# **AGENDA / NOTICE OF MEETING**

# CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING NOVEMBER 17, 2021 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: <a href="mailto:etrachte@newhavenct.gov">etrachte@newhavenct.gov</a> Office (203) 946-8373

**Topic: November PAD meeting** 

Time: November 17, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://newhavenct.zoom.us/j/94287732160?pwd=eTlVSkpiOHpkamQ5T29VRDFyRHJRdz09

Meeting ID: 942 8773 2160 Password: 1234567a

Call to Order

II. Approval of Minutes from October 20, 2021 PAD Meeting

III. Action items / New Business

Property AddressType of SaleApplicantWard31 Frank StreetNegotiatedL. Zaragoza426 Stevens StreetSliver lotPoindexter FS 28S, LLC / 3W. Fleury

IV. Discussion of PAD Guidelines / Proposed Amendment / update

V. Adjourn

+1 346 248 7799 US (Houston)

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 942 8773 2160

Password: 49859154

Find your local number: https://newhavenct.zoom.us/u/adXB4pJSnZ

Join by Skype for Business

https://newhavenct.zoom.us/skype/94287732160.us/skype/949854144877

#### PAD MEETING MINUTES October 20, 2021

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

Absent: Maurine Villani, Tax Office.

#### Meeting called to order at 3:03 PM

A motion to approve the PAD minutes from September 29, 2021 with corrections was made by Steve Fontana, seconded Alder Antunes, minutes approved unanimously.

# **New Business**

#### 6-8 Evergreen Court

Evan explained the City is proposing to sell this vacant property and lot to National Construction for \$15,000. The applicant will rehabilitate the property and sell it to an owner occupant for a minimum 10-year occupancy requirement. The City was planning to demolish this property and bids are in the information packet. The City received bids ranging from the mid \$80,000's to almost \$140,000 to demolish this property. This developer specializes in the rehabilitation of very distressed properties. Evan told the committee this property needs immediate attention.

The developer would like to rehabilitate this property as a one family property and add an accessory dwelling unit (ADU). Alder Festa told the committee the developer was not permitted to utilize the new ADU ordinance because he is not an owner occupant. Alder Festa does not support this, the ADU ordinance requires an owner occupant to get the permit to create an ADU. Evan told the committee this is the first time LCI is proposing this concept (ADU). Alder Festa said the developer can go through the normal process to make this property a two family but can't utilize this ordinance as a short cut. Evan told the committee there is a 10-year deed restriction making this property owner occupied so LCI felt this proposal was consistent with the ADU Ordinance. LCI understands the concerns raised here today.

Alder Antunes echoed Alder Festa's concerns. The developer can follow the normal Zoning process to convert this property, but not the new ADU Ordinance because only owner occupants are eligible.

A motion was made by Steve Fontana to approve the proposal as a single family (the developer can go through zoning to convert the property to a two-family), seconded by Clay Williams, Approved unanimously.

#### 180 Butler Street

Evan told the committee that this is a negotiated sale to the Macedonia Pentecostal Church. The City is selling this as a negotiated sale because the PAD Guidelines do not comply with the Religious Land Use and Institutionalized Persons ACT (RLUIPA) which is a federal law. It requires

all non-profits to be treated equally. LCI will be updating the PAD guidelines and this will be addressed.

Evan told the committee the proposal is to sell this land at \$1.00 per square foot because that is the cost for non-profits. We do not want to discriminate against the church. The property is located on the Hamden town line. The Church is located at 184 Butler Street in Hamden. The lot is an odd shape and doesn't lend itself to splitting with the other abutting property at 178 Butler Street. Alder Festa asked why the property wasn't split with #178 Butler Street? The property at 178 Butler Street is a conforming property under the zoning code so LCI didn't offer this land to the owner. 178 Butler Street has an easement over a few feet over this parcel. The property at 178 Butler Street also has a driveway and yard area. Evan also noted the property at 178 Butler Street was in the foreclosure when LCI began working on this sale. The Church needs additional parking because they are on a small lot. This lot is not conducive for housing development due to the shape and size. Alder Antunes noted the importance of off-street parking in this area.

