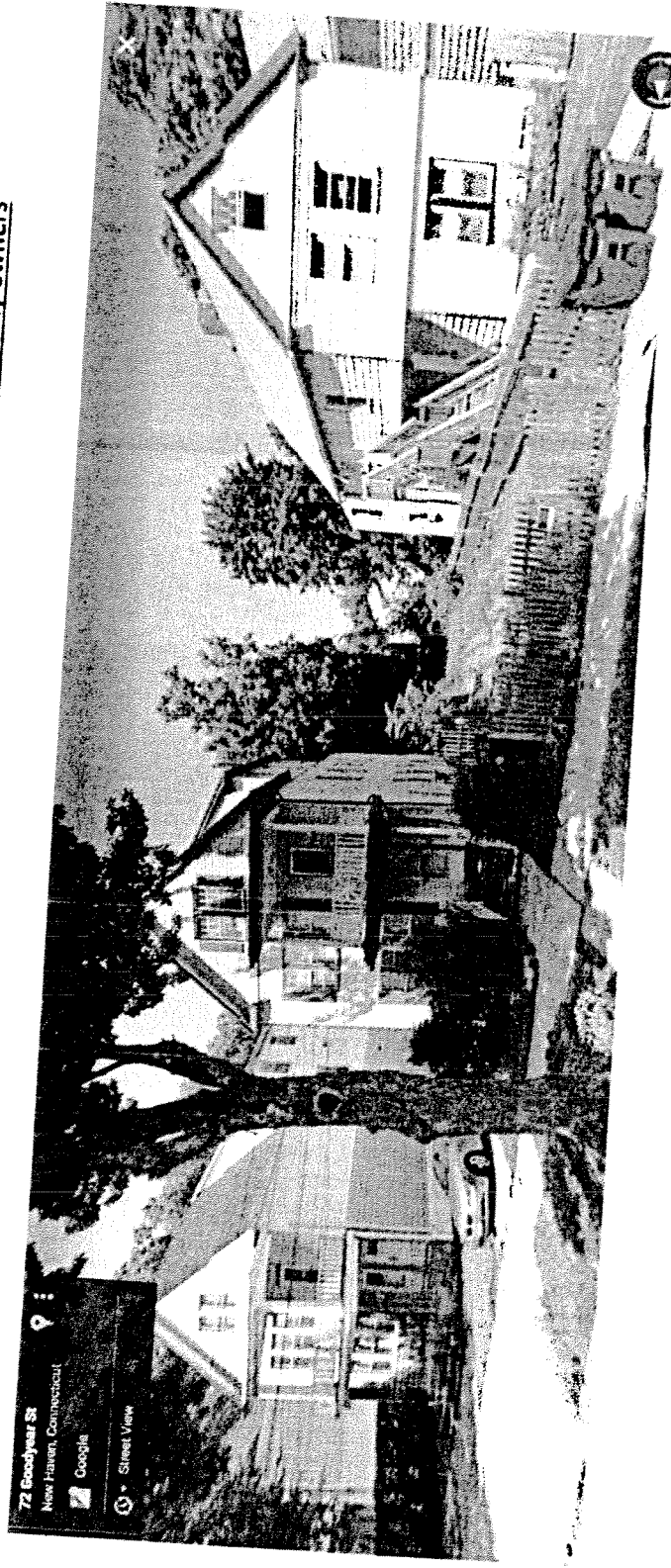
Site:	\$ 35,000.
Improvements:	\$115,000
*Total Estimated Market Value:	\$150,000

*This report and its associated value conclusion is subject to revision upon this appraiser performing an interior and detailed on-site inspection of the subject, and review of pertinent information about the subject with the owner(s) or any persons familiar with the subject property

558 Winchester Avenue Proposed Acquisition by the City of New Haven



72 Goodyear Street Proposed sliver lot disposition to adjacent property owners





**CITY OF NEW HAVEN
BOARD OF ALDERS**

Evette Hamilton
Alder, Ward 24

Chair
Finance Committee

Vice Chair
Aldermanic Affairs Committee

Member
Legal Assistance Association
Black & Hispanic Caucus

327 Edgewood Avenue
New Haven, CT 06511-4150

Telephone: (203) 777-1075
E-mail: Ward24@newhavenct.gov

February 13, 2021

New Haven Board of Alders
165 Church Street
New Haven, Connecticut 06510

Reference:

- a. RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ESTABLISHMENT OF A BUILDING COMMITTEE FOR SOUND SCHOOL ROOF REPLACEMENT UNDER NON-PRIORITY GRANT CT DAS/OSCGR.
- b. RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR SOUND SCHOOL ROOF REPLACEMENT UNDER THE NON- PRIORITY SCHOOL CONSTRUCTION GRANT, CT DAS/OSCGR.
- c. RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING SUPERINTENDENT TO APPLY FOR THE NON-PRIORITY GRANT CT DAS/OSCGR AND THE APPROVAL OF LOCAL FUNDS.

