

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

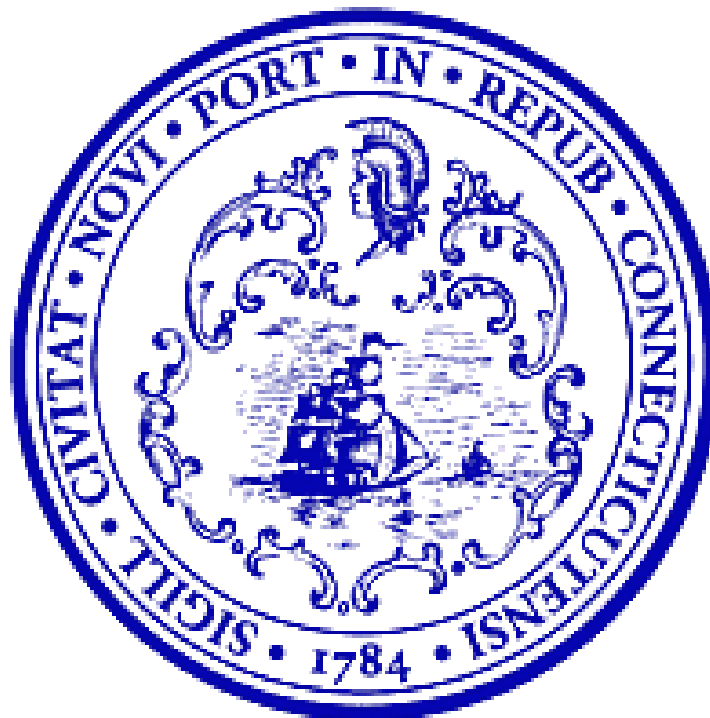
You are hereby required to meet in the Aldermanic Chambers of the City of New Haven on the date and time below.

**MONDAY 7<sup>TH</sup> DAY FEBRUARY 2022**

**At 7:00 PM**

Given under my hand this 4th Day of February 2022

  
(Hon Justin Elicker)



The Seal of The City of New Haven

**BOARD OF ALDERS  
REGULAR MEETING  
February 7, 2022  
AGENDA**

Attendance

Divine Guidance

Committee of Escort

Mayor's State of the City Address

Approval of the Journal of the January 18, 2022, Regular Meeting of the Board of Alders

**UNANIMOUS CONSENT**

1. From Tax Collector, Order De Tax Refunds (February 7,2022).
2. Order concerning real property taxes of Lavetta Burruss on motor vehicle tax accounts 81571 and 57227.
3. Order concerning real property taxes of Kathleen Fabrizi on motor vehicle tax accounts 84941.
4. Order concerning real property taxes of Kilbert Ruffin on motor vehicle tax accounts 720172 and 737008.
5. Order concerning real property taxes of Rosalinda Mabery on motor vehicle tax accounts 62458.
6. Order concerning real property taxes of Emma McFadden on motor vehicle tax accounts 83710 and 83234.
7. Order concerning real property taxes of Hilarcia Ogondo on motor vehicle tax accounts 660051.
8. Order concerning real property taxes of Javier Perez on motor vehicle tax accounts 625023.
9. Order concerning real property taxes of Valeria Roncoli on motor vehicle tax accounts 96179.

**COMMUNICATIONS**

10. From Alder Brackeen, Jr, submitting an Order of the Board of Alders requesting the use of American Rescue Plan Act (ARPA) funds to create a guaranteed basic income pilot program to provide \$250 a month for a period of 18 months to 4,000 low-income New Haven households (1 resident per household) who are at least 200% below the federal poverty line (\$53,000 for a household of four).
11. From the Mayor submitting a request to approve the reappointment of Mr. John Alston, to the position of Chief of the New Haven Fire Department.

**BOARD OF ALDERS**  
**REGULAR MEETING**  
**February 7, 2022**  
**AGENDA**

12. From the Mayor submitting a request to approve the reappointment of Ms. Cordalie Benoit to the Tax Assessment Board of Appeals.
13. From the Mayor submitting a request to approve the reappointment of Mr. Christopher Mordecai to the Tax Assessment Board of Appeals.
14. From the Economic Development Administrator submitting an Order of the Board of Alders of the City of New Haven approving a second amended and restated development agreement and land disposition agreement by and between the City Of New Haven and Beulah Land Development Corporation, Inc. for the Development of 316 Dixwell Avenue and 340 Dixwell Avenue and 783 Orchard Street including amended 30 year tax abatement; and accepting \$1 million in Urban Act Grant funds and \$50,000.00 in §106 Preservation funds.
15. From the City Budget Director, Health Director, Deputy Director of Health, Registrar of Vital Stats and the City Acting Controller submitting an ordinance amendment to appropriating ordinance # 1 authorizing the reclassification of the position of processing clerk (#830) to assistant registrar (or bilingual if needed) in the Health Department, Vital Statistics Office.
16. From the Purchasing Agent submitting, on behalf of the Office of Building Inspection, an Order of the Board of Alders of the City of New Haven approving an Emergency Procurement in the amount of \$37,820.000 for the shoring up of the properties by GL CAPASSO and \$237,700.00 for the ultimate demolition of the properties by NH Abatement & Demolition, LLC.
17. From the Director Parks & Public Works submitting an Order of the Board of Alders of the City of New Haven approving and authorizing the Department of Parks and Public Works to exceed the FY 2021-22 contract with Cesco in excess of one hundred thousand dollars (\$100,000)
18. From the Chief Operating Officer submitting an Order to approve an agreement between the New Haven Board of Education and SP Ella, LLC, to lease to house Adult and Continuing Education Center from October 1, 2021, to June 30, 2025.
19. From the Chief Operating Officer submitting an Order of The Board of Alders of the City of New Haven Authorizing the Execution of the Agreement with Honeywell Building Solutions for the period of July 1, 2021, to June 30, 2022.
20. From the Deputy Administrator of Local 884, AFSCME Council 4 submitting a request for a hearing before the New Haven Board of Alders to discuss the City of New Haven's lack of movement at the bargaining table regarding the contract.
21. From the executive director of city plan submitting the following New Haven City Plan Commission Advisory Reports: REPORT: 1599-03 78 OLIVE STREET MBLU: 225 0548

**BOARD OF ALDERS  
REGULAR MEETING  
February 7, 2022  
AGENDA**

01100 Owner/Applicant: 78 Olive Street Partners LLC; Agent: Christopher McKeon Zoning Map Amendment Petition to Amend the New Haven Zoning Map (Grid #12) To Change the Designation of 2.487+/- Acres of land located at 78 Olive Street from General Business (BA) to Central Business/Residence (BD-1) Zoning District Classification. ADVICE:Approval REPORT: 1598-10 ORDER OF THE BOARD OF ALDERS Approving and establishing a residential parking zone to include all of Stuyvesant Street between Stewart and Burr Streets, Girard Avenue also between Stewart & Burr Streets, all of Stewart Street, and Fort Hale Road. ADVICE: Approval REPORT: 1598-11 ORDER OF THE BOARD OF ALDERS Designating the corner of Newhall and Huntington Street as “Mother Mary E. Atkinson Joyner Corner” in perpetuity, to honor the life and legacy of Mother Mary E. Atkinson Joyner, a longtime community resident, well-respected church mother, and leader who has given back to church and families in our community on many levels. ADVICE: Approve with conditions.

22. From the Administrator of the New Haven Democracy Fund submitting the 2021 Annual Report for the New Haven Democracy Fund as approved by the board.
23. From Susman, Duffy, and Segaloff, P.C. submitting a petition to amend Planned Development District #103 446 Blake Street, Wintergreen at Westville.
24. From the New Haven Gay & Lesbian Community Center, DBA as New Haven Pride Center has submitted a petition to the Board of Alders for assistance concerning their property taxes account number 309128.
25. From Sisters in Diaspora Collective submitting a proposal for the use of ARP COVID-19 relief funds to reduce housing inequity in the city.

**FIRST READINGS**

**26. CITY SERVICES AND ENVIRONMENTAL POLICY. FAVORABLE.**

- a. Order of the New Haven Board of Alders approving and establishing a residential parking zone to include all of Stuyvesant Street between Stewart and Burr Streets, Girard Avenue also between Stewart & Burr Streets, all of Stewart Street, and Fort Hale Road.
- b. Order Of the New Haven Board of Alders to read and file the communication “from All Points Technology submitting a letter concerning T-Mobile’s planned modifications to an existing rooftop wireless communications facility at 84 Howe Street including the removal of two equipment cabinets and the installation of one natural gas fueled backup generator and one cabinet on a steel platform on the rooftop of the building.

**27. LEGISLATION. FAVORABLE.**

**BOARD OF ALDERS  
REGULAR MEETING  
February 7, 2022  
AGENDA**

- a. Ordinance Amendment to the section 12 ½ .43.2 subsection (c)(4) of the New Haven code ordinances adding as section (iv) specifying that building official is responsible for enforcing section 12 ½ .43.2 subsection (c)(4) of the ordinance and ensuring compliance with the same
- b. Ordinance Amendment to Article XIV of the code of general ordinances concerning residential rental business licenses and transparency of ownership.
- c. Order to read and file the communication to “New Haven affordable housing commission report and recommendations October 2021.”

**MISCELLANEOUS**

- 28. From the Executive Director of Livable City Initiative submitting a motion to amend **56 Hazel Street** Motion to Amend the expiration from August 3, 2021 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.
- 29. From the Executive Director of Livable City Initiative submitting a motion to amend **232-238 Columbus Avenue** to Amend the expiration of the Board of Alders Order from “October 7, 2020 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.
- 30. From the Executive Director of Livable City Initiative submitting a motion to amend **388 Blatchley Avenue** to Amend the expiration of the Board of Alders Order from “December 21, 2021 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.
- 31. From the Executive Director of Livable City Initiative submitting a motion to amend

**BOARD OF ALDERS  
REGULAR MEETING  
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**665 Washington Avenue to** Amend the expiration of the Board of Alders Order from “October 19, 2021 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.

FROM TAX COLLECTOR, ORDER DE TAX REFUNDS (FEBRUARY 7,2022)

ORDERED by the New Haven Board of Aldermen that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

NAME	ACCOUNT	AMOUNT
ALLY FINANCIAL	102853	\$172.77
DIVINCENZO JOSEPH	84046	\$54.73
FAIR TITLING TRUST	67118	\$270.13
FAIR TITLING TRUST	67109	\$146.38
FAIR TITLING TRUST	67111	\$254.64
FAIR TITLING TRUST	67131	\$254.64
FAIR TITLING TRUST	67122	\$364.07
FAIR TITLING TRUST	67132	\$528.32
FAIR TITLING TRUST	67135	\$103.20
FAIR TITLING TRUST	67129	\$248.36
FAIR TITLING TRUST	67126	\$271.45
FAIR TITLING TRUST	67123	\$363.34
HONDA LEASE TRUST	73764	\$353.14
KREUZER GUNDULA	78461	\$65.60
MALERI KAREN D.	81665	\$157.64
SANTARCANGELO ANTHONY	2403	\$519.71
STRASSGUETL LAURA	99156	\$398.26
TERRONE NATALE	100130	\$120.89
TERRONE NATALE	102772	\$40.82
TESTA ERNEST	101564	\$182.08

TOTAL: \$4,870.17





..Title

ORDER CONCERNING REAL PROPERTY TAXES OF LAVETTA BURRUSS ON MOTOR VEHICLE TAX ACCOUNTS 81571and 57227.

..Body

WHEREAS: Lavetta Burruss has old motor vehicle tax accounts; and

WHEREAS: Lavetta Burruss wants to pay these tax bills; and

WHEREAS: Lavetta Burruss is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 81571and 57227 be forgiven

BE IT FURTHER ORDERED that Lavetta Burruss 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 account 81571and 57227.

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

- A. APPLICATION DATE: 2/1/22
- B. APPLICANT NAME: Lavetta Burrows
- C. ADDRESS: 33 Liberty St. #B  
New Haven Ct 06519
- D. Phone Numbers: (203) 435-3255
- E. Email: Lavettaj35@yahoo.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes  
 Other \_\_\_\_\_

B. Tax Account Numbers:

81571

57227

C. Comments on what assistance you are seeking and why you need this assistance:

reduce interest

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Continue on back if needed)

**TAXPAYER'S COPY C**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

2013 HYUND SONATA G 01  
 AA64496 5NPEB4AC8DH559787

LIST NUMBER 2019-03-0057227	DIST	BANK	ON GRAND LIST OCTOBER 1, 2019		TOTAL DUE <b>\$313.30</b>	PAYMENT DUE JUL 01, 2020 <b>\$165.16</b>	PAYMENT DUE JAN 01, 2021 <b>\$148.14</b>
MILL RATE 43.8800	GROSS ASSESSMENT 5580	EXEMPTION	NET ASSESSMENT 5580		DELINQUENT AFTER AUG 03, 2020		DELINQUENT AFTER FEB 01, 2021

57227

**BACK TAXES ALSO DUE**

BURRUSS LAVETTA A  
 33 LIBERTY ST APT B  
 NEW HAVEN CT 06519-2345

TAX \$244.86  
 INTEREST \$62.44  
 LIEN/FEE \$6.00  
**TOTAL DUE \$313.30**



**MOTOR VEHICLE TAX BILL 2020**

**RETURN WITH 2ND PAYMENT B**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

2013 HYUND SONATA G 01  
 AA64496 5NPEB4AC8DH559787

LIST NUMBER 2019-03-0057227	DIST	BANK	ON GRAND LIST OCTOBER 1, 2019		TOTAL DUE <b>\$148.14</b>	PAYMENT DUE JAN 01, 2021 <b>\$148.14</b>
MILL RATE 43.8800	GROSS ASSESSMENT 5580	EXEMPTION	NET ASSESSMENT 5580		DELINQUENT AFTER FEB 01, 2021	

57227

**BACK TAXES ALSO DUE**

BURRUSS LAVETTA A  
 33 LIBERTY ST APT B  
 NEW HAVEN CT 06519-2345

TAX \$122.43  
 INTEREST \$25.71  
 LIEN/FEE \$0.00  
**TOTAL DUE \$148.14**



09320190300572271520000012243000002448664

**MOTOR VEHICLE TAX BILL 2020**

**RETURN WITH 1ST PAYMENT A**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

2013 HYUND SONATA G 01  
 AA64496 5NPEB4AC8DH559787

LIST NUMBER 2019-03-0057227	DIST	BANK	ON GRAND LIST OCTOBER 1, 2019		TOTAL DUE <b>\$165.16</b>	PAYMENT DUE JUL 01, 2020 <b>\$165.16</b>
MILL RATE 43.8800	GROSS ASSESSMENT 5580	EXEMPTION	NET ASSESSMENT 5580		DELINQUENT AFTER AUG 03, 2020	

57227

**BACK TAXES ALSO DUE**

BURRUSS LAVETTA A  
 33 LIBERTY ST APT B  
 NEW HAVEN CT 06519-2345

TAX \$122.43  
 INTEREST \$36.73  
 LIEN/FEE \$6.00  
**TOTAL DUE \$165.16**



09320190300572271510000012243000002448632

**TAXPAYER'S COPY C**

NEW VEHICLE CODE: B  
 2018 NISSA ROGUE SP 01  
 AV67462 JN1BJ1CRXJW286298  
 13,280 X 0.917 = 12,178

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

LIST NUMBER 2019-04-0081571	DIST	BANK	ON GRAND LIST OCTOBER 1, 2019		TOTAL DUE <b>JAN 01, 2021</b>
MILL RATE 43.8800	GROSS ASSESSMENT 12178	EXEMPTION	NET ASSESSMENT 12178	<b>\$652.59</b>	
<small>DELINQUENT AFTER FEB 01, 2021</small>					

81571

**BACK TAXES ALSO DUE**

BURRUSS LAVETTA A  
 33 LIBERTY ST APT B  
 NEW HAVEN CT 06519-2345

TAX \$534.37  
 INTEREST \$112.22  
 LIEN/FEE \$6.00  
**TOTAL DUE \$652.59**

printed Date : 02/01/2022 3:45:07 pm



\*2019040081571\*

**SUPP MOTOR VEHICLE TAX BILL 2020****RETURN WITH PAYMENT B**

NEW VEHICLE CODE: B  
 2018 NISSA ROGUE SP 01  
 AV67462 JN1BJ1CRXJW286298  
 13,280 X 0.917 = 12,178

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

LIST NUMBER 2019-04-0081571	DIST	BANK	ON GRAND LIST OCTOBER 1, 2019		TOTAL DUE <b>JAN 01, 2021</b>
MILL RATE 43.8800	GROSS ASSESSMENT 12178	EXEMPTION	NET ASSESSMENT 12178	<b>\$652.59</b>	
<small>DELINQUENT AFTER FEB 01, 2021</small>					

81571

**BACK TAXES ALSO DUE**

BURRUSS LAVETTA A  
 33 LIBERTY ST APT B  
 NEW HAVEN CT 06519-2345

TAX \$534.37  
 INTEREST \$112.22  
 LIEN/FEE \$6.00  
**TOTAL DUE \$652.59**

printed Date : 02/01/2022 3:45:08 pm



\*2019040081571\*

093201904008157111200000000000005343746

**SUPP MOTOR VEHICLE TAX BILL 2020****OFFICE COPY A**

NEW VEHICLE CODE: B  
 2018 NISSA ROGUE SP 01  
 AV67462 JN1BJ1CRXJW286298  
 13,280 X 0.917 = 12,178

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

LIST NUMBER 2019-04-0081571	DIST	BANK	ON GRAND LIST OCTOBER 1, 2019		TOTAL DUE <b>JAN 01, 2021</b>
MILL RATE 43.8800	GROSS ASSESSMENT 12178	EXEMPTION	NET ASSESSMENT 12178	<b>\$652.59</b>	
<small>DELINQUENT AFTER FEB 01, 2021</small>					

81571

**BACK TAXES ALSO DUE**

BURRUSS LAVETTA A  
 33 LIBERTY ST APT B  
 NEW HAVEN CT 06519-2345

TAX \$534.37  
 INTEREST \$112.22  
 LIEN/FEE \$6.00  
**TOTAL DUE \$652.59**

printed Date : 02/01/2022 3:45:08 pm



\*2019040081571\*

0932019040081571110000053437000005343714

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF KATHLEEN FABRIZI ON MOTOR VEHICLE TAX ACCOUNTS 84941.

..Body

WHEREAS: Kathleen Fabrizi has old motor vehicle tax accounts; and

WHEREAS: Kathleen Fabrizi wants to pay these tax bills; and

WHEREAS: Kathleen Fabrizi is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 84941 be forgiven

BE IT FURTHER ORDERED that Kathleen Fabrizi 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 account 84941.

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 2-1-2022

B. APPLICANT NAME: Kathleen M. Fabrizi

C. ADDRESS: 40 Francis Apt 1  
Ansonia, Ct. 06401

D. Phone Numbers: 203-610-2840

E. Email: kathyfabrizi68@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

Car Taxes

Other \_\_\_\_\_

B. Tax Account Numbers:

84941

C. Comments on what assistance you are seeking and why you need this assistance:

did not know of tax bill. This 09 CRV  
was totaled 3 years ago.  
Please remove interest.