Evan told the committee that LCI considered making a garden at this location but noted one had recently been developed on Shepard Street (#96) this year. Evan did discuss this with the Alder of the ward.

Alder Antunes commented that we should better define the term "church" in the PAD guidelines. We don't want properties to be off the tax-rolls unless the institution is serving the community. Alder Antunes noted that several "store-front style" churches have come and gone over the years and when an institution files for a tax exemption, the exemption can continue for a long time unless staff audit the status.

Alder Festa asked about RLUIPA. Evan told the committee it's a Federal law. Alder Festa noted that we should audit to make sure if a property is exempt, staff should monitor. Evan noted that we don't sell many properties for exempt purposes. Evan also told the committee the LCI tries to reduce blight, increase maintenance, and make areas better via land sales, this sale also will reduce City liability and the City will no longer have to maintain this parcel.

Alder Antunes asked about Church exemptions. Clay gave an example of a church what owns a parking garage that is tax exempt. Steve also gave an example of a rental space utilized for a church which would also be exempt. Evan also noted that the Assessor's office approves exemption requests and both rental and property owned by Church, both are eligible for exemptions. Evan was not sure how often there are audits.

William Long asked about improvements to the parcel, do they need approvals in Hamden and New Haven? Evan told the committee that only our regulations would apply. Evan gave an example of properties that are in two towns such as Cliff Street in East Rock. William also asked about merging the parcels. Committee members asked about safeguards because the property will be connected to a property in Hamden. The Notice can be recorded in Hamden. Alder Antunes told the committee we don't want this parcel to be tax-exempt and slip through the cracks because two town's land records are involved. Steve noted the Assessor's office would require an application for an exemption. There was discussion about the best safeguard to avoid problems about notice. A motion was made. The motion was amended after discussion.

A motion was made by Clay Williams to approve the sale with the condition that a "Notice of Adjoinment" be recorded on the Hamden Land records, seconded by Alder Antunes. Approved unanimously

#### **PAD Guidelines**

Evan has been working with City lawyers to revise the Guidelines. Mr. Long gave us a few good ideas about adding a time frame for City Plan to give advice as well as mentioning the Comprehensive Plan in the guidelines. Evan is working with attorney Pinto to finalize these updates. Evan plans to make this an action item by the end of the year. There will not be major changes.

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

Meeting Adjourned 3:40 P.M.

#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

# **Disposition Summary Sheet**

# **Property Description**

Property Address 31 Frank Street		Maj	Map-Block-Parcel 302 0072 00800				erty Type	Total legal units  Per Zoning	
		30					sidential Family		
2	020 Assessm	ient Value (1	00%)	70%	of Assessm	ent	Pro	perty Size	
Land + OB	Building 🕴	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.	
\$29,500	\$20,300	N/A	\$49,800	\$34	4,860		41' X 150	5663 Total Per Assessor	

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 49,800	Vision	10/1/20 20	Negotiated	\$25,000	(TBD)	\$25,000

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. <b>Evelyn Rodriguez 4</b> <sup>th</sup> <b>Ward</b>	N/A	Yes

# Applicant's Information

Applicant's name, address & telep Luis R. Zaragoza 118 Adeline Street New Haven CT 06519	ohone:	Name, address & tele	phone of contact person:	
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
Current	11/9/2021	Staff	Current	
Proposal: The City of New Haven propo	ses to dispose of a v	vacant single-family resid	ential property.	
General discussion: The applicant will rehal		s a single-family property an		

General discussion: The applicant will rehabilitate this property as a single-family property and occupy the property This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.