Madam President:

The Finance Committee met on February 8, 2020 and heard these items. As the State of Connecticut requires the related application and legislative approvals to be submitted prior to March therefore, I submit this motion for the Board of Alders to discharge the committee from consideration of these items, so the full Board of Alders can vote on them tonight.

Sincerely,

Evette Hamilton

Hon. Evette Hamilton
Chair, Finance Committee

December 21, 2020

Tyisha Walker-Myers
President, Board of Aldermen
City of New Haven
165 Church St, 2nd Floor
New Haven, CT 06520

Re: Three Resolutions in Support of the Replacement of the Roof of the Foote Building at Sound School

Dear Ms. Walker-Meyers,

I respectfully submit the enclosed submission requesting the approval of the Board of Alders for three resolutions to replace the roof on the Foote building at Sound School. The roof has been in a deteriorated condition for some time, and has caused significant damage to the inside of the building. The Board of Education's facilities and finance teams have worked with the leadership of Sound School to pursue a roof replacement school construction grant through the State of Connecticut's Department of Administrative Services/Office of School Construction Grant Review (CT DAS/OSCGR). Of a total estimated project cost of \$538,335, we anticipate the State will provide a grant of approximately 78%, or \$419,901, leaving a net cost to the City of \$118,434 that will be funded through by the Board of Education's building maintenance capital account. The Board of Education approved the resolutions at their December 14, 2020 meeting.


The three resolutions are:

1. Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds (please note that the entire value of the project must be approved with local funds).
2. Resolution to Establish a Building Committee for the Sound School Roof Replacement.
3. Resolution for Preparation of Schematic Drawings and Outline Specifications for Sound School Roof Replacement.

I look forward to the Alders' prompt approval of the Resolutions .

Thank you again for your time and attention.

Very truly yours,



Mr. Phillip Penn
Chief Financial Officer

CHECK LIST FOR ALDERMANIC SUBMISSIONS

x	Cover Letter
x	Resolutions/ Orders/ Ordinances
x	Prior Notification Form
x	Fiscal Impact Statement - Should include comprehensive budget
x	Supporting Documentation (if applicable)
	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

x	Notice of Intent
x	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: December 23, 2020

Meeting Submitted For: _____

Regular or Suspension Agenda: Regular

Submitted By: Mr. Phillip Penn

Title of Legislation:

Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds.

Resolution to Establish Building Committee for Sound School Roof Replacement under Non-Priority Grant CT DAS/OSCGR

Resolution for Preparation of Schematic Drawings and Outline Specifications for Sound School Roof Replacement under the Non-Priority School Construction Grant, CT DAS/OSCGR.

Comments: _____

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 946-7670 with any questions.
jrodriguez@newhavenct.gov

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERMEN**

DATE: December 21, 2020

FROM: Phillip Penn, CFO, New Haven Public Schools

SUBMISSION ITEM:

Resolutions in support of an application to the State of Connecticut for a school construction grant to the replace the roof of the Foote building at Sound School.

I. List Cost: Describe in as much detail as possible: both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item Dept/Act/Obj. Code</u>
A. Personnel				
N/A				
B. Non-Personnel				
1. Initial start-up				
2. One-time	\$0	\$0	\$538,335	BOE – 3C202071
3. Annual				

- Please see the attached budget estimate and vendor quote for the project.
- The State is expected to reimburse 78% of the project’s costs, or \$419,901. This would leave a net cost to the BOE of \$118,434, to be paid from the building maintenance capital account.

II. List Revenues: Will this item result in any revenues for the City? Please list amount and type.

N/A

GRANT SUMMARY

Grant Title:	Non-Priority School Construction Grant – Sound School Roof Replacement
MUNIS #:	TBD
City Department:	Board of Education
City Contact Person & Phone:	Phillip Penn, BOE CFO. 475-220-1389
Funding Level:	Total estimated project cost \$538,335. Total estimated state grant \$419,901.
Funding Period:	Fiscal 2020-21. Estimated project completion August 2021.
Funding Source:	State of Connecticut/DAS and BOE Building Maintenance Capital Account
Funding Source Contact Person & Phone	Thomas Rheault, State of Connecticut DAS Office of School Construction Grant Review
Purpose of Program:	Replace the roof on the Foote building at Sound School.
Personnel (salary):	\$0
Personnel (Worker’s Comp):	\$0
Personnel (Med. Benefit):	\$0
Non-Personnel (total):	\$538,335
Non-Personnel (M & U):	\$0
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	Yes. Variations to budget need to be approved by DAS.
Reporting requirements: Fiscal	Progress payment requests and final project closeout (ED-049F)
Reporting requirements: Programmatic	Yes. Will use existing programmatic documents for Sound School.
Due date of first report:	TBD after start of construction.
Audit Requirements:	Yes, likely a desktop audit by DAS after the ED-049F is filed.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERMEN REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