(Continue on back if needed)

**SUPP MOTOR VEHICLE TAX BILL 2018**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

**TAXPAYER'S COPY C**  
 NEW VEHICLE CODE: H  
 2009 HONDA CR-V EX- 01  
 AN65798 5J6RE48769L027386  
 7,840 X 0.417 = 3,269

LIST NUMBER 2017-04-0084941	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE <b>JAN 01, 2019</b>
MILL RATE 42.9800	GROSS ASSESSMENT 3269	EXEMPTION	NET ASSESSMENT 3269		<b>\$226.59</b>
<small>DELINQUENT AFTER FEB 01, 2019</small>					

84941

FABRIZI KATHLEEN M  
 129 DIAMOND ST # 2ND  
 NEW HAVEN CT 06515-1331

TAX	\$140.50
INTEREST	\$80.09
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$226.59</b>



**SUPP MOTOR VEHICLE TAX BILL 2018**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

**RETURN WITH PAYMENT B**  
 NEW VEHICLE CODE: H  
 2009 HONDA CR-V EX- 01  
 AN65798 5J6RE48769L027386  
 7,840 X 0.417 = 3,269

LIST NUMBER 2017-04-0084941	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE <b>JAN 01, 2019</b>
MILL RATE 42.9800	GROSS ASSESSMENT 3269	EXEMPTION	NET ASSESSMENT 3269		<b>\$226.59</b>
<small>DELINQUENT AFTER FEB 01, 2019</small>					

84941

FABRIZI KATHLEEN M  
 129 DIAMOND ST # 2ND  
 NEW HAVEN CT 06515-1331

TAX	\$140.50
INTEREST	\$80.09
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$226.59</b>



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**SUPP MOTOR VEHICLE TAX BILL 2018**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

**OFFICE COPY A**  
 NEW VEHICLE CODE: H  
 2009 HONDA CR-V EX- 01  
 AN65798 5J6RE48769L027386  
 7,840 X 0.417 = 3,269

LIST NUMBER 2017-04-0084941	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE <b>JAN 01, 2019</b>
MILL RATE 42.9800	GROSS ASSESSMENT 3269	EXEMPTION	NET ASSESSMENT 3269		<b>\$226.59</b>
<small>DELINQUENT AFTER FEB 01, 2019</small>					

84941

FABRIZI KATHLEEN M  
 129 DIAMOND ST # 2ND  
 NEW HAVEN CT 06515-1331

TAX	\$140.50
INTEREST	\$80.09
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$226.59</b>



093201704008494108100001405000001405078

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF KILBERT RUFFIN ON MOTOR VEHICLE TAX ACCOUNTS 720172 AND 737008.

..Body

WHEREAS: Kilbert Ruffin has old motor vehicle tax accounts; and

WHEREAS: Kilbert Ruffin wants to pay these tax bills; and

WHEREAS: Kilbert Ruffin is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 720172 and 737008 be forgiven.

BE IT FURTHER ORDERED that Kilbert Ruffin 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 account 720172 and 737008.



CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

- A. APPLICATION DATE: 2-1-22
- B. APPLICANT NAME: KILBERT M RUFFIN
- C. ADDRESS: 23 ORCHARD ST  
ANSONIA 06401
- D. Phone Numbers: 203-715-9849
- E. Email: RUFKILBERT80@EMAIL.COM

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes  
 Other \_\_\_\_\_

B. Tax Account Numbers:

720172  
737008

C. Comments on what assistance you are seeking and why you need this assistance:

ASKING <sup>FOR</sup> INTEREST REDUCED

(Continue on back if needed)

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2001 CADI DEVILLE 01  
367WOK 1G6KD54Y21U133091

LIST NUMBER 2008-03-0737008	DIST	BANK	ON GRAND LIST OCTOBER 1, 2008		TOTAL DUE JUL 01, 2009
MILL RATE 42.2100	GROSS ASSESSMENT 5340		EXEMPTION	NET ASSESSMENT 5340	\$739.31
DELINQUENT AFTER AUG 01, 2009					

R 035470

RUFFIN KILBERT M  
150 FILLMORE ST  
NEW HAVEN CT 06513-3056

TAX \$225.40  
INTEREST \$513.91  
LIEN/FEE \$0.00  
TOTAL DUE \$739.31



MOTOR VEHICLE TAX BILL 2009

RETURN WITH PAYMENT B

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2001 CADI DEVILLE 01  
367WOK 1G6KD54Y21U133091

LIST NUMBER 2008-03-0737008	DIST	BANK	ON GRAND LIST OCTOBER 1, 2008		TOTAL DUE JUL 01, 2009
MILL RATE 42.2100	GROSS ASSESSMENT 5340		EXEMPTION	NET ASSESSMENT 5340	\$739.31
DELINQUENT AFTER AUG 01, 2009					

R 035470

RUFFIN KILBERT M  
150 FILLMORE ST  
NEW HAVEN CT 06513-3056

TAX \$225.40  
INTEREST \$513.91  
LIEN/FEE \$0.00  
TOTAL DUE \$739.31



093200803073700808200000000000002254014

MOTOR VEHICLE TAX BILL 2009

OFFICE COPY A

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2001 CADI DEVILLE 01  
367WOK 1G6KD54Y21U133091

LIST NUMBER 2008-03-0737008	DIST	BANK	ON GRAND LIST OCTOBER 1, 2008		TOTAL DUE JUL 01, 2009
MILL RATE 42.2100	GROSS ASSESSMENT 5340		EXEMPTION	NET ASSESSMENT 5340	\$739.31
DELINQUENT AFTER AUG 01, 2009					

R 035470

RUFFIN KILBERT M  
150 FILLMORE ST  
NEW HAVEN CT 06513-3056

TAX \$225.40  
INTEREST \$513.91  
LIEN/FEE \$0.00  
TOTAL DUE \$739.31



0932008030737008081000002254000002254050

MOTOR VEHICLE TAX BILL 2010

TAXPAYER'S COPY C

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2001 CADI DEVILLE 01  
367WOK 1G6KD54Y21U133091

LIST NUMBER 2009-03-0737008	DIST	BANK	ON GRAND LIST OCTOBER 1, 2009		TOTAL DUE JUL 01, 2010
MILL RATE 43.9000	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	4870	\$668.75
DELINQUENT AFTER AUG 01, 2010					

R 036160

RUFFIN KILBERT M  
150 FILLMORE ST  
NEW HAVEN CT 06513-3056

TAX \$213.79  
INTEREST \$448.96  
LIEN/FEE \$6.00  
TOTAL DUE \$668.75



MOTOR VEHICLE TAX BILL 2010

RETURN WITH PAYMENT B

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2001 CADI DEVILLE 01  
367WOK 1G6KD54Y21U133091

LIST NUMBER 2009-03-0737008	DIST	BANK	ON GRAND LIST OCTOBER 1, 2009		TOTAL DUE JUL 01, 2010
MILL RATE 43.9000	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	4870	\$668.75
DELINQUENT AFTER AUG 01, 2010					

R 036160

RUFFIN KILBERT M  
150 FILLMORE ST  
NEW HAVEN CT 06513-3056

TAX \$213.79  
INTEREST \$448.96  
LIEN/FEE \$6.00  
TOTAL DUE \$668.75



0932009030737008012000000000000002137982

MOTOR VEHICLE TAX BILL 2010

OFFICE COPY A

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2001 CADI DEVILLE 01  
367WOK 1G6KD54Y21U133091

LIST NUMBER 2009-03-0737008	DIST	BANK	ON GRAND LIST OCTOBER 1, 2009		TOTAL DUE JUL 01, 2010
MILL RATE 43.9000	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	4870	\$668.75
DELINQUENT AFTER AUG 01, 2010					

R 036160

RUFFIN KILBERT M  
150 FILLMORE ST  
NEW HAVEN CT 06513-3056

TAX \$213.79  
INTEREST \$448.96  
LIEN/FEE \$6.00  
TOTAL DUE \$668.75



09320090307370080110000021379000002137996

SUPP MOTOR VEHICLE TAX BILL 2008

TAXPAYER'S COPY C

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

NEW VEHICLE CODE: B  
 2001 CADI DEVILLE 01  
 367WOK 1G6KD54Y21U133091  
 7,200 X 0.917 = 6,600

LIST NUMBER 2007-04-0720172	DIST	BANK	ON GRAND LIST OCTOBER 1, 2007		TOTAL DUE JAN 01, 2009
MILL RATE 42.2100	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$944.85	
	6600		6600	DELINQUENT AFTER FEB 01, 2009	

R 011190

RUFFIN KILBERT M  
 150 FILLMORE ST  
 NEW HAVEN CT 06513-3056

*Don Hayden*  
*203-946-6045*  
*Abatement*

TAX \$278.59  
 INTEREST \$660.26  
 LIEN/FEE \$6.00  
 TOTAL DUE \$944.85



SUPP MOTOR VEHICLE TAX BILL 2008

RETURN WITH PAYMENT B

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

NEW VEHICLE CODE: B  
 2001 CADI DEVILLE 01  
 367WOK 1G6KD54Y21U133091  
 7,200 X 0.917 = 6,600

LIST NUMBER 2007-04-0720172	DIST	BANK	ON GRAND LIST OCTOBER 1, 2007		TOTAL DUE JAN 01, 2009
MILL RATE 42.2100	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$944.85	
	6600		6600	DELINQUENT AFTER FEB 01, 2009	

R 011190

RUFFIN KILBERT M  
 150 FILLMORE ST  
 NEW HAVEN CT 06513-3056

TAX \$278.59  
 INTEREST \$660.26  
 LIEN/FEE \$6.00  
 TOTAL DUE \$944.85



0932007040720172062000000000000002785932

SUPP MOTOR VEHICLE TAX BILL 2008

OFFICE COPY A

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

NEW VEHICLE CODE: B  
 2001 CADI DEVILLE 01  
 367WOK 1G6KD54Y21U133091  
 7,200 X 0.917 = 6,600

LIST NUMBER 2007-04-0720172	DIST	BANK	ON GRAND LIST OCTOBER 1, 2007		TOTAL DUE JAN 01, 2009
MILL RATE 42.2100	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$944.85	
	6600		6600	DELINQUENT AFTER FEB 01, 2009	

R 011190

RUFFIN KILBERT M  
 150 FILLMORE ST  
 NEW HAVEN CT 06513-3056

TAX \$278.59  
 INTEREST \$660.26  
 LIEN/FEE \$6.00  
 TOTAL DUE \$944.85



09320070407201720610000027859000002785950

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

- A. APPLICATION DATE: 2/1/22
- B. APPLICANT NAME: Rosalinda Mabery
- C. ADDRESS: 323 Edgewood Ave  
New Haven, CT 06511
- D. Phone Numbers: 203-850-8727
- E. Email: maberyrosalinda@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes  
 Other \_\_\_\_\_

B. Tax Account Numbers:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Comments on what assistance you are seeking and why you need this assistance:

Requesting the car interest reduced.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue on back if needed)



056019200000000000001215442000600202E6D

11590 LCN AVH MEN  
323 EDGEWOOD E3E  
MABERY ROSALINDA

BACK TAXES ALSO DUE

<b>TOTAL TAX DUE</b>		<b>\$2191.00</b>	<b>DELIQUENT AFTER FEB 1, 2022</b>
<b>January 1, 2022</b>			
TOTAL TAX DUE	5,650	0565	
NET ASSESSMENT		5747000	SM 0202
ASSESSMENT CREDIT		008800	NUMBER LIST
GROSS ASSESSMENT EXEMPTION		3.8800	MILL RATE
			PAYMENT TYPE
			<b>A110</b>

Current Year Grand List OCTOBER 1, 2020

**SUPPLEMENTAL MOTOR VEHICLE TAX BILL**

City of New Haven  
Collector of Taxes  
P.O. Box 9627  
New Haven, CT 06510

**TAXPAYER'S COPY**

The 2021/2022 City of New Haven budget estimates that without State Aid in the amount of \$212,561,891 and anticipated State/non-profit assistance of \$53,000,000 the mill rate would be 88.14.

**MOTOR VEHICLE TAX BILL 2021**

**TAXPAYER'S COPY C**

2013 DODGE JOURNEY 01  
AW84910 3C4PDDBG0DT519241

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL DUE	PAYMENT DUE	PAYMENT DUE
2020-03-0062458			OCTOBER 1, 2020	<b>\$304.62</b>	JUL 01, 2021	JAN 01, 2022
MILL RATE		GROSS ASSESSMENT	EXEMPTION NET ASSESSMENT		DELINQUENT AFTER AUG 02, 2021	DELINQUENT AFTER FEB 01, 2022
43.8800		6420	6420		<b>\$163.76</b>	<b>\$140.86</b>

62458

MABERY ROSALINDA T  
323 EDGEWOOD AVE  
NEW HAVEN CT 06511-4165

TAX \$281.72  
INTEREST \$16.90  
LIEN/FEE \$6.00  
TOTAL DUE **\$304.62**

Printed Date : 02/01/2022 2:27:10 pm



\*2020030062458\*

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF ROSALINDA MABERY ON MOTOR VEHICLE TAX ACCOUNTS 62458.

..Body

WHEREAS: Rosalinda Mabery has old motor vehicle tax accounts; and

WHEREAS: Rosalinda Mabery wants to pay these tax bills; and

WHEREAS: Rosalinda Mabery is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 62458 be forgiven.

BE IT FURTHER ORDERED that Rosalinda Mabery 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 account 62458.

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 2/1/22

B. APPLICANT NAME: Rosalinda Mabery

C. ADDRESS: 323 Edgewood Ave  
New Haven, CT 06511

D. Phone Numbers: 203-850-8727

E. Email: maberyrosalinda@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes  
 Other \_\_\_\_\_

B. Tax Account Numbers:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Comments on what assistance you are seeking and why you need this assistance:

Requesting the car interest reduced.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue on back if needed)



City of New Haven

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11990 LC NEAVH WEN  
 323 EDGEWOOD AVE  
 T PNDIASOR RYBERWAM

BACK TAXES ALSO DUE

<b>TOTAL TAX DUE</b>	<b>January 1, 2022</b>	<b>DELINQUENT AFTER FEB 1, 2022</b>
	<b>\$2191.00</b>	
<b>GROSS ASSESSMENT</b>	<b>5,950</b>	<b>NET ASSESSMENT</b>
<b>EXEMPTION CREDIT</b>		<b>5474.000 SW 0202</b>
<b>MILL RATE</b>	<b>008800</b>	<b>NUMBER LIST</b>
<b>PAY TAX</b>	<b>ALTC</b>	<b>TYPE TAX</b>

Current Year Grand List OCTOBER 1, 2020

**TAXPAYER'S COPY**

The 2021/2022 City of New Haven budget estimates that without State Aid in the amount of \$212,561,89; and anticipated State/non-profit assistance of \$53,000,000 the mill rate would be 88.14.

City of New Haven  
 Collector of Taxes  
 P.O. Box 9627  
 New Haven, CT 06510

**SUPPLEMENTAL MOTOR VEHICLE TAX BILL**

**MOTOR VEHICLE TAX BILL 2021**      **TAXPAYER'S COPY C**

Make check payable to:  
**CITY OF NEW HAVEN - TAX COLLECTOR**  
**165 CHURCH ST**  
**NEW HAVEN CT 06510**  
**(203) 946-8054**

2013 DODGE JOURNEY 01  
 AW84910 3C4PDDBGDDT519241

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL DUE	PAYMENT DUE	PAYMENT DUE
2020-03-0062458			OCTOBER 1, 2020	<b>\$304.62</b>	JUL 01, 2021 <b>\$163.76</b>	JAN 01, 2022 <b>\$140.86</b>
MILL RATE		GROSS ASSESSMENT	EXEMPTION NET ASSESSMENT		DELINQUENT AFTER AUG 02, 2021	DELINQUENT AFTER FEB 01, 2022
43.8800		6420	6420			

MABERY ROSALINDA T  
 323 EDGEWOOD AVE  
 NEW HAVEN CT 06511-4165

TAX \$281.72  
 INTEREST \$16.90  
 LIEN/FEE \$6.00  
**TOTAL DUE \$304.62**



..Title

ORDER CONCERNING REAL PROPERTY TAXES OF EMMA MCFADDEN ON MOTOR VEHICLE TAX ACCOUNTS 83710 AND 83234.

..Body

WHEREAS: Emma McFadden has old motor vehicle tax accounts; and

WHEREAS: Emma McFadden wants to pay these tax bills; and

WHEREAS: Emma McFadden 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 83710 and 83234 be forgiven

BE IT FURTHER ORDERED that Emma McFadden 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 83710 and 83234

Feb 8.

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 1/24/22

B. APPLICANT NAME: Emma McFadden

C. ADDRESS: 125 Oakley St  
New Haven, CT 06513

D. Phone Numbers: 203-800-1983

E. Email: Emma McFadden46@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes
- Other \_\_\_\_\_

B. Tax Account Numbers:

83710 - 83234

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2018

TAXPAYER'S COPY C

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

2014 FORD ESCAPE S 01  
 AF54418 1FMCU0GX5EUC86203

LIST NUMBER 2017-03-0083710	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE <b>\$697.81</b>	PAYMENT DUE JUL 01, 2018 <b>\$361.63</b>	PAYMENT DUE JAN 01, 2019 <b>\$336.18</b>
MILL RATE 42.9800	GROSS ASSESSMENT 10060		EXEMPTION	NET ASSESSMENT 10060		DELINQUENT AFTER AUG 01, 2018	DELINQUENT AFTER FEB 01, 2019

83710

BACK TAXES ALSO DUE

MCFADDEN EMMA L  
 125 OAKLEY ST  
 NEW HAVEN CT 06513-4629

TAX \$432.38  
 INTEREST \$259.43  
 LIEN/FEE \$6.00  
**TOTAL DUE \$697.81**

printed Date : 01/24/2022 4:18:09 pm  
  
 \*2017030083710\*

MOTOR VEHICLE TAX BILL 2018

RETURN WITH 2ND PAYMENT B

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

2014 FORD ESCAPE S 01  
 AF54418 1FMCU0GX5EUC86203

LIST NUMBER 2017-03-0083710	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE <b>\$336.18</b>		PAYMENT DUE JAN 01, 2019 <b>\$336.18</b>
MILL RATE 42.9800	GROSS ASSESSMENT 10060		EXEMPTION	NET ASSESSMENT 10060			DELINQUENT AFTER FEB 01, 2019

83710

BACK TAXES ALSO DUE

MCFADDEN EMMA L  
 125 OAKLEY ST  
 NEW HAVEN CT 06513-4629

TAX \$216.19  
 INTEREST \$119.99  
 LIEN/FEE \$0.00  
**TOTAL DUE \$336.18**

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 \*2017030083710\*

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MOTOR VEHICLE TAX BILL 2018

RETURN WITH 1ST PAYMENT A

Make check payable to:  
 CITY OF NEW HAVEN - TAX COLLECTOR  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 (203) 946-8054

2014 FORD ESCAPE S 01  
 AF54418 1FMCU0GX5EUC86203

LIST NUMBER 2017-03-0083710	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE <b>\$361.63</b>	PAYMENT DUE JUL 01, 2018 <b>\$361.63</b>	
MILL RATE 42.9800	GROSS ASSESSMENT 10060		EXEMPTION	NET ASSESSMENT 10060		DELINQUENT AFTER AUG 01, 2018	

83710

BACK TAXES ALSO DUE

MCFADDEN EMMA L  
 125 OAKLEY ST  
 NEW HAVEN CT 06513-4629

TAX \$216.19  
 INTEREST \$139.44  
 LIEN/FEE \$6.00  
**TOTAL DUE \$361.63**

printed Date : 01/24/2022 4:18:09 pm  
  
 \*2017030083710\*

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MOTOR VEHICLE TAX BILL 2017

TAXPAYER'S COPY C

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2014 FORD ESCAPE S 01  
AF54418 1FMCU0GX5EUC86203

LIST NUMBER 2016-03-0083234	DIST	BANK	ON GRAND LIST OCTOBER 1, 2016		TOTAL DUE \$368.41	PAYMENT DUE	PAYMENT DUE JAN 01, 2018 \$368.41
MILL RATE 34.5000	GROSS ASSESSMENT 11290		EXEMPTION	NET ASSESSMENT 11290	DELINQUENT AFTER FEB 01, 2018		

83234

MCFADDEN EMMA L  
125 OAKLEY ST  
NEW HAVEN CT 06513-4629

\$ 1,066.22

TAX	\$208.88
INTEREST	\$153.53
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$368.41</b>



MOTOR VEHICLE TAX BILL 2017

RETURN WITH 2ND PAYMENT B

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2014 FORD ESCAPE S 01  
AF54418 1FMCU0GX5EUC86203

LIST NUMBER 2016-03-0083234	DIST	BANK	ON GRAND LIST OCTOBER 1, 2016		TOTAL DUE \$368.41	PAYMENT DUE	PAYMENT DUE JAN 01, 2018 \$368.41
MILL RATE 34.5000	GROSS ASSESSMENT 11290		EXEMPTION	NET ASSESSMENT 11290	DELINQUENT AFTER FEB 01, 2018		

83234

MCFADDEN EMMA L  
125 OAKLEY ST  
NEW HAVEN CT 06513-4629

TAX	\$208.88
INTEREST	\$153.53
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$368.41</b>



09320160300832340420000020888000002088800

MOTOR VEHICLE TAX BILL 2017

RETURN WITH 1ST PAYMENT A

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2014 FORD ESCAPE S 01  
AF54418 1FMCU0GX5EUC86203

LIST NUMBER 2016-03-0083234	DIST	BANK	ON GRAND LIST OCTOBER 1, 2016		TOTAL DUE \$0.00	PAYMENT DUE	
MILL RATE 34.5000	GROSS ASSESSMENT 11290		EXEMPTION	NET ASSESSMENT 11290			

83234

MCFADDEN EMMA L  
125 OAKLEY ST  
NEW HAVEN CT 06513-4629

TAX	\$0.00
INTEREST	\$0.00
LIEN/FEE	\$0.00
<b>TOTAL DUE</b>	<b>\$0.00</b>



09320160300832340410000000000000002088896

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF HILARCIA OGONDO ON MOTOR VEHICLE TAX ACCOUNTS 660051.