(PAD), City Plan, the B	<u>soara oi</u>	Director of Livable City In	<u>iitiative (LCI) a</u>	<u>ina / or the Board of Aldei</u>	's of the City of New
<u>Haven</u> .				)	
Owner Occupancy:	Yes /	,	1	1	2. 7
Prepared /	1/1	10 Waha	Concurred		11/0/11
by: _ Cuy //	14/6	Date 1//9/600/	by:	M	Date 11/1/21
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Committee	Date	Action
	11/15/2021	
PAD		
	12/15/2021	
City Plan		
	12/22/2021	
L.C.I.		
	1/17/2022	
Board of Alders		

# **PRIOR NOTIFICATION FORM**

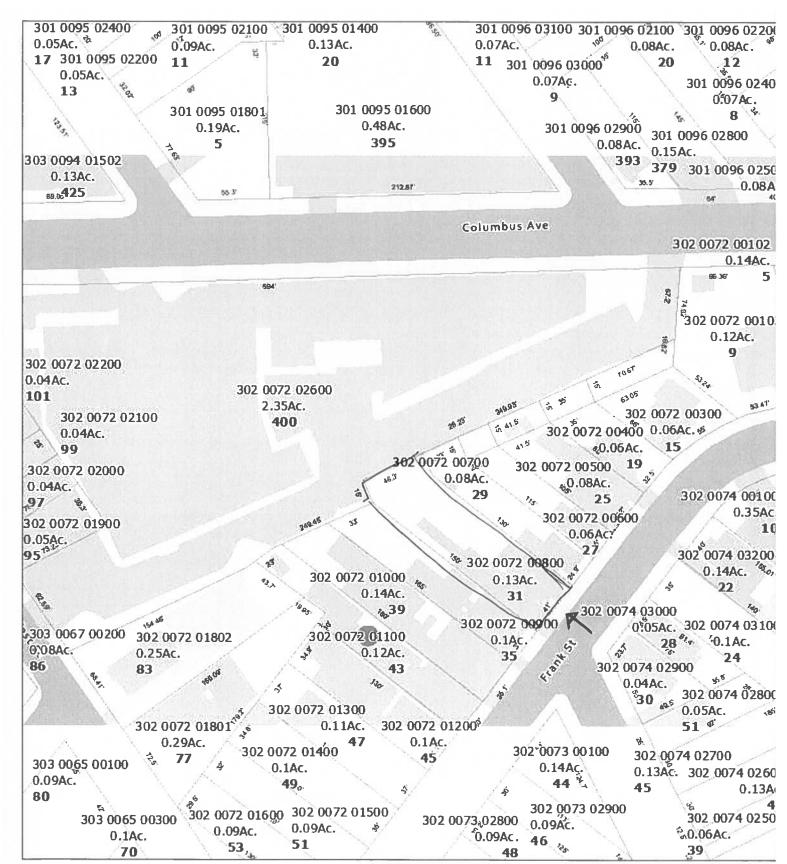
#### NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

ТО	:	Hon. E	velyn Rodriguez 4th Ward
DA	TE:	November 5, 2021	
FRO	OM:	Department	Livable City Initiative
		Person	Evan Trachten Telephone X 8373
		form you that the foll of Aldermen.	owing matter affecting your ward(s) will be submitted
reha		his property and occupy	property at 31 Frank Street to Luis R. Zaragoza who will it as an owner occupant for a minimum ten (10) year
Che	Democi		to a commission
	Republi Unaffili r	ated/Independent/Oth	ne
		INSTRU	CTIONS TO DEPARTMENTS
1.	Departm	ents are responsible for se	ending this form to the alderperson(s) affected by the item.
2.			red) directly to the alderperson(s) <b>before</b> it is submitted to the