PROGRAM NAME: School Construction Grant – Sound School Roof Replacement

(X) NEW () CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: Total estimated project cost \$538,335

FUNDING SOURCE: DAS Grant/BOE Building Maintenance Capital Account

PURPOSE OF PROGRAM: Replacement of the roof on the Foote building at Sound School

BRIEF SUMMARY OF CITY’S PROPOSAL: Application for a roof replacement school construction grant through the DAS/OSCGR Non-Priority program.

MATCH REQUIREMENT FROM GENERAL FUND (if any): Zero from the general fund. An estimated to be 22% of the total project cost, or \$118,434, will come from the BOE’s building maintenance capital account.

ALLOWABLE INDIRECT COST: None

DEPARTMENT SUBMITTING APPLICATION: Board of Education

CONTACT PERSON: Phillip Penn, 475-220-1389

DATE: December 21, 2020

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: **December 21, 2020**

FROM: Department/Office BOE – Finance Dept.
Person Mr. Phillip Penn Telephone 475-220-1590

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSCGR and approval of Local Funds.

Resolution to Establish Building Committee for Sound School Roof Replacement under Non-Priority Grant CT DAS/OSCGR

Resolution for Preparation of Schematic Drawings and Outline Specifications for Sound School Roof Replacement under the Non-Priority School Construction Grant, CT DAS/OSCGR.

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 Alders.



NEW HAVEN PUBLIC SCHOOLS

RESOLUTION #1

Resolution Authorizing Superintendent to Apply for the Non-Priority Grant CT DAS/OSGR and approval of Local Funds

WHEREAS, the State of Connecticut through its Non-Priority School Construction Grant Program has created a grant program for school construction projects, including the replacement of roofs; and

WHEREAS, the purpose of the Grant is to reimburse municipalities for certain school construction expenses, including the replacement of roofs, under the jurisdiction of the municipalities; and

WHEREAS, eligible expenses include \$538,335 to replace roof at the Sound School; and

WHEREAS, priority school districts as well as wealth indicators will be factors in the Grant award as well as the percentage of reimbursement available to the successful district; and

WHEREAS, the New Haven Board of Education has already committed funds in its Capital Budget for \$538,335 that would be covered under this Grant; and

WHEREAS, successful application for this Grant will allow the Board of Education to maximize its efforts to address a serious roof leak problem that has existed for several years.

THEREFORE, BE IT RESOLVED THAT, the New Haven Board of Education hereby authorizes Dr. Iline Tracey, Superintendent New Haven Public School District, to submit an application for a grant to replace the roof of the Foote building at the Sound School through the Non-Priority School Construction Grant Program.



NEW HAVEN PUBLIC SCHOOLS

RESOLUTION #2

Resolution to Establish Building Committee for Sound School Roof Replacement under Non-Priority Grant CT DAS/OSGR:

WHEREAS, the State of Connecticut through its Non-Priority School Construction Grant Program has created a grant program for school construction projects, including the replacement of roofs; and

WHEREAS, the purpose of the Grant is to reimburse municipalities for certain school construction expenses, including the replacement of roofs, under the jurisdiction of the municipalities; and

WHEREAS, eligible expenses include \$538,335 to replace the roof of the Foote building at the Sound School; and

WHEREAS, priority school districts as well as wealth indicators will be factors in the Grant award as well as the percentage of reimbursement available to the successful district; and

WHEREAS, the New Haven Board of Education has already committed funds in its Capital Budget for \$538,335 that would be covered under this Grant; and

WHEREAS, successful application for this Grant will allow the Board of Education to maximize its efforts to address a serious roof leak problem that has existed for several years.

THEREFORE, BE IT RESOLVED THAT, the New Haven Board of Education establishes a building committee for oversight of the Sound School roof replacement under the Non-Priority School Construction Grant Program as required by the CT DAS/OSGR application.