..Body

WHEREAS: Hilarcia Ogondo has old motor vehicle tax accounts; and

WHEREAS: Hilarcia Ogondo wants to pay these tax bills; and

WHEREAS: Hilarcia Ogondo is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 660051 be forgiven.

BE IT FURTHER ORDERED that Hilarcia Ogondo 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 account 660051.

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

- A. APPLICATION DATE: 2-1-2022
- B. APPLICANT NAME: Hilaria Ogando
- C. ADDRESS: 901 Ella T. Grasso Blvd Apt 33  
New Haven, ct-06519
- D. Phone Numbers: 203-645-8725
- E. Email: hilariaogando@gmail.com

II. APPLICATION SUMMARY

- A. Requested Assistance:
  - Car Taxes
  - Other \_\_\_\_\_

B. Tax Account Numbers:  
660051

C. Comments on what assistance you are seeking and why you need this assistance:  
Reduce Interest

MOTOR VEHICLE TAX BILL 2007

TAXPAYER'S COPY C

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

1997 FORD F150 03

29CD04 1FTDF1720VNB09839

LIST NUMBER 2006-03-0660051	DIST	BANK	ON GRAND LIST OCTOBER 1, 2006		TOTAL DUE JUL 01, 2007
MILL RATE 42.2100	GROSS ASSESSMENT 4170		EXEMPTION	NET ASSESSMENT 4170	\$644.07
<small>DELINQUENT AFTER AUG 01, 2007</small>					

3 016470

GOLZALEZ RODOLFO  
899 ELLA GRASSO  
NEW HAVEN CT 06519-5515

TAX	\$176.02
INTEREST	\$462.05
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$644.07</b>



MOTOR VEHICLE TAX BILL 2007

RETURN WITH PAYMENT B

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

1997 FORD F150 03

29CD04 1FTDF1720VNB09839

LIST NUMBER 2006-03-0660051	DIST	BANK	ON GRAND LIST OCTOBER 1, 2006		TOTAL DUE JUL 01, 2007
MILL RATE 42.2100	GROSS ASSESSMENT 4170		EXEMPTION	NET ASSESSMENT 4170	\$644.07
<small>DELINQUENT AFTER AUG 01, 2007</small>					

3 016470

GOLZALEZ RODOLFO  
899 ELLA GRASSO  
NEW HAVEN CT 06519-5515

TAX	\$176.02
INTEREST	\$462.05
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$644.07</b>



0932006030660051052000000000000000001760228

MOTOR VEHICLE TAX BILL 2007

OFFICE COPY A

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

1997 FORD F150 03

29CD04 1FTDF1720VNB09839

LIST NUMBER 2006-03-0660051	DIST	BANK	ON GRAND LIST OCTOBER 1, 2006		TOTAL DUE JUL 01, 2007
MILL RATE 42.2100	GROSS ASSESSMENT 4170		EXEMPTION	NET ASSESSMENT 4170	\$644.07
<small>DELINQUENT AFTER AUG 01, 2007</small>					

G 016470

GOLZALEZ RODOLFO  
899 ELLA GRASSO  
NEW HAVEN CT 06519-5515

TAX	\$176.02
INTEREST	\$462.05
LIEN/FEE	\$6.00
<b>TOTAL DUE</b>	<b>\$644.07</b>



09320060306600510510000017602000001760296



..Title

ORDER CONCERNING REAL PROPERTY TAXES OF JAVIER PEREZ ON MOTOR VEHICLE TAX ACCOUNTS 625023.

..Body

WHEREAS: Javier Perez has old motor vehicle tax accounts; and

WHEREAS: Javier Perez wants to pay these tax bills; and

WHEREAS: Javier Perez is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 625023 be forgiven.

BE IT FURTHER ORDERED that Javier Perez 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 account 625023.

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

- A. APPLICATION DATE: Javier Pérez January 31, 2022
- B. APPLICANT NAME: Javier Pérez
- C. ADDRESS: 288 James St  
New Haven, CT 06513
- D. Phone Numbers: 203-393-6219
- E. Email: Cynthia.perez18@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes  
 Other \_\_\_\_\_

B. Tax Account Numbers:

625023

\_\_\_\_\_

\_\_\_\_\_

C. Comments on what assistance you are seeking and why you need this assistance:

Waive interest \$455.14

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2008

TAXPAYER'S COPY C

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2000 FORD EXPLORER 01  
892SCM 1FMDU72X0YZA42468

LIST NUMBER 2007-03-0625023	DIST	BANK	ON GRAND LIST OCTOBER 1, 2007		TOTAL DUE JUL 01, 2008 <b>\$647.29</b>
MILL RATE 42.2100	GROSS ASSESSMENT 4410	EXEMPTION	NET ASSESSMENT 4410		DELINQUENT AFTER AUG 01, 2008

P 011450

PEREZ JAVIER  
288 JAMES ST  
NEW HAVEN CT 06513-3527

TAX \$186.15  
INTEREST \$455.14  
LIEN/FEE \$6.00  
TOTAL DUE \$647.29



MOTOR VEHICLE TAX BILL 2008

RETURN WITH PAYMENT B

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2000 FORD EXPLORER 01  
892SCM 1FMDU72X0YZA42468

LIST NUMBER 2007-03-0625023	DIST	BANK	ON GRAND LIST OCTOBER 1, 2007		TOTAL DUE JUL 01, 2008 <b>\$647.29</b>
MILL RATE 42.2100	GROSS ASSESSMENT 4410	EXEMPTION	NET ASSESSMENT 4410		DELINQUENT AFTER AUG 01, 2008

P 011450

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NEW HAVEN CT 06513-3527

TAX \$186.15  
INTEREST \$455.14  
LIEN/FEE \$6.00  
TOTAL DUE \$647.29



093200703062502306200000000000000001861550

MOTOR VEHICLE TAX BILL 2008

OFFICE COPY A

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

2000 FORD EXPLORER 01  
892SCM 1FMDU72X0YZA42468

LIST NUMBER 2007-03-0625023	DIST	BANK	ON GRAND LIST OCTOBER 1, 2007		TOTAL DUE JUL 01, 2008 <b>\$647.29</b>
MILL RATE 42.2100	GROSS ASSESSMENT 4410	EXEMPTION	NET ASSESSMENT 4410		DELINQUENT AFTER AUG 01, 2008

P 011450

PEREZ JAVIER  
288 JAMES ST  
NEW HAVEN CT 06513-3527

TAX \$186.15  
INTEREST \$455.14  
LIEN/FEE \$6.00  
TOTAL DUE \$647.29



09320070306250230610000018615000001861532

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF VALERIA RONCOLI ON MOTOR VEHICLE TAX ACCOUNTS 96179.

..Body

WHEREAS: Valeria Roncoli has old motor vehicle tax accounts; and

WHEREAS: Valeria Roncoli wants to pay these tax bills; and

WHEREAS: Valeria Roncoli is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account number 96179 be forgiven

BE IT FURTHER ORDERED that Valeria Roncoli 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 account 96179

Feb 8<sup>th</sup>

CITY OF NEW HAVEN  
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 1/24/22

B. APPLICANT NAME: Valeria Roncoli

C. ADDRESS: 18 Hotchkiss St  
New Haven, CT 06511

D. Phone Numbers: 860. 833-3934

E. Email: Bella.zadore@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- Car Taxes
- Other \_\_\_\_\_

B. Tax Account Numbers:

96179

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2018

TAXPAYER'S COPY C

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

1999 DODGE CARAVAN 01  
0AFVG9 1B4GP45R3XB903988

LIST NUMBER 2017-03-0096179	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE JUL 01, 2018 \$116.30
MILL RATE 42.9800	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01, 2018	
	1560		1560		

96179

RONCOLI VALERIA  
130 PARK ST  
NEW HAVEN CT 06511-5409

TAX \$67.05  
INTEREST \$43.25  
LIEN/FEE \$6.00  
TOTAL DUE \$116.30

Printed Date : 01/24/2022 12:35:42 pm  
\*2017030096179\*

MOTOR VEHICLE TAX BILL 2018

RETURN WITH PAYMENT B

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

1999 DODGE CARAVAN 01  
0AFVG9 1B4GP45R3XB903988

LIST NUMBER 2017-03-0096179	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE JUL 01, 2018 \$116.30
MILL RATE 42.9800	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01, 2018	
	1560		1560		

96179

RONCOLI VALERIA  
130 PARK ST  
NEW HAVEN CT 06511-5409

TAX \$67.05  
INTEREST \$43.25  
LIEN/FEE \$6.00  
TOTAL DUE \$116.30

Printed Date : 01/24/2022 12:35:42 pm  
\*2017030096179\*

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MOTOR VEHICLE TAX BILL 2018

OFFICE COPY A

Make check payable to:  
CITY OF NEW HAVEN - TAX COLLECTOR  
165 CHURCH ST  
NEW HAVEN CT 06510  
(203) 946-8054

1999 DODGE CARAVAN 01  
0AFVG9 1B4GP45R3XB903988

LIST NUMBER 2017-03-0096179	DIST	BANK	ON GRAND LIST OCTOBER 1, 2017		TOTAL DUE JUL 01, 2018 \$116.30
MILL RATE 42.9800	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01, 2018	
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96179

RONCOLI VALERIA  
130 PARK ST  
NEW HAVEN CT 06511-5409

TAX \$67.05  
INTEREST \$43.25  
LIEN/FEE \$6.00  
TOTAL DUE \$116.30

Printed Date : 01/24/2022 12:35:42 pm  
\*2017030096179\*

09320170300961790910000006705000000670532



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Darryl J. Brackeen, Jr.***  
Alder, Ward 26

P.O. Box 3193  
New Haven, CT 06515-2334

---

Chair  
Health & Human Services Committee

---

Telephone: (203) 479-2855  
E-mail: [Ward26@newhavenct.gov](mailto:Ward26@newhavenct.gov)

Member  
Education Committee  
Youth & Youth Services Committee  
Affirmative Action Commission  
Black & Hispanic Caucus  
New Haven Lead Commission  
Climate Emergency Taskforce

February 7, 2022

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

**RE: ORDER OF THE BOARD OF ALDERS REQUESTING THE USE OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS TO CREATE A GUARANTEED BASIC INCOME PILOT PROGRAM TO PROVIDE \$250 A MONTH FOR A PERIOD OF 18 MONTHS TO 4,000 LOW INCOME NEW HAVEN HOUSEHOLDS (1 resident per household)) WHO ARE AT LEAST 200% BELOW THE FEDERAL POVERTY LINE (\$53,000 FOR A HOUSEHOLD OF FOUR).**

Dear Honorable President Walker-Myers:

I would like to respectfully submit the attached Order as a communication to the Board of Alders requesting the use of American Rescue Plan Act (ARPA) funds to create a Guaranteed Basic Income Pilot Program to provide \$250 a month for a period of 18 months to 4,000 low income New Haven households (1 resident per household) who are at least 200% below the federal poverty line (\$53,000 for a household of four).

The COVID-19 pandemic has had devastating economic impacts that are being felt most acutely by the poor and working poor residents who live paycheck to paycheck and are struggling to survive economically during the extended duration of social distancing that is necessary to avoid the public health effects of coronavirus.

Prior to the COVID-19 pandemic, many New Haven Residents were already experiencing hunger, food insecurity, among other economic shortfalls. The pandemic and its economic aftermath demand extraordinary action by all levels of government.

The Coronavirus Aid, Relief, and Economic Security Act of 2021 (CARES Act) requisite was insufficient to address the magnitude of this crisis for individuals and families and left out millions of people, mostly the poor and working poor families.

On March 11, 2021, President Biden signed into law the American Rescue Plan Act (ARPA) of 2021 which includes approximately \$1.9 trillion in investments designed to address the public health emergency and the direct and adverse impacts to the economy, to people, and to community wellbeing.

The American Rescue Plan Act provides \$350 billion in emergency funding set aside for state, local, territorial, and tribal governments to respond to and mitigate the continuing effects of the Covid-19 pandemic; and

The City of New Haven, Board of Alders is proposing to use American Rescue Plan Act funds to create a Guaranteed Basic Income Pilot program to provide \$250 a month for a period of 18 months to help low income New Haven residents who are in extreme poverty due to the pandemic [at least 200% below the federal poverty line (\$53,000 for a household of four)] balance their basic income needs.

It has been successfully demonstrated and supported by more than eighteen (18) cities across the country that the benefits of a Guaranteed Income Pilot Program designed to provide ongoing direct payments is most beneficial to the poor and working poor residents who are most vulnerable to balance immediate needs.

Developing a Guaranteed Basic Income Pilot Program to assist low income New Haven residents will help to meet the Mayor's Community Engagement Goals and Outcomes to address the needs and priorities to reduce income inequality, to help reduce New Haven's racial wealth gap, and promote economic empowerment. The Program is to be facilitated through the Office of Community Resiliency, who will conduct a lottery process to select 4,000 residents (1 resident per household) below the poverty line to receive \$250 per month for 18 months.

Therefore, I respectfully request that you consider this order Requesting the use of American Rescue Plan Act (ARPA) Funds to create a Guaranteed Basic Income Pilot Program to provide \$250 a month for a period of 18 months to 4,000 low income New Haven households (1 resident per household) who are at least 200% below the federal poverty line (\$53,000 for a household of four).

I also ask that the City of New Haven, Board of Alders, through its Office of Community Resiliency, and in consultation with Corporation Counsel and any other necessary parties negotiate and execute agreements necessary to develop, implement and manage said Pilot Program for an amount not to exceed \$18 million for an 18 month period.

Thank you and hope for your favorable consideration to this item.

Respectfully submitted,

*Darryl J. Brackeen, Jr.*

Darryl J. Brackeen, Jr.  
Alder, 26<sup>th</sup> Ward

Attachment: Order



**ORDER OF THE BOARD OF ALDERS REQUESTING THE USE OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS TO CREATE A GUARANTEED BASIC INCOME PILOT PROGRAM TO PROVIDE \$250 A MONTH FOR A PERIOD OF 18 MONTHS TO 4,000 LOW INCOME NEW HAVEN HOUSEHOLDS (1 resident per household) WHO ARE AT LEAST 200% BELOW THE FEDERAL POVERTY LINE (\$53,000 FOR A HOUSEHOLD OF FOUR).**

**WHEREAS:** The COVID-19 pandemic has had devastating economic impacts that are being felt most acutely by the poor and working poor residents who live paycheck to paycheck and are struggling to survive economically during the extended duration of social distancing that is necessary to avoid the public health effects of coronavirus; and

**WHEREAS:** on March 11, 2021, President Biden signed into law the American Rescue Plan Act (ARPA) of 2021 which includes approximately \$1.9 trillion in investments designed to address the public health emergency and the direct and adverse impacts to the economy, to people and to community wellbeing; and

**WHEREAS:** prior to the COVID-19 pandemic, many New Haven Residents were experiencing hunger, food insecurity, and other economic shortfalls; and

**WHEREAS:** the COVID-19 pandemic and its economic aftermath demand extraordinary action by all levels of government; and

**WHEREAS:** the Coronavirus Aid, Relief, and Economic Security Act of 2021 (CARES Act) requisite was insufficient to address the magnitude of this crisis for individuals and families and left out millions of people, mostly the poor and working poor families; and

**WHEREAS:** the American Rescue Plan Act provides \$350 billion in emergency funding set aside for state, local, territorial, and tribal governments to respond to and mitigate the continuing effects of the Covid-19 pandemic; and

**WHEREAS:** the City of New Haven, Board of Alders is proposing to use American Rescue Plan Act funds to create a Guaranteed Basic Income Pilot program to provide \$250 a month for a period of 18 months to help low income New Haven residents who are in extreme poverty due to the pandemic [at least 200% below the federal poverty line (\$53,000 for a household of four)] balance their basic income needs; and

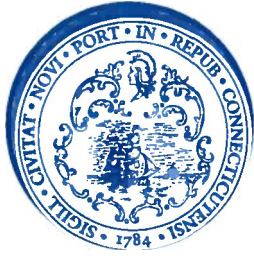
**WHEREAS:** it has been successfully demonstrated and supported by more than eighteen (18) cities across the country that the benefits of a Guaranteed Income Pilot Program designed to provide ongoing direct payments is most beneficial to the poor and working poor residents who are most vulnerable to balance immediate needs; and

**WHEREAS:** developing of a Guaranteed Basic Income Pilot Program to assist low income New Haven residents will help to meet the Mayor's Community Engagement Goals and Outcomes to address the needs and priorities to reduce income inequality, to help reduce New Haven's racial wealth gap, and promote economic empowerment. To be facilitated through the Office of

Community Resiliency, who will conduct a lottery process to select 4,000 residents (1 resident per household) below the poverty line to receive \$250 per month for 18 months.

**NOW, THEREFORE, BE IT ORDERED** by the New Haven Board of Alders that the BOA authorizes the City of New Haven, through its Office of Community Resiliency and all necessary parties to create a Guaranteed Income Pilot Program to provide 4,000 households (1 resident per household) low income New Haven residents who are in extreme poverty due to the pandemic [at least 200% below the federal poverty line (\$53,000 for a household of four)] a monthly stipend of \$250 per month for up to 18 months as part of the City of New Haven's American Rescue Plan Local Recovery Fund.

**BE IT FURTHER ORDERED THAT** the City of New Haven, Board of Alders, through its Office of Community Resiliency, and in consultation with Corporation Counsel and any other necessary parties negotiate and execute agreements necessary to develop, implement and manage said Pilot Program for an amount not to exceed \$18 million for an 18 month period.



## 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](http://www.CityofNewHaven.com)



### NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Alder Ellen Cupo  
Ward # 8

January 31, 2022

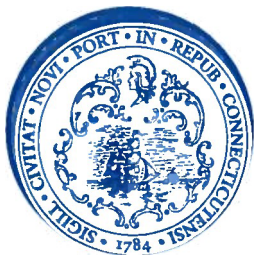
From: Department/Office  
Person(s)

Office of the Mayor  
Kevin Alvarez/Alex Pullen

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:

Order of The REAPPOINTMENT of Mr. John Alston, New Haven, CT, 06511 to the position of Chief of the New Haven Fire Department. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on December 31, 2026.