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

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#### Legend

New Haven Web Parcels

#### **New Haven Parcels**

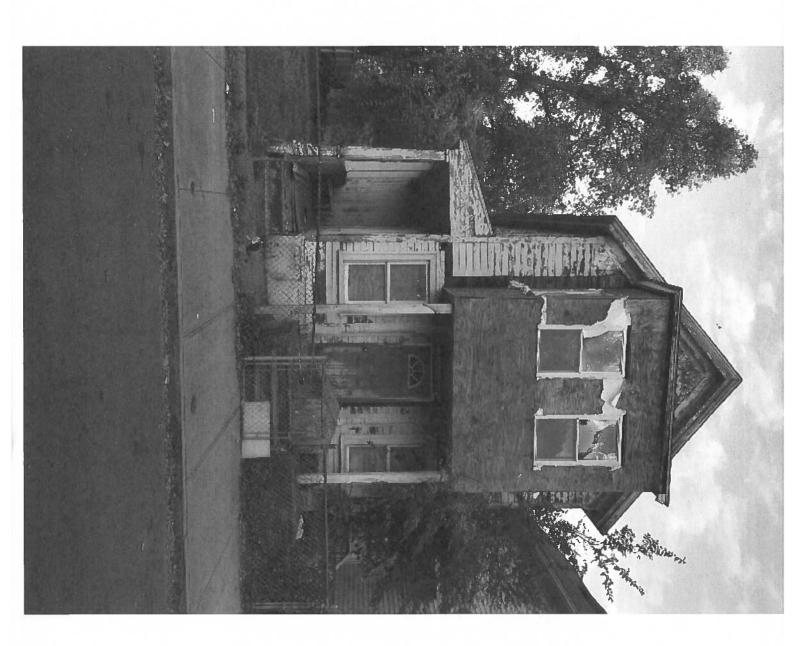
New Haven Parcels

#### MY MAP

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



Date: 11/9/20





# LIVABLE CITY INITIATIVE -PROPERTY DIVISION

# **Disposition Summary Sheet**

# Property Description

Prope	erty Address	Map	-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
26 Stevens Street		31	312-0143-02400		RM-2 3 Sli		Sliver lot Per Zoning	
2	2020 Assessm	ent Value (1	00%)	70%	of Assessn	nent	Prope	erty Size
Land + OB	OB Building Other Total Valu		Total Value	For Tax Purposes		oses	Lot Size	Total sq. ft.
\$44,100			N/A \$44,100		\$30,870		30' X 118' Total  15' X 118'	3485 Total Per Assessor 1770 sq./ft.
							Disposition	Disposition

# **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,100	Vision	10/1/20 20	Negotiated	Sliver lot Non - Owner- Occupant CD Area @ \$0.25 per Sq./ft.	N/A	\$442.50

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ron Hurt 3rd Ward	N/A	Yes

### Applicant's Information

Applicant's name, address & telep	ohone:	Name, address & tele	phone of contact person:
Wilfrid Fleury		Terret to the te	
24 Stevens Street New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/9/2021	Staff	Current
<b>Proposal:</b> The City of New Haven proposed to the adjacent property owner at 24 Stevens		portion of a sliver lot (15	' x 188') at 26 Stevens Street
General discussion: The applicant will utiliz	e this land as a driver	way and side yard area	
Owner Occupancy: NA		1	
Prepared by: Date		urred	- Date 17/9/

Committee	Date	Action
X 212- 3011111-32	11/15/2021	
PAD		
	12/15/2021	
City Plan		
	12/22/2021	
L.C.I.		
	1/17/2022	
Board of Alders		