NEW HAVEN PUBLIC SCHOOLS

RESOLUTION #3

Resolution for Preparation of Schematic Drawings and Outline Specifications for Sound School Roof Replacement under the Non-Priority School Construction Grant, CT DAS/OSCGR:

WHEREAS, the State of Connecticut through its Non-Priority School Construction Grant Program has created a grant program for school construction projects, including the replacement of roofs; and

WHEREAS, the purpose of the Grant is to reimburse municipalities for certain school construction expenses, including the replacement of roofs, under the jurisdiction of the municipalities; and

WHEREAS, eligible expenses include \$538,335 to replace the roof of the Foote building at the Sound School; and

WHEREAS, priority school districts as well as wealth indicators will be factors in the Grant award as well as the percentage of reimbursement available to the successful district; and

WHEREAS, the New Haven Board of Education has already committed funds in its Capital Budget for \$538,335 that would be covered under this Grant; and

WHEREAS, successful application for this Grant will allow the Board of Education to maximize its efforts to address a serious roof leak problem that has existed for several years.

THEREFORE, BE IT RESOLVED THAT, the New Haven Board of Education authorizes the preparation of schematic drawings and outline specifications for the Sound School roof replacement under the Non-Priority School Construction Grant Program as required by the CT DAS/OSCGR application.



November 2, 2020

Attn: John Barbarotta – Facilities
New Haven Board of Education
New Haven, CT

Re: Lower Roof Replacement Proposal Phase 1



John,

Eagle Rivet Roof Service proposes the following:

- Furnish all labor, materials, dumpsters, and safety equipment to perform the following.
- Prior to mobilization, submit for and furnish a building permit from The City of New Haven. Permit fees not included (assumed waved).
- Upon mobilization, crane load roof with all safety and materials required.
- Place dumpster(s) next to building for all debris.
- Completely demo concrete patio area and remove properly from site.
- Completely remove all roofing membrane leaving existing insulation. All materials will be removed properly from site.
- Carefully examine existing roof insulation for saturation or deterioration. If any is found it will be replaced at a rate of \$6.00/sq./ft.

For all your roofing needs.

15 Britton Drive, Bloomfield, CT 06002 860-953-1231 fax 860-953-0619

- Furnish and mechanically fasten **one** (1) layer of new 2.5" polyisocyanurate insulation to meet CT state code of R-30.
- Furnish and install new tapered polyisocyanurate insulation crickets and drain sumps for proper drainage.
- Over all insulation, furnish and install a new layer of ½" high density insulation.
- Insulation will be fastened to meet 90mph wind uplift.
- Furnish and install a new .060mil. fully adhered TPO roofing system complete with all flashings and terminations required.
- Coping edge metal termination will remain. New termination bar and metal counterflashing will be installed for new warranty.
- Furnish to owner a twenty-year (20) manufacturer's warranty on all labor and materials.
- Furnish to owner a two (2) year guarantee on all craftsmanship.
- Clean roof and grounds completely where work was completed.

Lump sum price to complete scope of work as described above:

\$293,100.00 Excludes taxes, prevailing wages included

Upper Roof Area(s) Restoration

- Upper roof areas are still under warranty. The following general maintenance and minor repairs are highly recommended to ensure warranty remains in effect. Replacement is not required at this time.
- Clean all roofs of debris.
- Probe and repair any failed seams.
- Probe and repair any failed penetration flashings.

Lump sum price to complete scope of work as described above:

\$6,600.00 Excludes taxes, prevailing wages included

Re-Roof Option on Upper Roof Areas



- Completely remove all roofing membrane leaving existing insulation. All materials will be removed properly from site.
- Carefully examine existing roof insulation for saturation or deterioration. If any is found it will be replaced at a rate of \$6.00/sq./ft.
- Furnish and mechanically fasten **one** (1) layer of new 2.5" polyisocyanurate insulation to meet CT state code of R-30.
- Furnish and install new tapered polyisocyanurate insulation crickets and drain sumps for proper drainage.
- Over all insulation, furnish and install a new layer of ½" high density insulation.
- Insulation will be fastened to meet 90mph wind uplift.
- Furnish and install a new .060mil. fully adhered TPO roofing system complete with all flashings and terminations required.
- Coping edge metal termination will remain. New termination bar and metal counterflashing will be installed for new warranty.
- Furnish to owner a twenty-year (20) manufacturer's warranty on all labor and materials.
- Furnish to owner a two (2) year guarantee on all craftsmanship.
- Clean roof and grounds completely where work was completed.

Lump sum price to complete scope of work as described above:

\$163,000.00 Excludes taxes, prevailing wages included

*For all your roofing needs.
15 Britton Drive, Bloomfield, CT 06002 860-953-1231 fax 860-953-0619*

If you would like Eagle Rivet Roof Service technicians to perform scope of work, please sign and date proposal for scheduling.

Thank you for the opportunity to present this proposal to you. We look forward to servicing all your roofing needs.

David Nietch

Service Manager / Warranty Claims
Eagle Rivet Roof Service Corporation
o: 860.953.1231
f: 860.953.0619

*For all your roofing needs.
15 Britton Drive, Bloomfield, CT 06002 860-953-1231 fax 860-953-0619*