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 Alders agenda.
  3. The date entry must be completed with the date this form was sent the alderperson(s).
- Copies to: Alder(s); sponsoring department; attached to



## 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](http://www.CityofNewHaven.com)



January 31, 2022

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 #11, Article VI of the Revised City Charter 11/2013, I hereby submit for your Honorable Board's approval the name of Mr. John Alston of 523 East Street, New Haven, Connecticut, 06511 for reappointment as Chief of the New Haven Fire Department whose term expires on January 31, 2022. This reappointment would become effective upon your Honorable Board's approval and expire on December 31, 2026.

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

Very truly yours,

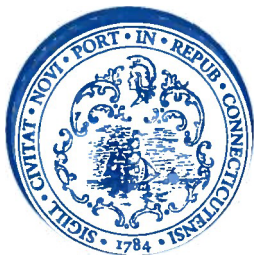
Justin Elicker  
Mayor

Copies to: Regina Rush-Kittle, Chief Administrative Officer  
Michael Smart, City Clerk

**ORDER OF THE REAPPOINTMENT OF MR. JOHN ALSTON, NEW HAVEN, CT  
06511 TO CHIEF OF THE NEW HAVEN FIRE DEPARTMENT**

**WHEREAS,** The Mayor of the City of New Haven has nominated Mr. John Alston to Chief of the New Haven Fire Department pursuant to Section #11, Article VI of the Revised City Charter 11/2013,

**BE IT ORDERED** The New Haven Board of Alders approves Mr. John Alston to Chief of the New Haven Fire Department for a term ending December 31, 2026.



## 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](http://www.CityofNewHaven.com)



### NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Alder Ellen Cupo  
Ward # 8

January 31, 2022

From: Department/Office  
Person(s)

Office of the Mayor  
Kevin Alvarez/Alex Pullen

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:

Order of The REAPPOINTMENT of Ms. Cordalie Benoit, New Haven, CT, 06511 to the Tax Assessment Board of Appeals. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2025.

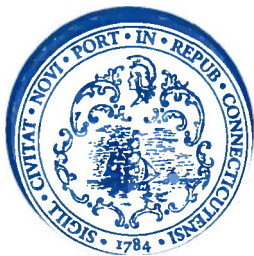
Democrat

Republican

Unaffiliated/Green \_\_\_\_\_

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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 Alders agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).

Copies to: Alder(s); sponsoring department; attached to



## 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](http://www.CityofNewHaven.com)



January 31, 2022

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 #65, Article XII of the Revised City Charter 11/2013, I hereby submit for your Honorable Board's approval the name of Mr. Christopher Mordecai of 780 Orange Street, New Haven, Connecticut, 06511 for reappointment to the Tax Assessment Board of Appeals whose term expired on February 1, 2021. This reappointment 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

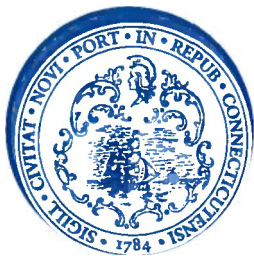
Copies to: Alex Pullen, City Assessor  
Michael Piscitelli, Economic Development Administrator  
Michael Smart, City Clerk

**ORDER OF THE REAPPOINTMENT OF MS. CORDALIE BENOIT, NEW HAVEN,  
CT 06511 TO THE TAX ASSESSMENT BOARD OF APPEALS**

**WHEREAS,** The Mayor of the City of New Haven has nominated Ms. Cordalie Benoit to the Tax Assessment Board of Appeals pursuant to Section #65, Article XII of the Revised City Charter 11/2013,

**BE IT ORDERED** The New Haven Board of Alders approves Ms. Cordalie Benoit to the Tax Assessment Board of Appeals for a term ending February 1, 2025.





## 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](http://www.CityofNewHaven.com)



### NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Alder Anna Festa  
Ward # 10

January 31, 2022

From: Department/Office  
Person(s)

Office of the Mayor  
Kevin Alvarez/Alex Pullen

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:

Order of The REAPPOINTMENT of Mr. Christopher Mordecai, New Haven, CT, 06511 to the Tax Assessment Board of Appeals. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2024.

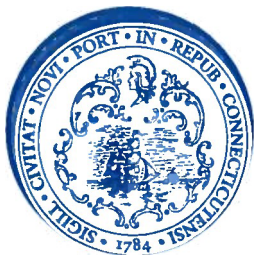
Democrat

Republican

Unaffiliated/Green

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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 Alders agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).

Copies to: Alder(s); sponsoring department; attached to



## 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](http://www.CityofNewHaven.com)



January 31, 2022

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 #65, Article XII of the Revised City Charter 11/2013, I hereby submit for your Honorable Board's approval the name of Mr. Christopher Mordecai of 780 Orange Street, New Haven, Connecticut, 06511 for reappointment to the Tax Assessment Board of Appeals whose term expired on February 1, 2021. This reappointment 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: Alex Pullen, City Assessor  
Michael Piscitelli, Economic Development Administrator  
Michael Smart, City Clerk

**ORDER OF THE REAPPOINTMENT OF MR. CHRISTOPHER MORDECAI, NEW HAVEN, CT 06511 TO THE TAX ASSESSMENT BOARD OF APPEALS**

**WHEREAS,** The Mayor of the City of New Haven has nominated Mr. Christopher Mordecai to the Tax Assessment Board of Appeals pursuant to Section #65, Article XII of the Revised City Charter 11/2013,

**BE IT ORDERED** The New Haven Board of Alders approves Mr. Christopher Mordecai to the Tax Assessment Board of Appeals for a term ending February 1, 2025.

**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 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:** January 21, 2022

**Meeting Submitted For:** February 1, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Michael Piscitelli, Arlevia Samuel

**Title of Legislation:**

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND LAND DISPOSITION AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND BEULAH LAND DEVELOPMENT CORPORATION, INC. FOR THE DEVELOPMENT OF 316 DIXWELL AVENUE AND 340 DIXWELL AVENUE AND 783 ORCHARD STREET INCLUDING AMENDED 30 YEAR TAX ABATEMENT; AND ACCEPTING \$1 MILLION IN URBAN ACT GRANT FUNDS AND \$50,000.00 IN §106 PRESERVATION FUNDS**

---

---

**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Call 946-7670 with any questions.



Justin Elicker  
Mayor

**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Michael Piscitelli, AICP  
Economic Development  
Administrator

January 21, 2022

Hon. Tyisha Walker Myers  
President, New Haven Board of Alders  
165 Church Street, 2<sup>nd</sup> Floor  
New Haven, CT 06510

Re: **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND LAND DISPOSITION AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND BEULAH LAND DEVELOPMENT CORPORATION, INC. FOR THE DEVELOPMENT OF 316 DIXWELL AVENUE AND 340 DIXWELL AVENUE AND 783 ORCHARD STREET INCLUDING AMENDED 30 YEAR TAX ABATEMENT; AND ACCEPTING \$1 MILLION IN URBAN ACT GRANT FUNDS AND \$50,000.00 IN §106 PRESERVATION FUNDS**

Dear President Walker-Myers:

Please find the enclosed Second Amended and Restated Development and Land Disposition Agreement between the City of New Haven, and Beulah Land Development Corporation for the development of 316 Dixwell Avenue, 340 Dixwell Avenue, and 783 Orchard Street. The Economic Development Administrator and the Executive Director of LCI in coordination with Beulah Land Development respectfully request your honorable Board’s favorable action on this Second Amended and Restated Development and Land Disposition Agreement to move forward with this project.

On December 21, 2020, the Board of Alders of the City of New Haven approved an Order authorizing the City of New Haven enter into an Amended and Restated Development and Land Disposition Agreement between the City of New Haven, and Beulah Land Development Corporation (“Beulah”) for the development of 316 Dixwell Avenue, 340 Dixwell Avenue and 783 Orchard Street (the “Project”). The City and Beulah executed the DLDA on January 9, 2021. The Project includes development of 69 residential units, of which 55 are income restricted affordable units and 14 units will be market rate, and 2,500 square feet of first floor commercial space. Beulah is co-developing the Project with H.E.L.P. Development Corp. (“HELP”) (HELP and Beulah referred to collectively herein as “Developer”). HELP and Beulah have formed Dixwell Housing Associates LLC (“DHA LLC”) as a single purpose entity that will own and



{D1206165.DOC / 1} [InfoNewHaven.com](http://InfoNewHaven.com)

203. 946.2366 Phone / 203. 946.2391 Fax

operate the Project. The City acknowledges that, at or prior to the financial closing, Beulah will transfer ownership of the Project parcels that it controls to DHA LLC.

Since the execution of the DLDA and the submission of the Project funding application to CHFA application in November 2020, the cumulative effects of COVID related supply chain challenges and rising construction materials costs have increased construction costs by \$2.7 million. There is also a permanent *financing* gap which has been exacerbated by the relatively short 15-year tax abatement on the affordable units in the project.

Through a collaborative effort of the City, the development team and our state partners, attached Second Amended and Restated Development and Land Disposition Agreement sets forth a workable approach and allows the project to move forward as detailed below,

1. Acceptance of New \$1.0M Urban Act. With the support of the state delegation and the Office of Policy and Management, an additional \$1.0M was recently awarded to this project by the Connecticut Bond Commission. The grant will be administered by the Connecticut Department of Housing and the Livable City Initiative and be used primarily for construction-related costs.
2. Reduction in the Purchase Price of 316 Dixwell Avenue. The increase in construction costs and materials pricing, combined with the decrease in DOH funding created a major funding gap in the project, unforeseen at the time of the December 2020 approval. The City is requesting a reduction of the sale price for 316 Dixwell from \$280,000.00 to \$200,000.00 as one element to close the funding gap.
3. Tax Abatement and PILOT Period. The previously approved 15-year tax abatement has become an obstacle for the Developer to secure permanent financing for the Project. Beulah is now proposing Freddie Mac permanent financing as the preferred source of permanent financing rather than a CHFA loan. This Freddie Mac proposal has a lower interest rate and would save money for the construction of the Project. The loan would amortize at 35 years with a balloon in Year 15. While the Freddie Mac proposal would permit a larger loan covering more construction costs, the 15-year Tax Abatement is a problem for the Year 15 balloon refinancing. Developer and the City are proposing to increase the tax abatement and PILOT period to 30 years.
4. Investor Right to Cure. The reversion clause has also proven an obstacle to financing. The amended DLDA retains the reversion clause, but adds a period for the Mortgagee/Investor to cure a default and complete construction before the City could exercise its right of reversion. This addition provides investors with the certainty that they can protect their investment by curing a developer default while also protecting the City's interest in ensuring the Project is completed.
5. Development Schedule. The closing and construction schedules have been updated to allow for additional time in addressing the construction cost and corresponding financing issues summarized above.

Accordingly, we respectfully request your honorable Board's favorable action on the attached Second Amended and Restated Development and Land Disposition Agreement to move forward with this project. Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-2366.

Respectfully submitted,

Handwritten signature 'MPL' in brown ink.

Michael Piscitelli

Economic Development Administrator

enclosures

cc: Arlevia Samuel, Livable City Initiative  
file

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND LAND DISPOSITION AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND BEULAH LAND DEVELOPMENT CORPORATION, INC. FOR THE DEVELOPMENT OF 316 DIXWELL AVENUE AND 340 DIXWELL AVENUE AND 783 ORCHARD STREET INCLUDING AMENDED 30 YEAR TAX ABATEMENT; AND ACCEPTING \$1 MILLION IN URBAN ACT GRANT FUNDS AND \$50,000.00 IN §106 PRESERVATION FUNDS**

**WHEREAS**, Beulah Land Development Corporation, Inc. (the “Developer”) previously executed and delivered to the City of New Haven (the “City”) a Land Disposition Agreement dated January 12, 2007 (the “LDA”) for the development of parcels of land designated as 340 Dixwell Avenue aka 328-350 Dixwell Avenue and 304 Munson Street aka 330-340 Dixwell Avenue, New Haven, which LDA is recorded in Volume 7847 at Page 169 of the New Haven Land Records which were to be used and maintained for commercial purposes, specifically as a pharmacy, but such developments have not taken place and said parcels of land have remained undeveloped; and

**WHEREAS**, the Developer modified its proposed development and entered into that certain Amended and Restated Development And Land Disposition Agreement, dated January 9, 2021 and recorded in Volume 10124 at Page 83 of the New Haven Land Records providing for a reimagined redevelopment project involving a mix of affordable housing and market rate housing, as described in the Agreement (the “Project”) and including two additional parcels of land known as 316 Dixwell Avenue (the “City Parcel”) and 783 Orchard Street in order to increase the density of the Project; and

**WHEREAS**, the cumulative effects of COVID related supply chain challenges and rising materials costs have significantly increased construction costs while at the same time the Developer has received notice from the Connecticut Department of Housing that it would be decreasing its funding contribution; and

**WHEREAS**, the City and the Developer have worked in good faith to find solutions to the construction and funding challenges including amendments to the development schedule; a decrease in the purchase price of the City Parcels to \$200,000.00; and increasing the tax abatement period to thirty (30) years to improve the opportunities for funding the Project; and

**WHEREAS**, the City and the Developer wish to enter into a Second Amended and Restated Development and Land Disposition Agreement in substantially the form attached hereto (the “Agreement”); and

**WHEREAS**, the City is the current owner of the “City Parcel” which shall be conveyed to the Developer pursuant to the terms and conditions of the Agreement; and

**WHEREAS**, in view of the provision of affordable housing, the Agreement provides for a real estate tax abatement and PILOT agreement, for a period of thirty (30) years, pursuant to §28-4 of the New Haven Code of General Ordinances; and

**WHEREAS**, the Project includes demolition of 783 Orchard Street, a contributing resource within the Winchester Repeating Arms National Historic Register District, which pursuant to Section 106 of the Nation Historic Preservation Act of 1966, the Connecticut State Historic Preservation Office has required the Developer to undertake certain mitigation measures



including a contribution of \$50,000.00 to a City of New Haven fund to support historic rehabilitation; and

WHEREAS, the City in coordination with the Developer applied to the State of Connecticut Department of Housing (“DOH”) for a \$1 million assistance Urban Act Grant (the “Urban Act Grant”) to help reduce the construction funding gap for the Project; and

WHEREAS, in January 2022 DOH approved the Urban Act Grant assistance and has required that, as a condition of approval, the City shall serve as the pass through for the Urban Act Grant funds.

**NOW, THEREFORE, BE IT ORDERED** by the Board of Alders of the City of New Haven, that the Agreement is approved in substantially the form attached hereto (meaning that no “substantive amendments” may be made to the Agreement without further approval by the Board of Alders. “Substantive amendments” being as defined by the Board of Aldermen by resolution adopted April 30, 2002).

**BE IT FURTHER ORDERED** that the disposition of the City Parcel to the Developer, for the purchase price of \$200,000.00 is approved.

**BE IT FURTHER ORDERED** that the thirty (30) year Tax abatement and PILOT period, as more particularly described in the Agreement, is approved.

**BE IT FURTHER ORDERED** that the Mayor, or such City agency as the Mayor may designate is authorized to accept the §106 mitigation funds, as directed by the Connecticut State Historic Preservation Office, in the amount of \$50,000.00 and to deposit and hold such funds to be used exclusively to support of historic rehabilitation efforts within the City.

**BE IT FURTHER ORDERED** that the Mayor, or such City Agency as the Mayor may designate is authorized to accept the Urban Act Grant funds, as directed by the Connecticut State Department of Housing, and to deposit and hold the Urban Act Grant funds, and to disperse the Urban Act Grant funds to the Developer, as directed by DOH.

**BE IT FURTHER ORDERED** that the Mayor of the City is authorized to execute and deliver, on behalf of the City, the Agreement in substantially the form attached hereto; to execute and deliver a quit claim deed (the Deed”) conveying the City Parcel to the Developer for the purchase price of \$200,000.00 as set forth in the Agreement; and to execute and deliver such other instruments and agreements as may be described in the Agreement or otherwise necessary or expedient, from time to time, in order to implement and effect the intent and purposes of the Agreement and this Order (the “Ancillary Documents”); and that the City-Town Clerk of the City be and hereby is authorized to impress and attest the official seal of the City, to the extent necessary, upon the Agreement, the Ancillary Documents and this Order.

**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 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:** Tuesday, February 01, 2022

**Meeting Submitted For:** Monday, February 07, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Michael Gormany/Maritza Bond/Brooke  
Logan/Patrcial Clark

**Title of Legislation:** Vital Statistics Position Reclassifications

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING THE RECLASSIFICATION OF THE POSTION OF PROCESSING CLERK (#830) TO ASSISTANT REGISTRAR (OR BILLINGUAL IF NEEDED) IN THE HEALTH DEPARTMENT, VITAL STATISTICS OFFICE

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**Comments:** \_\_\_\_\_

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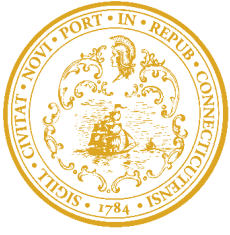
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**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Call 946-7670 with any questions.



**City of New Haven**  
**Office Of Management and Budget**  
**Justin M. Elicker, Mayor**  
**Michael Gormany, City Budget Director**

Tuesday, February 01, 2022

Alder Tyisha Walker  
President, Board of Alders  
23rd Ward  
Board of Alders  
165 Church Street  
New Haven, CT 06510

RE: Ordinance Amendment to Appropriating Ordinance # 1 for the reclassification of position #830 processing Clerk to Assistant Registrar (or Bilingual) title within the Health Department

Dear Honorable President Walker-Myers:

As required by City charter and general code of ordinances, an ordinance amendment to appropriating ordinance #1 is required when one of the following occurs.

1. Reclassifying and addition of positions in the fiscal year 2021-22 budget
2. Transferring funds from expenditure reserve account to the Office of the Assessor, Office of Corporation Counsel, Commission on Equal Opportunity, and New Haven Public Library.

The Health Department, Vital Stats division is seeking to reclassify the vacant title of processing clerk (#830). The position, as of January 31, 2022 became vacant due to retirement. Vital Stats is simply looking to change the position title only (create new position# in the budget). The Department is not anticipating needing a transfer due to the lapsed salary within the Health Department account.

The Vital Stats Office is a customer service facing office which has one of the highest foot traffic count in City Hall. Since City Hall re-opened to the public the security guards have been keeping track of who enters the building and where they are going. The data clearly shows that when public comes to City Hall the Vital Statistics office sees more than double of what every other office sees combined.

This change is consistent with the previously approved ordinance and will improve operations within the Vital Stats Office

Michael Gormany  
City Budget Director  
City Acting Controller

Maritza Bond  
Health Director Deputy Director of Health

Brooke Logan

Patricia Clark  
Registrar of Vital Stats

**ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1  
AUTHORIZING THE RECLASSIFICATION OF THE POSTION OF  
PROCESSING CLERK (#830) TO ASSISTANT REGISTRAR (OR  
BILLINGUAL IF NEEDED) IN THE HEALTH DEPARTMENT, VITAL  
STATISTICS OFFICE**

**WHEREAS** Article VIII, Section 3 of the City Charter and Section 2-386 of the Code of General Ordinances requires the approval of the Board of Alders to create a position not included in the budget as adopted, or to reclassify an existing and included position

**WHEREAS,** The Department of Health, Vital Statistics Office currently had a retirement on January 31, 2022 of processing clerk (#830); and,

**WHEREAS** The Department of Health is seeking Board of Alder approval to reclassify position #830 Processing Clerk to Assistant Registrar (or Bilingual if needed): and

**WHEREAS** The Department of Health is not seeking a budgetary transfer and is planning to hire within the allocated funds for the positions of Assistant Registrar (or Bilingual if needed) (within bargaining unit agreement rules).

**NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders** that The Department of Health, Vital Statistics Office vacant position of processing clerk (#830) be reclassified to Assistant Registrar (or Bilingual if needed) respectively.

**FISCAL IMPACT STATEMENT**

DATE: Tuesday, February 01, 2022  
FROM (Dept.): Management and Budget / Health Department  
CONTACT: Michael Gormany / Maritza Bond / Brooke Logan / Patricia Clark      PHONE: 203-946-6413

**SUBMISSION ITEM (Title of Legislation):**

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING THE RECLASSIFICATION OF THE POSTION OF PROCESSING CLERK (#830) TO ASSISTANT REGISTRAR (OR BILLINGUAL IF NEEDED) IN THE HEALTH DEPARTMENT, VITAL STATISTICS OFFICE

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**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.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time				
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

Change in title only for retired position.

1. One-time
2. Annual



**CITY OF NEW HAVEN  
BUREAU OF PURCHASES**

**Justin Elicker  
Mayor**

**Michael V. Fumiatti  
Purchasing Agent**

**200 ORANGE STREET  
NEW HAVEN, CONNECTICUT 06511  
Tel. (203) 946-8201 - Fax. (203) 946-8202**

February 7, 2022

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

Attn.: Tyisha Walker, President

Dear President Walker,

RE: ***Emergency Procurement: 190 – 198 River Street***

**Date: December 16, 2021**

**Project: Emergency Shoring & demolition at 190 – 198 River Street (collapsed buildings)**

**Amount: \$37,820.00 & \$237,700.00**

In accordance with the emergency procurement procedure, I am enclosing the Emergency Procurement request authorization submitted to me by the Department on the above referenced date, approved by the Controller. This emergency demolition and securing of site was approved by my office to be in the best interest of the City of New Haven. I have attached documentation in support of my approval.

Thank you for your consideration of this emergency.

Respectfully Submitted,

Michael V. Fumiatti  
Purchasing Agent

Cc: Michael Gormany, Acting Budget Director

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A REQUEST OF THE PURCHASING AGENT ON BEHALF OF THE OFFICE OF BUILDING INSPECTION AND FOR EMERGENCY PROCUREMENTS IN THE AMOUNT OF \$37,820.000 FOR THE SHORING UP OF THE PROPERTIES BY GL CAPASSO AND \$237,700.00 FOR THE ULTIMATE DEMOLITION OF THE PROPERTIES BY NH ABATEMENT & DEMOLITION, LLC

WHEREAS, The Office of Building Inspection & Enforcement (OBIE) had identified five brick masonry abandoned buildings known as 190 – 198 River Street, which are City owned, as structurally unsafe. Due to these unsafe conditions and damages, OBIE held several mandatory walkthroughs to determine on how to salvage or perform partial demolitions. These unsafe conditions were caused by the elements (for example Sandy, Irene, Isaias, blizzards, etc.), fires (caused by homeless to keep warm during the winter) and vandalism (removal metals and/or other materials).

WHEREAS strong winds caused more severed damages to these buildings thus creating endangerment to the public, pedestrians, and nearby properties. An additional emergency mandatory walkthrough took place on that same month to start immediate demolition of two buildings and a partial deconstruction of one more building. The offices of City Plan and Economic Development were at the time identifying funds through the State historical agencies for funds to find ways to preserve these buildings. Upon select demolition it was determined that the entire structures could not be saved and had to be demolished.

WHEREAS, on 9/17/21 an emergency response took place for the emergency demolition of several collapsed buildings at 190-198 River St. The work was performed by NH Abatement & Demolition LLC. The offices of the Building Department and Economic Development identified such buildings and with the assistance of Spiegel Zamecnik & Shah, Inc. Structural Engineers plans were made for the shoring up one remaining building by hiring the services of G.L. Capasso. Three SDC demolition contractors were invited to participate for this emergency demolition and only two submitted their proposals.

WHEREAS Funds are available for the work under **3C181876-58697, 3C191971-58697 & 3C202055-5867**

Now, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the request of the Purchasing Agent on behalf of the Office of Building Inspection & Enforcement for emergency procurements in the amount of \$37,820.00 for GL Capasso and \$237,700 for NH Abatement LLC for the Emergency Shoring and Demolition at 190 – 198 River Street is now HEREBY APPROVED.

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Honorable Board of Alder:  
Ellen Cupo

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WARD # 8

DATE:  
11/23/21

FROM:	Department/Office	Building Department		
	Person	James Turcio/Building Official	Telephone	203.946.8046

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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:

On 9/17/21 an emergency response took place for the emergency demolition of several collapsed buildings at 190-198 River St. The work was performed by **NH Abatement & Demolition LLC**. These five City owned properties located at 190-198 River St were deemed structurally unsafe. The offices of the Building Department and Economic Development identified such buildings and with the assistance of **Spiegel Zamecnik & Shah, Inc. Structural Engineers** plans were made for the shoring up one remaining building by hiring the services of **G.L. Capasso**. Three SDC demolition contractors were invited to participate for this emergency demolition and only two submitted their proposals. The increase from the original amount is due to the request of additional work for demolition, removal of c/d, manual work for the interior and stabilization of buildings and fence.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Oth. \_\_\_\_\_

### 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.



**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 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:** Tuesday, February 01, 2022

**Meeting Submitted For:** Monday, February 07, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Jeff Pescosolido

**Title of Legislation:** Order to exceed a Contract With Cesco for over One-Hundred Thousand Dollars (\$100,000)

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING AND AUTHORIZNG THE DEPARTMENT OF PARKS AND PUBLIC WORKS TO EXCEED THE FY 2021-22 CONTRACT WITH CESCO IN EXCESS OF ONE-HUNDRED THOUSAND DOLLARS (\$100,000)

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**Comments:** \_\_\_\_\_

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**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Call 946-7670 with any questions.



**NEW HAVEN DEPARTMENT OF PUBLIC WORKS**  
**Jeffrey Pescosolido, Director**  
34 Middletown Ave, New Haven, CT 06513  
P (203) 946-6132 F (203) 946-7357



**Justin Elicker**  
**Mayor**

Tuesday, February 1, 2022

Alder Tyisha Walker -Myers  
President, Board of Alders  
23<sup>rd</sup> Ward  
Board of Alders  
165 Church Street  
New Haven, CT 06510

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING AND AUTHORIZING THE DEPARTMENT OF PARKS AND PUBLIC WORKS TO EXCEED THE FY 2021-22 CONTRACT WITH CESCO IN EXCESS OF ONE HUNDRED THOUSAND DOLLARS (\$100,000)

Dear Honorable President Walker-Myers:

As required per Section 2-376 of the General Code of Ordinance the Department of Parks and Public Works is requesting the Board of Alder approval for a non-bid contract to exceed the FY 2021-22 contract in excess of one hundred thousand dollars (\$100,000).

This request is to be utilized by the Department for the purchase of replacement Toter Carts (Refuse & Recycling) from sole source vendor Cesco. The Department of Parks and Public Works continues to receive requests for replacement Toter Carts (Refuse & Recycling) due to carts being lost, stolen, or damaged.

The sole source vendor has agreed to supply the request carts at the contract bid price but anticipates pricing to escalate in the upcoming calendar year. This purchase will provide City residents with containers acceptable for single-stream recycling and municipal solid waste collection.

Please feel free to contact me with any additional questions that may arise.

Jeffrey Pescosolido  
Director Parks & Public Works

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN  
APPROVING AND AUTHORIZING THE DEPARTMENT OF PARKS AND PUBLIC  
WORKS TO EXCEED THE FY 2021-22 CONTRACT WITH CESCO IN EXCESS OF  
ONE-HUNDRED THOUSAND DOLLARS (\$100,000)**

**WHEREAS**, Section 2-376 of the General Code of Ordinance requires Board of Alder approval for contracts to be executed one year from date, and non-bid contracts in excess of one hundred thousand dollars and sub-section (a)...The board of aldermen's prior approval is necessary for any city contract that does not go to bid that costs more than one hundred thousand dollars (\$100,000.00). ; and

**WHEREAS**, in October 2009, Cesco was declared a sole source vendor to provide Recycling toters and other supplies based on a previous RFP to the City of New Haven; and

**WHEREAS**, The Department of Parks and Public Workers enter into a contract for FY 2021-22 with Cesco based on sole source designation; and

**WHEREAS**, the Department has seen an increase in requests for replacement of lost or damaged toters;

**WHEREAS**, the Department of Parks and Public Works is seeking Board of Alder approval to exceed the FY 2021-22 funding to over \$100,000 to ensure an adequate supply of toters

**NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders** that the department of Parks and Public Works is authorized to exceed the FY 2021-22 contract with Cesco more than one hundred thousand dollars (\$100,000.00).

**FISCAL IMPACT STATEMENT**

DATE: Tuesday, February 01, 2022  
FROM (Dept.): Parks and Public Works  
CONTACT: Jeff Pescosolido PHONE: 203-946-6132

**SUBMISSION ITEM (Title of Legislation):**

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING AND AUTHORIZING THE DEPARTMENT OF PARKS AND PUBLIC WORKS TO EXCEED THE FY 2021-22 CONTRACT WITH CESCO IN EXCESS OF ONE-HUNDRED THOUSAND DOLLARS (\$100,000)

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**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.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>				
1. Initial start up				
2. One-time				
3. Annual		N/A		
<b>B. Non-personnel</b>				
1. Initial start up				
2. One-time		X		
3. Annual				

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	X
YES	

1. One-time – This agreement with Cesco will exceed \$100,000 for FY 2021-22
2. Annual

**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 type="checkbox"/>	Supporting Documentation (if applicable)
<input 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:** January 28, 2022

**Meeting Submitted For:** February 7 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Thomas Lamb, Chief Operating Officer NHPS

**Title of Legislation:**

Agreement between the New Haven Board of Education and SP Ella, LLC, to lease to house Adult and Continuing Education Center from October 1, 2021 to June 30, 2025.

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**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Call 946-7670 with any questions.  
[jrodriguez@newhavenct.gov](mailto:jrodriguez@newhavenct.gov)

January 28, 2022

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

Re: SP Ella, LLC – Lease 540 Ella Grasso Blvd Negotiations

Dear Ms. Walker-Meyers,

I respectfully submit the enclosed submission requesting the approval of the Board of Alders for the recently concluded Agreement Between the New Haven Board of Education and SP Ella LLC, October 1, 2021 – June 30, 2025. As this is a multi-year contract, the approval of the Board of Alders is required.

The Board of Education's negotiating team, which included Attorney Elias Alexiades, and myself, met representatives of SP Ella, LLC in a series of negotiating sessions between May 2021 and October 2021 to conclude the lease agreement to lease to house the Adult and Continuing Education Center.

The new Agreement is for three years and ten months and covers October 1, 2021 through June 30, 2025. The agreement calls an initial increase of 27% of the base lease rate in comparison with the Agreement last fiscal year. Thereafter each subsequent year is a 3% increase. Overall, the total monetary increase of the four years of the contract is \$2,596,600.00.

The previous lease held pass through costs of nearly \$100,000 for property tax and an additional \$100,000 for building cleaning services. In the new lease the property tax will be sole responsibility of SP Ella LLC and the building cleaning will be managed by NHPS and the Adult Education Program. Additionally there will be a clause that allows for the school district to exit this agreement at any time with 90 days written notice for any reason.

Base Building Work: HVAC will be upgraded and fully functional at Landlord Expense. Roof and exterior leaks to be fixed. All damaged ceiling tiles replaced throughout. Damaged Carpeting replaced throughout. Repair or replacement of damaged or leaking windows. All Base building work expense is paid by landlord and is outside of the tenant allowance and tenant improvement work. Landlord reserves the right to self-perform any work that is in their capability.

Tenant Improvement Allowance: TIA or tenant improvement allowance \$100,000 to be credited to the Tenant in the form reduction from the base rent for work completed. Anticipated total capital expended by landlord including this allowance to complete all base building work is estimated to be \$800,000. To the extent that Tenant wished to contribute to the capital budget, base rent will be reduced by \$10,000 per year per \$100,000 of capital

Thomas Lamb  
Chief Operating Officer



P: (475) 220-1591  
F: (203) 946-7468

contribution. If the tenant elects to contribute the entire \$800,000 then the first year's rent would be reduced from \$600,000 to \$520,000 before the TIA is applied. And then escalate 2% per year thereafter.

Tenant Improvement Work: TIA work will be completed by Tenant with the use of appropriate contractors. All work to be approved by the Landlord.

Tenant Expenses: Cleaning, Electric, Gas, Garbage, Water and Sewer, and HVAC filter maintenance. Tenant will contract and pay for its own cleaning services.

Landlord Expenses: All other expenses including property taxes, insurance, repairs and maintenance, property management, snow removal and administrative expenses.

Parking: Included at no extra charge

The Board of Education negotiating team believes this is a fair contract; and it was approved by the Full Board of Education at its November 8, 2021 meeting. Thank you for your consideration of this new agreement. I look forward to the Alders' prompt approval of the Agreement.

Thank you again for your time and attention.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas Lamb", written in a cursive style.

Thomas Lamb  
Chief Operating Officer

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING  
THE EXECUTION OF THE SP ELLA, LLC AGREEMENT WITH THE BOARD OF  
EDUCATION FOR THE PERIOD OF OCTOBER 1, 2021 TO JUNE 30, 2025.

**WHEREAS**, the New Haven Board of Education (the “Board”) and SP Ella, LLC (the “Landlord”) are the parties (collectively the “Parties”); and

**WHEREAS**, the Parties, over the course of several rounds of negotiation, throughout the period of May 2021 through October 2021, negotiated to secure a new Lease Agreement; and

**WHEREAS**, the Parties reached a tentative agreement on a new Lease Agreement entitled Agreement Between the New Haven Board of Education and SP Ella, LLC, October 1, 2021 – June 30, 2025 (the “2021-2025 Lease Agreement”); and

**WHEREAS**, the representatives from SP Ella, LLC Agreement has been ratified the 2021-2025 Lease Agreement; and

**WHEREAS**, the Board’s negotiating team submitted the 2021-2025 Lease Agreement to the Board, which was approved at its November 8, 2021 meeting; and

**WHEREAS**, the Charter of the City of New Haven requires the approval of the Board of Alders for contracts in excess of one-year.

**NOW THEREFORE BE IT ORDERED**, by the Board of Alders of the City of New Haven that the 2021-2025 Lease Agreement is hereby approved.

**BE IT FURTHER ORDERED**, that the President of the Board of Education or the Mayor is authorized to execute the 2021-2025 Lease Agreement as well as such additional instruments as may be deemed necessary or expedient to implement the terms of the 2021-2025.



**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:**

<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:** January 28, 2022

**Meeting Submitted For:** February 7, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Thomas Lamb, COO BOE

**Title of Legislation:**

Agreement with Honeywell Building Solutions to provide EBI Preventative Maintenance program, from July 1, 2021 to June 30, 2022, in an amount not to exceed \$190,760.31.

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**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

Thomas Lamb  
Chief Operating Officer



P: (475) 220-1591  
F: (203) 946-7468

January 28, 2022

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

Re: Honeywell – EBI Preventative Maintenance Program

Dear Ms. Walker-Meyers,

I respectfully submit the enclosed submission requesting the approval of the Board of Alders for the recently concluded Agreement between the Honeywell Building Solutions, Inc. July 1, 2021 – June 30, 2022. Per the Sole Source request stipulation for any non-competitively bid contract greater than \$100,000.00, require the approval of the Board of Alders.

This agreement provides preventive maintenance/inspection tasks for (24) New Haven School's Enterprise Building Integrator (EBI) front end system. The EBI is the proprietary Honeywell Software that is used to control the HVAC systems. The use of the EBI software allows facilities to provide the best possible energy efficient learning and working environments for students, staff and the general public.

The Board of Education negotiating team believes this is a fair contract; and it was approved by the Full Board of Education at its September 13, 2021 meeting. Thank you for your consideration of this new agreement; that is fiscally responsible to the District Budget and City tax payers. I look forward to the Alders' prompt approval of the Agreement.

Thank you again for your time and attention.

Very truly yours,

Thomas Lamb  
Chief Operating Officer

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING  
THE EXECUTION OF THE AGREEMENT WITH HONEYWELL BUILDING SOLUTIONS  
FOR THE PERIOD OF JULY 1, 2021 TO JUNE 30, 2022.

**WHEREAS**, the New Haven Board of Education (the “Board”) and Honeywell Building Solutions, Inc. (the “Vendor”) are the parties (collectively the “Parties”) and;

**WHEREAS**, the Parties reached an agreement for the services rendered for a period of, July 1 2021 – June 30, 2022 (the “2021-2022 Agreement”); and

**WHEREAS**, the sole source designation stipulates for any non-competitively bid contract greater than \$100,000.00 require Board of Alder approval.

**NOW THEREFORE BE IT ORDERED**, by the Board of Alders of the City of New Haven that the 2021-2022 Agreement is hereby approved.

**BE IT FURTHER ORDERED**, that the President of the Board of Education or the Mayor is authorized to execute the 2021-2022 Agreement as well as such additional instruments as may be deemed necessary or expedient to implement the terms of the 2021-2022.

Jan. 26, 2022

Ms. Tyisha Walker-Myers  
Chairperson, New Haven Board of Aldermen  
[Ward23@newhavenct.gov](mailto:Ward23@newhavenct.gov)

Dear Chairperson Walker,

On behalf of the members of AFSCME Local 884, representing New Haven public service workers, we would like to request a hearing before the New Haven Board of Alders.

Our purpose in making this request is to share our concerns over the City of New Haven's lack of movement at the bargaining table. Unfortunately, they have been without a new contract for the past year and a half.

AFSCME Local 884 members have been working for nearly two years throughout a global pandemic. They are essential, frontline workers who help make New Haven a great place to live, work, and thrive. Our members contribute to the health and safety of New Haven residents by providing critical services such as 911 dispatch, BOE security, enforcement of health and environmental regulations, municipal inspections, livable city initiatives, library services and more.

Many Local 884 members live in the city and have continued to provide these essential services to the residents of New Haven despite the risk of contracting COVID-19 while working on the frontlines and bringing it home to their families. Local 884 members have ensured that city residents and businesses receive the high-quality public services they deserve yet have had to care for their own families without receiving a raise in pay during the past two-and-a-half years. Since negotiations began a few months ago, we are nowhere closer to getting a contract than when we first started. Local 884 members have done their part to help the community. On behalf of AFSCME Local 884, we are asking the City to do theirs.

Thank you for considering our request to hold a public hearing. We believe it will help motivate the City to come to the table and negotiate in good faith.

Sincerely,

Alexander Guzman, Deputy Administrator Local 884, AFSCME Council 4  
Email: [aguzman@council4.org](mailto:aguzman@council4.org)  
Cell: 959-208-6165

Tim Birch, Administrator Local 884, AFSCME International  
Email: [Tbirch@afscme.org](mailto:Tbirch@afscme.org)  
Cell: 269-501-9449



NEW HAVEN CITY PLAN DEPARTMENT  
165 CHURCH STREET, NEW HAVEN, CT 06510  
TEL (203) 946-6378 FAX (203) 946-7815

January 21, 2022

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

Honorable Board of Alders:

In accordance with our customary procedure, the attached reports referenced below were considered by the City Plan Commission at its meeting of January 19, 2022 and are forwarded to you for your consideration:

**1599-03 78 OLIVE STREET**  
MBLU: 225 0548 01100  
**Owner/Applicant:** 78 Olive Street Partners LLC; **Agent:** Christopher McKeon

**Zoning Map Amendment**

Petition to Amend the New Haven Zoning Map (Grid #12) To Change the Designation of 2.487+/- Acres of land located at 78 Olive Street from General Business (BA) to Central Business/Residence (BD-1) Zoning District Classification.