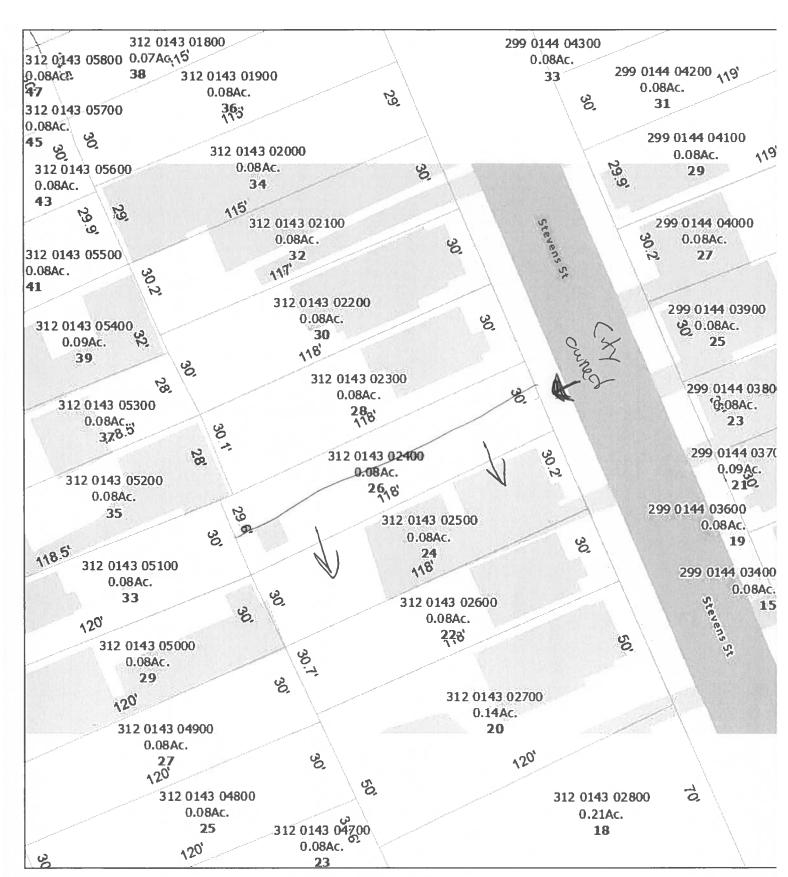
# **PRIOR NOTIFICATION FORM**

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

TO:	Alder	Ron Hurt 3rd Ward	
DATE:	November 9, 2021		
FROM:	Department	Livable City Initiative	
	Person	Evan Trachten	Telephone X 8373
	nform you that the folord of Aldermen.	llowing matter affecting you	r ward(s) will be submitted
		et at 26 Stevens Street. The pro- lditional off-street parking and	
Check one Democ	if this an appointmen	at to a commission	
Repub	lican		
Unaffi.	liated/Independent/Ot	he	
	INSTRU	UCTIONS TO DEPARTM	<u>ENTS</u>

- 1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
- 2. This form must be sent (or delivered) directly to the alderperson(s) <u>before</u> it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
- 3. The date entry must be completed with the date this form was sent the alderperson(s).
- 4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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#### Legend

New Haven Web Parcels

#### **New Haven Parcels**

New Haven Parcels

#### MY MAP

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Date: 11/9/2



Sale of a portion of 26 Stevens Street to 24 Stevens Street. The sliver lot will be utilized for off-street parking and yard area.

# LIVABLE CITY INITIATIVE -PROPERTY DIVISION

# **Disposition Summary Sheet**

# **Property Description**

Prope	erty Address	Ma	p-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
26 St	tevens Street	31	2-0143-02400	RM-2	3	S	liver lot	Per Zoning
2	2020 Assessm	ent Value (1	.00%)	70%	of Assessr	nent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$44,100	N/A	N/A	\$44,100	\$30	0,870		30' X 118 Total	' 3485 Total Per Assessor
			7744	# # # # # # # # # # # # # # # # # # #			15' X 118 Dispositio	

# **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,100	Vision	10/1/20 20	Negotiated	Sliver lot Non - Owner- Occupant CD Area @ \$1.50 per Sq./ft.	N/A	\$2,655.00

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ron Hurt 3rd Ward	N/A	Yes

# Applicant's Information

Applicant's name, address & telep	ohone:	Name, address & tele	ephone of contact person:
Poindexter FS 28S, LLC			
570 Howard Avenue New Haven CT 06519	1		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/9/2021	Staff	Current
<b>Proposal:</b> The City of New Haven proposed to the adjacent property owner at 28 Stevens		portion of a sliver lot (15	'x 188') at 26 Stevens Street
General discussion: The applicant will utiliz	e this land as a drive	way and side yard area	*** =
Owner Occupancy: NA			1
Prepared by: Date!	$\frac{1}{9/2c^2}$ Concept:	The he	Date 11/9/2/