**Recommendation: approve.**

**1598-09\* ORDER OF THE BOARD OF ALDERS**  
Request for a four-way stop sign at the corners of the intersection of Burr Street and Fort Hale Road.  
**Submitted by:** Ward 18 Alder Salvatore E. DeCola

**No action taken. Passed over.**

**1598-10 ORDER OF THE BOARD OF ALDERS**  
Approving and establishing a residential parking zone to include all of Stuyvesant Street between Stewart and Burr Streets, Girard Avenue also between Stewart & Burr Streets, all of Stewart Street, and Fort Hale Road.  
**Submitted by:** Ward 18 Alder Salvatore E. DeCola

**Recommendation: approve.**

**1598-11 ORDER OF THE BOARD OF ALDERS**  
Designating the corner of Newhall and Huntington Street as "Mother Mary E. Atkinson Joyner Corner" in perpetuity, to honor the life and legacy of Mother Mary E. Atkinson Joyner, a longtime community resident, well-respected church mother, and leader who has given back to church and families in our community on many levels.  
**Submitted by:** Ward 20 Alder Oscar Havyarimana

**Recommendation: approve with conditions (see report).**

**1598-12\*\* ORDER OF THE BOARD OF ALDERS**

Request for an extension of the existing Zone 8 residential parking zone on Front Street between Grand Avenue and Chapel Street and for transportation safety improvements.

**Submitted by:** RiverPlace Homeowner's Association

**No action taken. Passed over.**

\*Item 1598-09 was referred to the City Plan Commission, but the petition is addressed to the Police Commission, therefore CPC passed over the item.

\*\*Item 1598-12 was submitted without a signed petition with signatures from the majority of residents. When the completed petition is submitted, the City Plan Commission will consider the petition.

Respectfully submitted,

Aïcha Woods  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS- Order Approving and Establishing a Residential Parking Zone to Include All of Stuyvesant Street Between Stewart and Burr Streets, Girard Avenue Also Between Stewart and Burr Streets, Hall Street from Burr Street to 164 Hall Street, 210 Burr Street to 230 Burr Street, All of Stewart, And Fort Hale Road between Burr Street and Stewart Street.** (Submitted By: Alder DeCola)

**REPORT: 1598-10**

**ADVICE:** Approve.

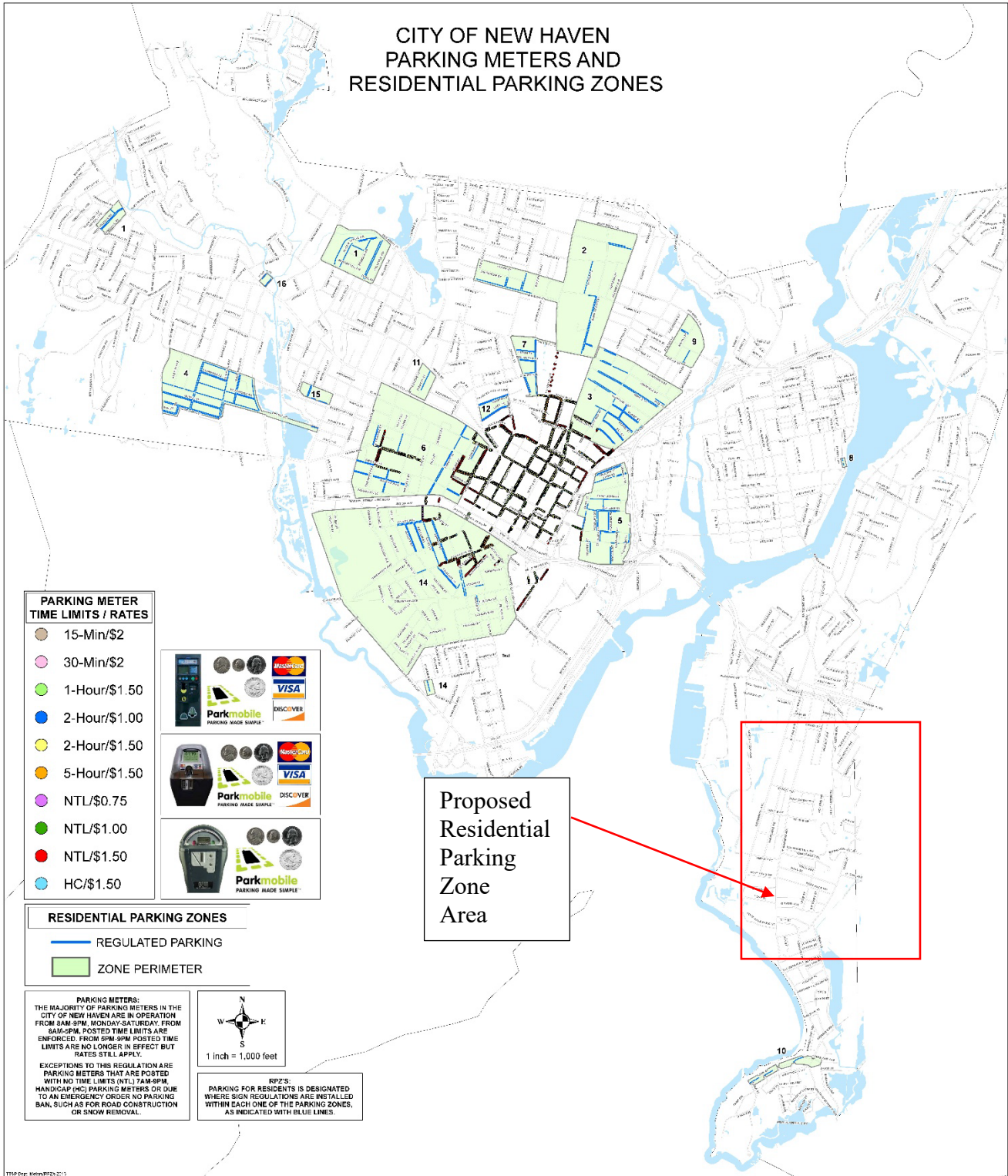
### **BACKGROUND**

This request comes from the Board of Alders regarding establishment of a residential parking zone along Stuyvesant Street between Stewart Street and Burr Street and along Girard Avenue between Stewart and Burr Streets. In accordance Section 29-55(a) of Title III, Chapter 29, Article III, Division 1 of the City's Code requires that, **"Upon petition thereto of the residents of a majority of the residences on a block, the board or aldermen [alders] may create a residential parking zone, which shall include, but not be limited to, that block from which said petition originated."**

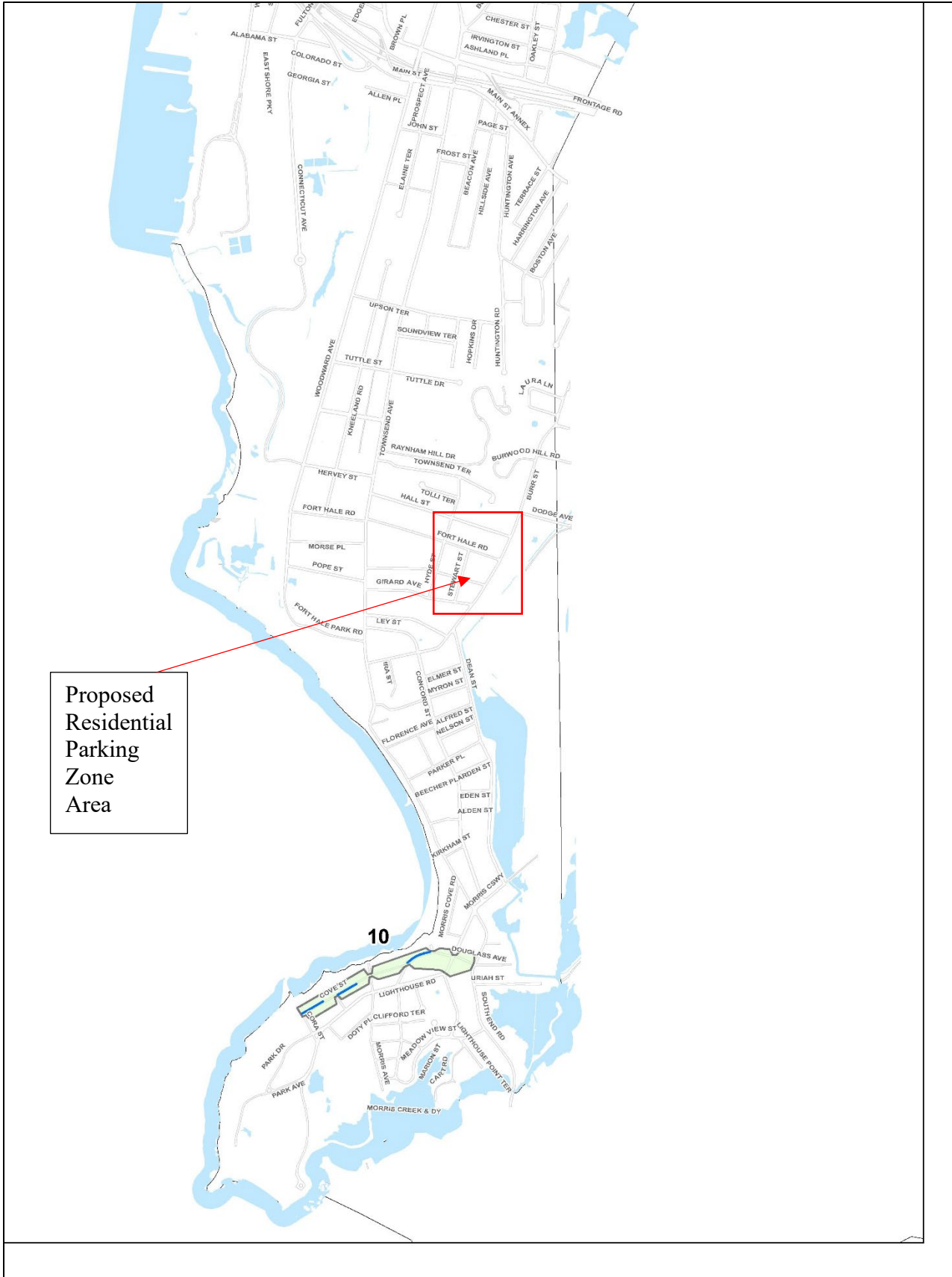
In this instance, a request has been submitted due to the lack of parking within the existing neighborhood. It appears that people are parking within this residential neighborhood to avoid parking at Tweed Airport. The following map indicates the area where the residential parking zone is being requested.

Accordingly, the request was submitted with a signed petition from the majority of residents within the area.

## CITY OF NEW HAVEN PARKING METERS AND RESIDENTIAL PARKING ZONES







## PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **"Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed."** Accordingly, the Board of Alders seeks guidance regarding the proposal.

*The Board of Alder seeks guidance as to:*

- Whether the proposal is aligned with the City's Comprehensive Plan.
- The City's Comprehensive Plan stating, **"Enhance public safety, particularly for the city's most vulnerable users."**

## ADVICE

The proposal is aligned with the City's Comprehensive Plan because it may:

- Improve the quality of life.
- Enhance the City's transportation system.
- Encourage people to use mass transit to get around.

**ADOPTED:** January 19, 2022  
Leslie Radcliffe  
Chair

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

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** ORDER OF THE BOARD OF ALDERS REFERRAL -  
Designating the Corner of Newhall Street and Huntington Street as "Mother Mary E. Atkinson Joyner Corner" in Perpetuity, to Honor the Life and Legacy of Mother Mary Atkinson Joyner, a Long-Time Community Resident, Well-Respected Church Mother, and Leader Who Has Given Back to Church and Families In Our Community. (Submitted By: Alder Havyarimana)

**REPORT:** 1598-11

**ADVICE:** Approve with conditions.

### BACKGROUND

This request comes from the Board of Alders regarding an ordinance to designate the corner of Newhall Street and Huntington Street as "Mother Mary E. Atkinson Joyner Corner" for her outstanding contributions in education, cultural and civic engagement. According to Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City's Code requires, "Each submission shall contain:

- (i) **Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.**
- (ii) **Proposed wording of the signage.**
- (iii) **A petition of at least two hundred fifty (250) city resident signatures in favor of the proposed naming, of which at least two-thirds (2/3 (one hundred sixty-six ((166))) shall be residents of the neighborhood of the proposed sign location."**

Mother Mary Atkinson Joyner, as a distinguished lifelong City resident has shown an extraordinary commitment to making a difference through her years of education, cultural and civic engagement within the City of New Haven. Ms. Atkinson Joyner concluded an outstanding career with the Bank of America (formerly First New Haven National), and now continues to show her dedication to education, cultural and civic engagement by contributing significantly to various church programs, social groups and other cultural enhancing activities.

Accordingly, it is fitting that the corner at the intersection of Newhall Street and Huntington Street should be named in Mother Atkinson Joyner's honor to pay tribute to her many years of unselfish works for the community.

### PLANNING CONSIDERATIONS

This proposal in accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, "Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period

**the approval of the commission shall be presumed.”** Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City’s Comprehensive Plan.
- Whether the proposal is “complete” and meets the criteria set forth in Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City Code.

**ADVICE**

Although, the applicant provided a petition with over 357 signatures, it does not appear that the applicant provided all the required materials which are required by Code.

Accordingly, the proposal is aligned with the City’s Comprehensive Plan because it:

- Fosters a greater “sense of place” and neighborhood pride.

However, prior to the Board of Alders rendering any decisions, the Planning Commission suggests having the applicant meet Section 18-2(a)(3) of the City Code by providing the following as required:

- A plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.
- Proposed wording of the signage.

**ADOPTED:** January 19, 2022  
Leslie Radcliffe  
Chair

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

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 78 OLIVE STREET. MBLU: 225 0548 01100. (Owner/Applicant: 78 Olive Street Partners LLC; Agent: Christopher McKeon). Petition to Amend the New Haven Zoning Map (Grid #12) To Change the Designation of 2.487+/- Acres of land located at 78 Olive Street (Map 225- Block0548- Parcel -01100) From General Business (BA) to Central Business/Residence (BD-1) Zoning District Classification.

**REPORT:** 1599-03  
**ADVICE:** Approval

**BACKGROUND**

The 2.53-acre property is the site of the Strouse Adler building located at Olive Street and Court Street, and currently contains 146 residential apartments and a surface parking lot containing 148 parking spaces. The proposed Map Amendment integrates the property into the adjacent BD-1 zoning district. The proposed amendment represents an expansion of the prior zone change from BA to BD-1 approved by the Board of Alders in 2014 for the parcels located at 630 Chapel Street (MBLU 225 0532 00600) and 673 Chapel Street (MBLU 225 0532 01300) (CPC report # 1493-01) and for the parcel located at 87 Union Street (MBLU 225 0532 00400) (CPC report # 1496-01). This expansion of the BD-1 to the east of the rail line represents an application of transit-oriented planning: based on adjacency to the State Street Station, State Street, and proximity to Union Station, a higher level of residential density is warranted and can be supported, beyond what is permissible in a BA district. The proposed map amendment and resulting development further facilitate the creation of a high density north/south corridor running along both sides of the tracks from Water Street up to Grove Street. The existing BA zoning has resulted in a variety of uses which appear to have limited connection to the Wooster Square and Ninth Square neighborhoods. The proposed map amendment would facilitate a stronger connection between Ninth Square and Wooster Square.

**CURRENT ZONING:**

*Business A Districts—General Business.* These districts serve several functions. They provide central concentrations of convenience goods and services for one or more neighborhoods, supplemented by more scattered stores for such goods and services within the neighborhoods provided for under a special provision of the regulations for residence districts. They provide comparison shopper's goods, specialty goods, amusements, and numerous services for less than a citywide market. And they also provide locations for small businessmen with a city-wide market who cannot operate in the downtown area. The predominant purpose of all these functions is retail trade.

**PROPOSED ZONING:**

*Business D-1 Districts—Central Business/Residential.* These districts include appropriate downtown areas which have concentrations of historic structures suitable for both residential and commercial use. This district concentrates residential uses at high density mixed with activities that have both a city-wide and district-wide function: small stores offering comparison shopper's goods, specialty stores, business services, offices, and entertainment uses. The use of land is intensive but respects the historic character of existing historic structures. It is the purpose of these regulations to encourage preservation of existing historic structures, conversion of existing structures to residential use, high intensity of use, and to exclude activities that have a negative effect upon the proper functioning of National Register Historic Districts or of the larger downtown.

**ZONING TABLE-Listing some differences in bulk requirements between BA and BD-1**

	<b>BA-General Business</b>	<b>BD-1-Central Business/Residential</b>
FAR	2.0	6.0 ** Where a lot in a BD-1 District abuts an RS-1, RS-2, RM-1 or RM-2

		Residence District, the maximum permitted FAR is 3.0.
Building height	No Direct Limit	No direct limit except where a lot in a BD-1 District abuts property in an RS-1, RS-2, RM-1 or RM-2 Residential District, a maximum building or structure height of 70 feet is permitted.
Usable Open Space	No minimum required	50ft/D.U. (25ft if the site is within 1,000 of public usable open space)
Common amenity space	No minimum required	50ft/D.U.
Parking	1 space per D.U.	½ space per D.U.

**USE TABLE-Listing the differences in permitted uses between BA and BD-1**

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable In case of conflict between this Table and the text of the Zoning Ordinance, the text shall prevail. <b>Uses not included in this table have the same permissions in BA and BD-1 zones.</b>		
Use	BA	BD-1
Rooming/boarding house	R	X
Motel	R	X
Poultry market	SE	X
Driving School	R	X
Gun/weapon repair, firearm training	SE	X
Pawn shop	SE	X
Restaurant with entertainment serving alcohol	SE	R
Drive-in restaurant 250 feet away from residential	R	X
Drive-in restaurant less than 250 feet from residential	SE	X
Vending machine	R	SE
Fair/Carnival	SE	X
Game room	SE	X
Mini golf	SE	X
Theater 251 seats or more	R	SE
Trampoline center	SE	X
Car wash	SE	X
Vehicle repair (no body work)	R	X
Vehicle repair (including body work)	SE	X
Vehicle rental	R	X
Vehicle sale at a shop or gas station with storage of 5 cars or fewer	SE	X
Offsite construction staging <1,000SF	R	SP
Monument sales establishment	R	X
Poster, bulletin, or spectator	R	X
Ambulance service	R	X
Cold storage facility with individual lockers for home customers	R	X
Commercial kennel	SE	X
Delivery service	R	X
Internal building cleaning/window cleaning	R	SE
News distribution enterprise	R	X
Printing, engraving, or reproduction services <2,000SF	R	SE

Research or testing laboratory <2,000SF	X	R
Research or testing laboratory	X	SP
High technology uses	X	R
Self-storage facility	X	R
Vending machine operator or repair	R	X
Vet, pet daycare, or groomer	R	SE
Nursing home	R	SE
Out patient surgical facility	R	SE
Recovery care center	R	SE
Fraternalities and Sororities not on university property	X	R

**PUBLIC HEARING**

A public hearing was held on January 19, 2022 at 7pm. One City Staff person and one member of the general public spoke in support of the petition. No individuals spoke in opposition to the proposal.

**PLANNING CONSIDERATIONS**

The proposed amendment follows a pattern of conversion of various parcels from BA to BD-1 in the same area on Chapel Street and Union Street, linking Wooster Square and Ninth Square. In the staff report for a previous BA to BD-1 Zoning Amendment (CPC report #1493-01), the commission recommended, “Inclusion of the Firestone property at 680 Chapel (and possibly the Strouse Adler property at 78 Olive Street)...to create the transit corridor between Wooster Square and Ninth Square described in the [report].”

The Comprehensive Plan of Development states that “the concept of transit-oriented development has not been fully developed in New Haven. The larger transportation facilities are bounded by incompatible land uses. State Street Station represents the first substantial connectivity among residential, office, and transportation land uses.” The 2015 Comprehensive Plan emphasizes the need to further develop transit-oriented development in New Haven, with a particular emphasis on neighborhoods adjacent to the train stations, including Wooster Square and Ninth Square.

**SECTIONS(S) 181 and 182 OF THE CHARTER OF THE CITY OF NEW HAVEN**

The City Plan Commission finds that, based on submitted information the proposed map amendment comply with Sections 181 and 182 of the Charter of the City of New Haven in that it is (i) uniform for each class of buildings or structures, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character of the proposed BD-1 District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

**SECTION 64(d)(2)c OF THE NEW HAVEN ZONING ORDINANCE**

Section 64(d)(2) requires that the City Plan Commission take into consideration in evaluating any amendment to the Zoning Map:

- a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;*

The proposed Zoning Map Amendment is consistent with patterns of construction, land-use, and other zoning amendments for this area. The applicant has demonstrated to the Commission that the property at issue, due primarily to its location, has the potential to play a unique functional role in the creation of a high-density transit-oriented corridor running along both sides of the Amtrak/Metro North rail line between Water and Grove Streets. Located between areas of relatively high density of commercial and residential uses and adjacent to a major transportation facility, the proposed expansion of the BD-1 District will serve as both a buffer between many of those uses in existing surrounding areas while at the same time creating a subdistrict where they can connect in a functional manner. Furthermore, this proposal, with its introduction of expanded use categories and more sustainable approaches to issues such as parking, mixed uses, and overall density, represents an appropriate response to “changes that have taken place in the City”.

*b. Whether some other method or procedure under the zoning ordinance is more appropriate; and*

The applicant has worked closely with City staff to determine that a Zoning Map Amendment is the most appropriate method to achieve objectives for this parcel.

*c. In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.*

The proposed Change will result in a 2.53-acre BD-1 property adjacent to both BD-1 and BA parcels.

## **FINDINGS AND ADVICE**

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

## **RECOMMENDATIONS**

The City Plan Commission notes that inclusion of additional parcels, although not part of this application, would help to create the transit corridor between Wooster Square and Ninth Square and create a total contiguous area of BD-1 zoning of approximately 50 acres. This would allow the area to evolve more cohesively, further promoting the benefits described above for this application, including transit-oriented development, expanded use categories and more sustainable approaches to issues such as parking, mixed uses, and overall density. Adjacent parcels recommended by the Commission for conversion to BD-1 zoning include:

- 680 CHAPEL ST, MBLU: 225 0532 00500
- 98 OLIVE ST, MBLU: 224 0559 01300
- 92 OLIVE ST, MBLU: 224 0559 01500
- 88 OLIVE ST, MBLU: 225 0548 01200
- 721 CHAPEL ST, MBLU: 225 0548 01600
- STATE ST, MBLU: 225 0548 00801
- COURT ST, MBLU: 225 0548 01001

**ADOPTED:** January 19, 2022  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Aïcha Woods  
Executive Director, City Plan Department





# New Haven Democracy Fund

"To ensure that all the citizens of New Haven have a fair and meaningful opportunity to participate in the election of mayor."  
New Haven Code of General Ordinances, Chapter 2, Article XI, §2-821 • Established in 2007 • democracyfund@newhavenct.net



## 2021 ANNUAL REPORT

To: Mayor Justin Elicker and the New Haven Board of Alders

Date: January 31, 2022

Pursuant to Section 2-823(a) of the Democracy Fund Ordinance and Section 2 of the Democracy Fund Board Bylaws, the New Haven Democracy Fund Board issues an annual report to the Mayor and the Board of Alders, containing a statement of the financial condition and expenditures of the Fund, a summary of the Board's activities for the preceding year, and a request for appropriations for the upcoming fiscal year.

### **A note about 2021 and the impact of the Covid-19 pandemic on the operations of the Fund:**

Citizens continued to experience a change in the normal operation of offices and legislative services in the City of New Haven. Daily business operated on rotating schedules for most of the year to limit the number of people in the Hall of Records and City Hall in an attempt to social distance and limit spread of the disease. There were continued difficulties in conducting normal business as a result of changes to staffing, hours of operation, location of workers, access to on-site resources (particularly needing appointments to visit the Town Clerk and Registrar of Voters offices), and other changes that resulted from the health crisis. With the creation and wide distribution of the COVID-19 vaccines, some normal or semi-normal operations returned in the latter half of 2021 and the Board was able to meet in person a few times during the year. However, with the Omicron variant spike in November through the end of the year, the Board returned to virtual meetings and digital communications as the primary method of administering and overseeing the Fund.

The NHDF Board is thankful for the hard work and dedication of all city staff and elected officials especially during the past couple years. A fuller understanding of the direct impact of the Coronavirus Pandemic can be found in Section III.B.

Prepared by Alyson Heimer, Administrator of the New Haven Democracy Fund  
To be Approved by the New Haven Democracy Fund Board on January 26, 2022

**I. Statement of Financial Condition and Expenditures**

The Democracy Fund began calendar year 2021 with **\$ 199,837.90**  
Of which \$55,000 was held in a Webster Bank CD  
The remainder was in the TD checking account

Total income to the Fund in 2021: **+ \$ 250,598.39**

**Capital infusion from the City of New Haven** **+ \$ 250,000.00**

**TD Ameritrade**

Checking Account Interest: **+ \$ 79.64**

CD Interest (Matured June 2021) **+ \$ 518.75**

**Subtotal** **\$ 450,436.29**

Total expenditures made by the fund in 2021: **( \$ 181,384.52)**

**Election costs:**

Candidate Committee payouts:

Primary Election:

Grants **(\$20,000.00)**

Matching Funds

Elicker 1st **(\$23,176.00)**

Dubois 1st **(\$10,786.00)**

Elicker 2nd **(\$18,358.22)**

General Election:

Grants **(\$40,000.00)**

Matching Funds

Carlson **(\$9,148.00)**

Elicker **(\$11,449.70)**

Returned overages:

Debate held October 19, 2021: **(\$1,416.00)**

**Administrator Costs:** **( \$21,666.66)**

Remaining Encumbrances **( \$ 4,333.34)**

2022 Administrative Encumbrances **(\$ 27,300.00)**

(see section I.B.1 for details)

**Total remaining and unencumbered value of Fund (December 31, 2021) \$269,051.77**

**Where is the money held?**

Financial Vehicles	
Webster Bank	( \$55,858.06)
Encumbrances*	
Administrator contract 2020-2021	( \$26,000.00)
Board reserve budget for 2021	( \$ 6,000.00)
Cash on hand	
TD Bank Checking Account	\$ 253,608.24

\*All encumbered funds are held along with cash funds in a fluid form in the same checking account.

**A. Income**

**1. Interest**

Total Interest earned on the Webster Bank CD (closed as of June 1, 2021) was **\$1,154.75** which was earned between January 2020 and June 2021. The 2021 portion of the total interest earned on the CD was **\$518.75**.

Checking account interest for 2021 totalled **\$79.64**.

**B. Administrator Costs**

Alyson C. Heimer served as the Administrator of The Fund for the entire term covered by this report. Her contract was renewed by the Board in a unanimous vote in June 2020 for the following fiscal year (see June 2020 Minutes for more information.)

In January 2021 a RFQ was released through the Purchasing Department’s bidding system in search of calls for proposals for an administrator for the Fund.

**1. Stipend**

Expenditures from January 1, 2021 through December 31, 2021 for the services of New Haven Democracy Fund Administrator Alyson C. Heimer were as follows:

Monthly payment of \$2,166.66 for term of contract ending January 31, 2021 (rolling renewal until the completion of the RFQ process for Administration of the Fund )	= \$12,999.96
<b>Total budgeted contractual services:</b>	<b>= \$26,000.00</b>
<b>Paid contractual services:</b>	<b>= \$21,666.59</b>
<b>Encumbrances payments:</b>	<b>= \$4,333.33</b>

## **2. Administrator Contract Expiration**

The Administrator's contract was renewed with Alyson C. Heimer for a seventh time in June 2021 following an open RFQ search that yielded one bid. Heimer restarted the RFQ at the rate of \$26,000 with an optional extension for an additional year. This RFQ was intended to cover the period from February 2021 until December 2021, causing overlapping contracts that impacted timely disbursements of stipend payments. This was rectified in November 2021 and a first payment was made to Heimer for July-October services in December 2021. Payment for November and December 2021 is still outstanding. The board voted in November 2021 to extend the contract with Heimer with an annual increase of 5% for January 2022 - December 2022.

The \$26,000 encumbrance was reserved by The Fund in July 2020 for services to be rendered in the new Administrator's contract for July 2020 - June 2021. In January 2021, an RFQ was awarded to Alyson Heimer to continue as Administrator of the New Haven Democracy Fund at a rate of \$2,166.66 per month from February until the end of the calendar year with an option for a one year renewal. In November 2021, the board renewed Ms. Heimer with a 5% increase to the monthly stipend and reserved \$27,300 as encumbered funds for the year January 1, 2022 to December 31, 2022. The Finance Department renewed the *insurance waiver* for Ms. Heimer, continuing the practice that has been used since the first Administrator, Robert Wechsler requested a waiver in 2009.

## **II. Board Composition**

### **A. Current Board**

James O'Connell, William Wynn, and Sergio Rodriguez (Chair) continued to serve the Board as executive members. Aaron Goode and James Bhandary-Alexander serve as general members.

Currently, two board seats remain open. Seats can be filled by members from any political affiliation up to a total of 3 seats per political party. The maximum number of Democrats have been appointed to the board.

As of December 31, 2021, Fund Board Members were:

- Chair Sergio Rodriguez (Democrat - term expiration 8/1/2021; Renewal pending)
- William Wynn (Republican - term expiration 8/1/2021; Renewal pending)
- James O'Connell (Republican - term expiration 3/1/2021; Renewal pending)
- Aaron Goode (Democrat - term expiration 5/1/2022)
- James Bhandary-Alexander (Democrat - term expiration 4/1/2024)

We had a new board member join the Fund in 2021. James Bhandary-Alexander brings considerable legal expertise to the board and has already been pivotal in projects regarding the Ordinance review and parsing conflicting passages of text between state, municipal and Fund rules and regulations.

**We ask the Board of Alders and City Administration** to place a focus on ensuring that devoted residents fill vacant seats on Boards and Commissions in 2022.

### **III. Summary of Board Activities**

The Fund and the Board are dedicated to transparent government operations. Here are some of our substantive contributions to the New Haven community over the past year.

#### **A. Virtual Meetings and Communications**

Virtual Meetings were held for a majority of the year with in-person meetings held in the Autumn months of 2021.

In the Spring of 2020, City Hall closed its doors to the public and a statewide quarantine was put in place by Governor Ned Lamont. Among other restrictions, the lockdown disallowed in person meetings of more than 6 people. The Board of Alders took a significant step in allowing online meetings to be held and Board members to cast their votes virtually. The Democracy Fund purchased a professional Zoom account and continued to hold monthly public meetings online.

#### **B. Elections Process Changes**

There were no changes to state law that directly impacted the operation of the Fund in 2021, however the year saw changes that impacted the election process. The state expanded acceptable reasons for voting absentee and continued to see higher levels of absentee voting throughout 2021 for both the primary and the general election. Due to the pandemic, there was also a significant decrease in the number of in-person events that took place in 2021 including events hosted by and for candidates. This led to an increased focus by the campaigns on online fundraising which reduced the number of cash contributions made to each campaign during the cycle. The increased reliance on online fundraising platforms is something that the board could choose to examine in 2022 as it accounts for the large majority of contributions to funded candidates.

One of the major changes in 2021 was to the New Haven Democracy Fund debate. As a result of the pandemic, the debate was simulcast by news outlets and in-person attendance was strictly limited. Attendance at the New Haven Democracy Fund board meetings by members of the public also saw decreased numbers in 2021 at the few in-person meetings that were held, but the meetings that were held virtually were routinely attended by members of the public and participating and interested campaigns.

The 2022 Legislative Session is a short session this year. It is the duty of the Administrator to stay abreast of state level issues. This is accomplished with the support of other statewide organizations with similar interests, including Common Cause, New Haven Votes, and through relationships with legislators.

### **C. 2021 Election Cycle**

The Administrator led Trainings for 4 exploratory or declared campaigns in the Primary Election, three of which declared candidacy and two of which qualified for the grant. The general election saw two candidates compete, both of whom received the grant and matching funding.

The Karen DuBois-Walton campaign was planning to move through the DTC convention and in anticipation of that, the board had approved a second round of funding and the \$20,000 grant. However, the campaign did not continue to the ballot phase and the funds were never disbursed.

Both Republican and Democratic candidates used the fund in 2021. This was the first time the program was used by a Republican candidate during the General Election and was a huge success for the Board.

### **D. Statewide Relationships**

The Fund works closely with State groups to ensure lawful execution of the ordinance in advance of the new election year in 2023. COVID precautions caused mass cancellation of in-person events, conferences, training meetings, and restricted access to public buildings worldwide.

The Fund continues its positive and professional relationship with many employees of the SEEC on both the Compliance and Enforcement sides of the Department.

### **E. Ordinance Revision**

The Board created a sub-committee chaired by Bhandary-Alexander to examine the Ordinance in detail and work with key community partners in improving the program language. The scope of this work extends through the entire body of Ordinance text and addresses multiple issues. More information on that process is available by request or on the NHDF website. The subcommittee meetings are open to the public, and we welcome input from the city, elected officials and all residents of the city.

### **F. City-Wide Relationships**

Local groups in the New Haven community continue to be allies, and the Board maintains active memberships or representative seats on the League of Women Voters, New Haven Votes Coalition, Republican and Democratic Town Committees, and all known advocacy groups committed to increased voter participation in the city. If members of the community have other suggestions for groups and movements with voter participation, education, and advocacy, please inform any Board member or the Board administrator as the New Haven Democracy Fund would always seek new mutually-beneficial relationships.

The Board continues to work closely with City of New Haven Officials to ensure the Fund remains compliant with Ordinance regulations and general contract law. The Fund's checking account at TD Bank currently receives a monthly interest payment of \$9.97. The Board will work with the finance department to again move a portion of unencumbered funds to a higher yield financial vehicle to bear interest into the account at a prevailing rate.

#### **IV. Future Goals of The Board**

Ordinance Review - 2022 is going to be a year of redesigning key elements of the Fund, its operation and organization. This process begins with a review of the Ordinance to address the many outdated or conflicting sections which, over the past ten years, brought about complex problems that needed to be resolved. Now that we have such resolutions, which were created using community involvement and assistance from the State Elections Enforcement Commission, we would like to cement those clarifications into the language of the Ordinance. This will reduce confusion for any new candidate unfamiliar with the fund while reading the ordinance.

Expansion of the Program - The Fund will craft a method of participation for those running for other offices in the City of New Haven, which will include a Democracy Fund pledge and code of conduct, and/or financial support. The exact details are to be determined by the Ordinance subcommittee and must be approved by the Democracy Fund Board and then by the Mayor and Board of Alders before taking effect.

CPI Increases - Every four years the Board is required to adjust the grants and other amounts based on the rate of inflation. This process is to be completed during the first quarter of 2022.

Community Engagement - The Administrator will continue to attend CMT meetings, with the main purpose of raising awareness of the fund and recruiting two new board members. This is part of the public relations work with the community that is outlined in the Administrator contract.

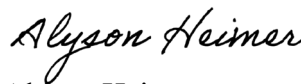
Administrator RFQ - The Board also intends to put together a new RFQ for the Administrator position. Administrator Heimer has served since 2013 and while her institutional knowledge, skills and abilities are a great asset to the Fund, it is important to make this position continually open to new people who bring different viewpoints and can help grow the program in new ways.

#### **V. Request for Appropriations**

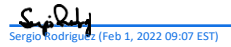
The Fund expended the most it ever has during the 2021 cycle as a result of enthusiastic participation and both a primary and a general election. The New Haven Democracy Fund is working as it was designed, and desired outcomes from such a program have been seen throughout the past decade.

The Democracy Fund Board requests an infusion of \$250,000 in appropriations from the Board of Alders between now and Spring 2023. The Fund last received a replenishment this year (2021) of \$250,000, which was integral to the program's success. A continued investment in the New Haven Democracy Fund renews the city's commitment to remove the appearance of corruption in our local elections, and provides a vehicle to multiply the value of small dollar local contributions to campaigns. Such measures ensure that candidates for office in New Haven spend more time communicating with each resident, no matter how much they can contribute financially to their election.

This valuable city program can continue far into the future by appropriating a replenishment of \$250,000 before the upcoming election in 2023.



Alyson Heimer  
New Haven Democracy Fund Administrator

  
Sergio Rodriguez (Feb 1, 2022 09:07 EST)

Sergio Rodriguez  
New Haven Democracy Fund Board Chair



# Susman, Duffy & Segaloff, P.C.

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January 27, 2022

*Via email: [alucas@newhavenct.gov](mailto:alucas@newhavenct.gov) and Hand Delivery*

Board of Alders  
Office of Legislative Services  
165 Church Street  
New Haven, CT 06510

**Re: Petition to Amend Planned Development District  
PDD # 103 – 446A Blake Street  
Owner: 446A Blake LLC**

Dear Mr. Lucas:

Enclosed please find a Petition to Amend Planned Development District #103 to allow for up to 144 residential apartments located at 446A Blake Street. The Exhibits noted in the petition are being forwarded via the following Dropbox link, also contained in the text of this transmission email. **A Dropbox account is not required to access the documents via the link:**

<https://www.dropbox.com/sh/e6el2bnfiu91m1z/AADlculGfV05HZspromHQw3la?dl=0>

I enclose our check in the amount of \$1,500.00 representing the filing fee. I have also enclosed a copy of the Prior Notification Form.

Thank you for your attention to this matter.

Very truly yours,



James H. Segaloff

JHS:tmr  
Enclosures

\\Willow\Docs\Client A-B\446A Blake LLC\Development\Correspondence\JHS - Board of Aldermen 1.27.22.docx

PETITION TO AMEND PLANNED DEVELOPMENT DISTRICT 103

446 BLAKE STREET, WINTERGREEN AT WESTVILLE

JANUARY 27, 2022

On behalf of 446A Blake LLC, owner of the parcel known as 446A Blake Street, we submit this Petition and supporting materials to modify and amend Planned Development District (“PDD”) 103 originally adopted by the Board of Aldermen on April 21, 2003, pursuant to Section 65 of the New Haven Zoning Ordinance. Specifically, this Petition requests modification of PDD 103 to increase the total number of residential dwelling units in the PDD from 293 to 437 for conversion over time, of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units.

INTRODUCTION:

PDD 103 is comprised of 9.84 acres on a site previously known as 400 and 446 Blake Street in the Westville neighborhood. In 2003, then owner NHM LLC proposed the PDD with two separate parcels within the developable land area to include: (i) dwelling units on the 7.66 acre parcel, subsequently known as Wintergreen at Westville (446 Blake Street); and (ii) offices to be located as an adaptive reuse of the historic three-story structure on the 1.89 acre parcel (446A Blake Street) (the “Subject Parcel”).

The Petitioner requests that PDD 103 be amended to permit 144 dwelling units to be developed on 446A Blake Street by converting the existing historic office building into a mixed use building and by constructing additional residential structures, all as shown on the proposed Site Plan attached hereto.