Committee	Date	Action
	11/15/2021	
PAD		
	12/15/2021	
City Plan		
	12/22/2021	
L.C.I.		
	1/17/2022	
Board of Alders		

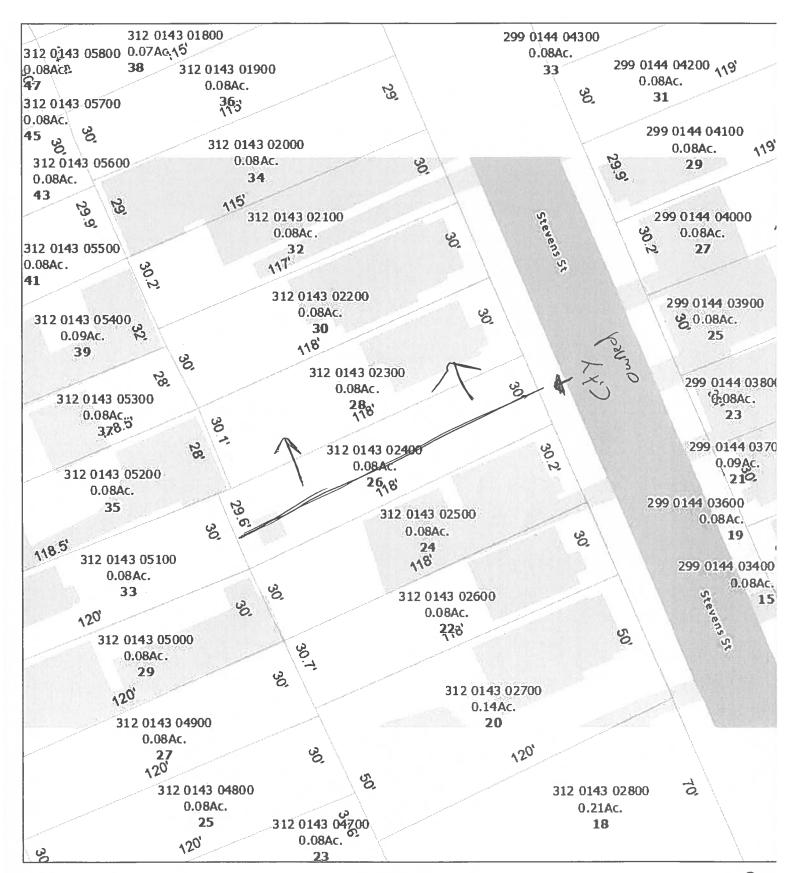
# **PRIOR NOTIFICATION FORM**

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

TO:	Alder I	Ron Hurt 3 <sup>rd</sup> Ward
DATE:	November 9, 2021	
FROM:	Department Person	Livable City Initiative  Evan Trachten Telephone X 8373
	form you that the folled of Aldermen.	owing matter affecting your ward(s) will be submitted
		at 26 Stevens Street. The property will be split between the itional off-street parking and yard area.
Check one	if this an appointment	to a commission
Republi	ican	
Unaffili r	iated/Independent/Oth	e
	INSTRU	CTIONS TO DEPARTMENTS
1. Departm	ents are responsible for se	nding 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.

Total land Value 50 100	Total	-					-			2	2			Burn-Aug	17
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r or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	edges a v	acknowle			ENTS	OTHER ASSESSMENTS	OTHER				IS	EXEMPTIONS		$\mathbf{H}$
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		MENI	SESSA	VTAS			LOCATION	STRT / ROAD		UTILITIES	TOPO	70	VER	CURRENT OWNER	CU



#### Legend

New Haven Web Parcels

#### **New Haven Parcels**

New Haven Parcels

#### **MY MAP**

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



Date: 11/9/20



Sale of a portion of 26 Stevens Street to 28 Stevens Street. The sliver lot will be utilized for off-street parking and yard area.