HISTORY OF APPROVALS FOR PDD 103:

- A. February 19, 2003: Pursuant to the application of NHM LLC, the City Plan Commission approved general plans to construct 293 dwelling units on the 7.66 acre parcel, known as Wintergreen of Westville, and also approved the General Plans for renovations of the historic three-story brick structure on the 1.89 acre parcel as office space.
- B. May 8, 2003: the Board of Aldermen adopted the findings of the City Plan Commission and approved PDD #103.
- C. November 8, 2003: the City Plan Commission approved Detailed Plans for 293 new dwelling units and 530 parking spaces on the 7.66 acre parcel, and 36,000 sq ft of renovated and reused office space for the brick structure on the 1.89 acre parcel.
- D. April 1, 2005: per a Special Warranty Deed, 446 Blake Street was split into two parcels:

- a. 446B Blake Street containing 7.66 acres which included 293 market rate structures, known as Wintergreen at Westville.
  - b. The Subject Property, 446A Blake Street containing 1.89 acres which included the office building.
- E. March 21, 2007: 446A Blake Street: the City Plan Commission acting in regard to “Planned Development Action and Coastal Site Plan Review”, approved Detailed Plans for the completion and rehabilitation of the historic three-story brick structure at the Subject Property. The building has 36,000 square feet of office space with 107 parking spaces. Coastal Site Plan Review was conducted and approved.

PROPOSED AMENDMENT TO PDD 103:

446A BLAKE LLC, owner of 446A Blake Street containing 1.89 acres, petitions to modify PDD 103 and to amend the PDD, to permit a total of 437 dwelling units which number recognizes the 293 existing units at Wintergreen at Westville and permits the requested 144 dwelling units at the Subject Property. The Owner proposes that 7.5% of the 144 units will be deed-restricted to be affordable at 80% of the area median income (“AMI”) for forty years.

DESCRIPTION OF PROPOSED COMPONENTS OF AMENDMENT:

Included in this petition and attached hereto via the following Dropbox link, are the following:

<https://www.dropbox.com/sh/e6el2bnfiu91m1z/AADlculGfV05HZspromHQw3la?dl=0>

1. Exhibit A: Set of plans and drawings dated January 26, 2022, prepared by Greg Wies & Gardner Architects LLC titled “Blake Street Apartments 446A Blake Street New Haven, Connecticut.”
2. Exhibit B: Site Plan Drawings part 1 of 3 prepared by Westcott and Mapes, Inc. consulting engineers.
3. Exhibit C: Site Plan Drawings part 2 of 3 Prepared by Westcott and Mapes, Inc. consulting engineers.
4. Exhibit D: Site Plan Drawings part 3 of 3 Prepared by Westcott and Mapes Inc. consulting engineers.
5. Exhibit E: Stormwater Management Plan Prepared by Westcott and Mapes, Inc. consulting engineers.
6. Exhibit F: Coastal Area Management Report Prepared by Westcott and Mapes, Inc consulting engineers.
7. Exhibit G: Application For Development Permit Worksheet Prepared by Westcott and Mapes, Inc consulting engineers one page.
8. Exhibit H: Application For Development Permit: Coastal Site Plan Review one page prepared by Westcott and Mapes, Inc. consulting engineers.

9. Exhibit I: Application For Development Permit: Site Plan Review SITE prepared by Westcott and Mapes, Inc. one page.

#### CONSISTENCY OF PETITION WITH PLANNED DEVELOPMENT STANDARDS:

The proposed amendment to PDD #103, fully complies with the four standards for a planned development district as set forth in Section 65 (a) of the Zoning Ordinance. Said standards are the following:

1. “in accordance with the comprehensive plans of the city including all plans for redevelopment and renewal.”

The comprehensive plan identifies a number of planning themes including: (i) housing suitable for all ages; (ii) tax-generating development; (iii) job creation; (iv) sustainable transportation; and (v) high density to ensure neighborhood growth and stability. The Westville area and particularly the Westville Village, has the potential to become a significantly vital and vibrant community. Residential units located essentially around the corner from the Village and in a location with available transportation, will enhance physical and social connectivity among neighbors and among the neighborhood.

2. “composed of such uses and in such proportions as are most appropriate and necessary for the integrated functions of the planned development and for the city.”

The proposed development is for 144 residential units and tenant amenities. The residential focus is appropriate for the site, the neighborhood and the community. Residential use is already permitted in PDD 103. The Petition adds density, a value to which the City has dedicated its current development goals.

3. “so designed in space allocation, orientation, texture, materials, landscaping and other features to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood and showing such unusual merit as to reflect credit upon the developer and upon the city.”

The design of the two additional buildings, coupled with the rehabilitation of the existing building and their orientation, is in keeping with the surrounding area. The development will be of desirable character and will balance and enhance nearby buildings. It will encourage parties to reside in Westville, work and enjoy recreation and shop nearby.

4. “so arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in Section 15(a)(1)(g) of this ordinance.”

The development will be arranged to provide 250 square feet of usable open space per dwelling unit.

The space is located and designed to emphasize convenience of tenant access and ease of use. Landscaping will be provided to promote the beauty of the entire area including the West River.

**CONCLUSION:**

The proposed buildings, amenities, parking and open space are consistent with the terms, conditions and requirements of the standards in Section 65 of the Ordinance. The CPC decision 1542-06 which recommended approval of the proposed creation of the BA-2 Zone for this area in 2018 , specifically recognized that the new zone would increase density and reduced parking in order to “allow for more economic activity with the district”

The approval of the amendment and the development of parcel 446A, will build on the ongoing revitalization of Westville Village and further the efforts to make Westville a vibrant center of activity, all as envisioned by the Comprehensive Plan, the City Plan Commission and the creation of the BA-2 Zone.

Respectfully submitted,

446A Blake LLC

Susman, Duffy & Segaloff



By: \_\_\_\_\_

James H. Segaloff

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): \_\_\_\_\_

WARD # 27 Richard Furlow  
# 25 Adam Marchand

DATE: December 29, 2021

FROM: Department/Office \_\_\_\_\_  
Person Attorney James H. Segaloff Telephone (203) 654-2603

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:

*Title of the Legislation*

446A Blake Street. Petition to amend Planned Development District #103 to permit 140 dwelling units.

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 alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative

SUSMAN, DUFFY & SEGALOFF, P.C. NEW HAVEN, CT 06511

VENDOR:	City of New Haven	01/25/2022	1500.00	CHECK NO: 29308
OUR REF. NO.	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID

446A Blake	01/25/2022	1500.00	1500.00	0.00
				DISCOUNT TAKEN

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**SUSMAN, DUFFY & SEGALOFF, P.C.**  
 ATTORNEYS AT LAW  
 700 STATE STREET, SUITE 100  
 NEW HAVEN, CT 06511

**CITIZENS BANK**  
 NEW HAVEN, CONNECTICUT  
 51-7011/2111

CHECK NO. 29308 CHECK DATE 01/25/2022 VENDOR NO. CITYNH

**PAY** One thousand five hundred and NO/100  
 City of New Haven

CHECK AMOUNT 1500.00

MP  
 AUTHORIZED SIGNATURE

MP  
 AUTHORIZED SIGNATURE

MP  
 AUTHORIZED SIGNATURE

⑈029308⑈ ⑆211170114⑆ 202542080⑈

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JANUARY 27, 2022

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The comprehensive plan identifies a number of planning themes including: (i) housing suitable for all ages; (ii) tax-generating development; (iii) job creation; (iv) sustainable transportation; and (v) high density to ensure neighborhood growth and stability. The Westville area and particularly the Westville Village, has the potential to become a significantly vital and vibrant community. Residential units located essentially around the corner from the Village and in a location with available transportation, will enhance physical and social connectivity among neighbors and among the neighborhood.

2. “composed of such uses and in such proportions as are most appropriate and necessary for the integrated functions of the planned development and for the city.”

The proposed development is for 144 residential units and tenant amenities. The residential focus is appropriate for the site, the neighborhood and the community. Residential use is already permitted in PDD 103. The Petition adds density, a value to which the City has dedicated its current development goals.

3. “so designed in space allocation, orientation, texture, materials, landscaping and other features to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood and showing such unusual merit as to reflect credit upon the developer and upon the city.”

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The development will be arranged to provide 250 square feet of usable open space per dwelling unit.

The space is located and designed to emphasize convenience of tenant access and ease of use. Landscaping will be provided to promote the beauty of the entire area including the West River.

**CONCLUSION:**

The proposed buildings, amenities, parking and open space are consistent with the terms, conditions and requirements of the standards in Section 65 of the Ordinance. The CPC decision 1542-06 which recommended approval of the proposed creation of the BA-2 Zone for this area in 2018 , specifically recognized that the new zone would increase density and reduced parking in order to “allow for more economic activity with the district”

The approval of the amendment and the development of parcel 446A, will build on the ongoing revitalization of Westville Village and further the efforts to make Westville a vibrant center of activity, all as envisioned by the Comprehensive Plan, the City Plan Commission and the creation of the BA-2 Zone.

Respectfully submitted,

446A Blake LLC

Susman, Duffy & Segaloff



By: \_\_\_\_\_

James H. Segaloff

January 28, 2021

To: Board of Alders

From: Donald Hayden, Tax Abatement Committee Staff

New Haven Gay & Lesbian Community Center, DBA as New Haven Pride Center has submitted a petition to the Board of Alders for assistance concerning their property taxes account number 309128.

ORDER CONCERNING REAL PROPERTY TAXES OF NEW HAVEN GAY AND LESBIAN  
COMMUNITY CENTER TAX ACCOUNT NUMBER 309128.

WHEREAS: New Haven Gay & Lesbian Community Center, DBA as New Haven Pride Center, was tax for Gran List years 2008 through 2011, and

WHEREAS: New Haven Gay & Lesbian Community Center, DBA as New Haven Pride Center is asking for assistance with this account.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest on account number 309128 be forgiven.

Sisters in Diaspora Collective  
25 Temple Street  
New Haven, CT 06511

January 21, 2022

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

**Re: Use of ARP funds**

Dear New Haven Board of Alders,

As a group that includes Arabic and Spanish-speaking migrant women, mothers, workers, and Greater New Haven residents, we, the Sisters in Diaspora Collective, would like to formally make a proposal for the use of ARP COVID-19 relief funds to reduce housing inequity in our city and make safe, dignified housing more accessible for thousands of residents.

We are aware of the Mayor's office's proposal to allocate 10 million dollars to housing initiatives and 4 million dollars to a New Haven Land Bank from ARP funds, but we know that this amount is hugely insufficient compared to the scope of the problem.

According to the federal government, housing is considered affordable if it costs 30% or less of a family's income. But based on a recent report by New Haven's Affordable Housing Commission, 54% of New Haven residents spend more than 30% of their income on rent, meaning that **over half of New Haven residents are housing insecure**. This means that over half of our neighbors and community members struggle tremendously to afford rent month to month. This does not even count the approximately 400 people in our New Haven community who are homeless and live on the street. Even those that have a roof over their heads live in homes that are far too small for their families (which COVID has shown us is a public health concern). According to a 2019 report by DataHaven, the average renter in New Haven is about 17 thousand dollars short of affording a 2 bedroom apartment (DataHaven).

While federal housing subsidies exist, they exclude thousands of immigrants who live in our city from eligibility and even for those who are eligible, the waitlists for Public and Section 8 housing are **thousands of people-long**. Nearly every one of us in our group and our broader community has been on one of these waitlists for years, with no indication that we will ever be placed in a unit. Meanwhile, the housing that is being built is completely inaccessible to us, even most housing that is called "affordable."

Safe, dignified housing is a human right and an essential building block of a healthy life. Given the housing crisis in our city and the fact that existing housing access programs have been proven to be insufficient, we urge the Board of Alders to increase the proposed amount of 10 million dollars allocated for housing to \$62.5 million. This number is 54% of the total 115.8

million in ARP funds, which is proportional to the 54% of New Haven residents who lack access to a basic right which is affordable housing.

Here is a breakdown of our proposal for the use of \$62.5 million:

- 1. \$50.5 million. Buy buildings currently owned by corporate, absentee landlord companies, such as Mandy Management or Pike International, and preserve these buildings as public property to be used as alternative affordable housing.**

Private landlords are legally allowed to raise rent prices at their discretion, causing tremendous stress and hardship. It is unjust and unnecessary for working-class families to be at the mercy of private companies who don't know or care about us and have no stake in us or our communities. Starting to build an alternative stock of affordable housing and limiting the power of multi-million dollar private management companies would be a step towards housing justice in New Haven. This housing stock should be managed separately from federally subsidized housing, so that it is made available to the hundreds of residents who are not receiving it.

*An example of how this could work:*

- In 2021 alone, Mandy Management spent \$58 million buying 179 properties – or 558 apartments – throughout New Haven. With 50.5 million dollars, the City of New Haven could buy back 485 of these apartments and turn them into publicly owned affordable housing, providing an urgent, immediate solution to the housing crisis in a time of dire health need.

- 2. \$12 million. Provide monthly subsidies for 1000 families on the waitlists for Section 8 and Public Housing for two years.**

- a. This is an adaptation of a proposal submitted to the City of New Haven by Elm City Communities/Housing Authority of New Haven on Sept. 10, 2021. There is an extreme shortage of units available through the Section 8 and public housing programs, which means that thousands of us wait for five, ten, or more years before our names get pulled from a waitlist. There is currently no support for those of us on waiting lists, no plan for how to help the thousands of us who will not have access to subsidized housing for years. This subsidy would be undoubtedly transformative for many, many people in our community.

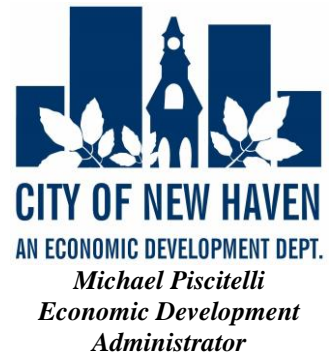
We urge the Board of Alders to seriously consider our concerns and demands. If we want everyone in our city to have access to a life of health and wellbeing, we must urgently prioritize making sure that safe and dignified housing is available to all.



*Arlevia T. Samuel*  
*Executive Director*

**CITY OF NEW HAVEN**  
*Justin Elicker, Mayor*

**LIVABLE CITY INITIATIVE**  
*165 Church Street, 3<sup>rd</sup> Floor*  
*New Haven, CT 06510*  
*Phone: (203) 946-7090 Fax: (203) 946-4899*



January 25, 2022

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

**Re: 56 Hazel Street Motion to Amend**

Dear President Walker-Myers:

Enclosed please find a “Motion to Amend a Matter Previously Adopted” for a portion of 56 Hazel Street which was adopted by the Board of Alders on August 3, 2020 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

*Arlevia T. Samuel*

Arlevia T. Samuel  
Executive Director



## MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 56 Hazel Street, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2020, and which was adopted by the Board of Alders on August 3, 2020. The property was to be sold to Mohammed Nazifi Abubakari. The purchase of this property was delayed due to the Covid-19 crisis. The applicant desires to purchase this property.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from "August 3, 2021 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", to "This Order will expire and be of no further force and effect twelve months from the date of amendment 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".



Arlevia T. Samuel  
Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR A PORTION OF THE PROPERTY KNOWN AS 56 HAZEL STREET BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM “AUGUST 3, 2021 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”, TO “THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT 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”.

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 56 Hazel Street (the “Property”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on August 3, 2020, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6<sup>th</sup>, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from “August 3, 2021 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.



*Arlevia T. Samuel*  
*Executive Director*

**CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

**LIVABLE CITY INITIATIVE**

*165 Church Street, 3<sup>rd</sup> 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*

January 25, 2022

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

**Re: 232-238 Washington Avenue Motion to Amend**

Dear President Walker-Myers,

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 232-238 Columbus Avenue which was adopted by the Board of Alders on October 7, 2019 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

*Arlevia T. Samuel*

Arlevia T. Samuel  
Executive Director

## MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 232-238 Columbus Avenue, New Haven (the "Property") were originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2019, and which was adopted by the Board of Alders on October 7, 2019. The properties were to be sold to Concrete Creations, LLC for the development of residential housing. The purchase of the property was delayed due to the Covid-19 crisis and site plan approval process. The applicant desires to purchase the property.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from "October 7, 2020 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", to "This Order will expire and be of no further force and effect twelve months from the date of amendment 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".



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Arlevia T. Samuel  
Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 232-238 COLUMBUS AVENUE BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM “OCTOBER 7, 2020 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”, TO “THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT 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”.

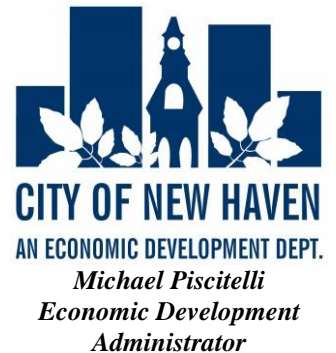
BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 232-238 Columbus Avenue (the “Property”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on October 7, 2019, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6<sup>th</sup>, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from “October 7, 2020 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.



*Arlevia T. Samuel*  
*Executive Director*

**CITY OF NEW HAVEN**  
*Justin Elicker, Mayor*

**LIVABLE CITY INITIATIVE**  
*165 Church Street, 3<sup>rd</sup> Floor*  
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*Phone: (203) 946-7090 Fax: (203) 946-4899*



January 25, 2022

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

**Re: 388 Blatchley Avenue Motion to Amend**

Dear President Walker-Myers:

Enclosed please find a “Motion to Amend a Matter Previously Adopted” for 388 Blatchley Avenue which was adopted by the Board of Alders on December 21, 2020 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

*Arlevia T. Samuel*

Arlevia T. Samuel  
Acting Executive Director

## MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 388 Blatchley Avenue, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2020, and which was adopted by the Board of Alders on December 21, 2020. The property was to be evenly split between Hong Guo at 386 Blatchley Avenue and Agilsberto Montalvo and Nilda Reyes at 394 Blatchley Avenue. The purchase of this property was delayed due to the Covid-19 crisis. The applicants desire to purchase this property.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from "December 21, 2021 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", to "This Order will expire and be of no further force and effect twelve months from the date of amendment 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".



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Arlevia T. Samuel  
Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 388 BLATCHLEY AVENUE BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM “DECEMBER 21, 2021 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”, TO “THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT 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”.

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 388 Blatchley Avenue (the “Property”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on December 21, 2020, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6<sup>th</sup>, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from “December 21, 2021 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.

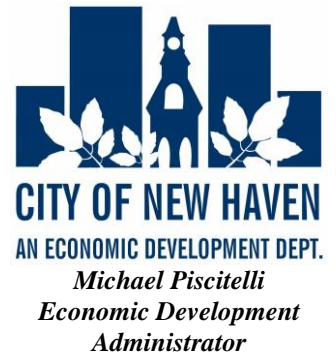




*Arlevia T. Samuel*  
*Executive Director*

**CITY OF NEW HAVEN**  
*Justin Elicker, Mayor*

**LIVABLE CITY INITIATIVE**  
*165 Church Street, 3<sup>rd</sup> Floor*  
*New Haven, CT 06510*  
*Phone: (203) 946-7090 Fax: (203) 946-4899*



January 21, 2022

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

**Re: 665 Washington Avenue Motion to Amend**

Dear President Walker-Myers:

Enclosed please find a “Motion to Amend a Matter Previously Adopted” for 665 Washington Avenue which was adopted by the Board of Alders on October 19, 2020 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel  
Executive Director

## MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 665 Washington Avenue, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2020, and which was adopted by the Board of Alders on October 19, 2020. The property was to be sold to Glofesta M. Suggs. The purchase of this property was delayed due to the Covid-19 crisis. The applicants desire to purchase this property.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from "October 19, 2021 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", to "This Order will expire and be of no further force and effect twelve months from the date of amendment 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".



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Arlevia T. Samuel  
Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 665 WASHINGTON AVENUE BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM “OCTOBER 19, 2021 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”, TO “THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT 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”.

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 665 Washington Avenue (the “Property”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on October 19, 2020, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6<sup>th</sup>, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from “October 19, 2021 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”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment 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”.