

# AGENDA / NOTICE OF MEETING

## CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING AUGUST 17, 2022 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: [etrachte@newhavenct.gov](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Time: Aug 17, 2022 03:00 PM Eastern Time (US and Canada)**

**<https://newhavenct.zoom.us/j/84201585530?pwd=U2R6UUUpvVzk5eE1L0dHdVZtbFFUZz09>**

**Meeting ID: 842 0158 5530      Password: 1234567a**

**Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>**

- I. Call to Order
- II. Approval of Minutes from July 20, 2022 PAD Meeting
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
44 Brewster Street	Acquisition	City of New Haven	20
173 Ivy Street	Acquisition	City of New Haven	20
239 Ella T. Grasso Boulevard	Negotiated	48 Grant Street Commons, LLC	5
39 Grant Street	Negotiated	48 Grant Street Commons, LLC	5
48 Grant Street Unit #2	Negotiated	48 Grant Street Commons, LLC	5

0 Plymouth Street (MBP 273-0019-00301)	Negotiated	48 Grant Street Commons, LLC	5
139 Frank Street	Sliver lot	Bavaro Properties, Inc.	4

IV. Discussion of PAD Guidelines / Proposed Amendment / update

V. Adjourn

**\*\*\*\*FULL ZOOM NOTICE ATTACHED BELOW\*\*\*\*\***

**Evan Trachten is inviting you to a scheduled Zoom meeting.**

**If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store**

**Topic: August 17, 2022 PAD meeting**

**Time: Aug 17, 2022 03:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://newhavenct.zoom.us/j/84201585530?pwd=U2R6UUpvVzk5eIE1L0dHdVZtbFFUZz09>**

**Meeting ID: 842 0158 5530**

**Password: 1234567a**

**One tap mobile**

**+16469313860,,84201585530# US**

**+19292056099,,84201585530# US (New York)**

**Dial by your location**

**+1 646 931 3860 US**

**+1 929 205 6099 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**+1 669 444 9171 US**

**+1 669 900 6833 US (San Jose)**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 386 347 5053 US**

**+1 564 217 2000 US**

**877 853 5257 US Toll-free**

**888 475 4499 US Toll-free**

**833 548 0276 US Toll-free**

**833 548 0282 US Toll-free**

**Meeting ID: 842 0158 5530**

**Password: 25471155**

**Find your local number: <https://newhavenct.zoom.us/j/kbWJ4muebD>**

**Join by Skype for Business**

**<https://newhavenct.zoom.us/j/84201585530>**

**PAD MEETING MINUTES**  
**July 20, 2022**

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

**Absent:** Hon. Anna Festa, BoA

**Guest:** Allen McCollum, Jeffery McChristian, Edwin Tang, Jerry

**Meeting called to order at 3:02 PM**

A motion to approve the PAD minutes from March 16, 2022 was made by Alder Antunes, seconded by Steve Fontana, minutes approved unanimously.

## New Business

### 48 Grant Street Unit #2, 239 Ella Grasso Blvd, 0 Plymouth Street

Evan told the committee that LCI has been in discussion with the applicant for several months about this project. The City owns a condominium unit that represents 22% of the building at 48 Grant Street, the applicant owns the other unit that is 78% of the structure. The City owned unit previously housed a Hill Health wellness program that is no longer on site. The City is proposing to sell the condo unit along with vacant land at 239 Ella Grasso and 0 Plymouth Street for \$350,000, the City will also release liens on the building that total \$113,690. The liens on the building predate the applicant's ownership of this site. The applicant will redevelop this site with residential units and the inclusionary zoning ordinance will apply to this project. There are some initial conceptual drawings and planned phases to this project. Evan asked the development team to go into detail.

Attorney Jeffrey McChristian told the committee the inclusionary zoning aspect of the project is being reviewed by Corporation Counsel's Michael Pinto. Architect Edwin Tang talked about the project. Edwin told the committee the project is trying to preserve the building via adaptive reuse. The building needs sprinklers and major code upgrades as a residential conversion. The project will be done in phases. In phase one the existing structure will be rehabilitated. The site is industrial and abuts the railroad and a power station. Their design will minimize the impact of that by making the ground floor a parking area and raising up the residential units. In future phases new construction is proposed.

Edwin said the developer may seek a special permit to convert the structure. The units will be one and two bedrooms. The design assumes the ground floor remains a health clinic, residential units are not currently slated for the ground floor. Nate Hougrand noted that a special permit to convert this structure does not allow for the proposed phase of new construction, a variance would be needed for the new construction. Nate suggested doing a PDD or PDU because a hardship is required for a variance and that is a high standard to meet. Attorney McChristian said they will explore the PDD and PDU options. Nate mentioned that PDD's require 250 square feet of open space per unit and noted that a roof top deck, patio area, or garden can count towards this requirement. Allen McCollum noted that he is exploring non-assisted units for people 50 and over because there is a need for this type of housing. Under the Inclusionary Zoning regulations parking regulations are waived and the floor area ration (FAR) is increased by 33%. Also, units can be 600 square feet per rather than 1000 square feet. Steve Fontana noted there is a minimum of 75 units to utilize these regulations.

There was discussion about affordability and the percentage of units that will be required. Attorney McChristian told the committee that he received an email from Michael Pinto indicating that 20% of units need to be affordable. Steve noted that outside the core area 5% of units are

restricted to 50%AMI. Attorney McChristian said he will explore this with Attorney Pinto. Evan noted that Corporation Counsel will work with the applicant to arrive at the exact level of affordability given the nature of this project. It is complex and is yet to be determined. At a minimum there will be 5% affordable, but it may be as high as 20%. The affordability will be finalized before this proposal is sent to the Board of Alders.

Evan told the committee the building currently is a blight. This project will revitalize this area and be a bright spot in the neighborhood. LCI is confident in the development team and concept to redevelop this site. Alder Antunes asked if the percentage of affordability would carry through the entire project given it will be developed in phases. Attorney McChristian noted the developer owns 78% of the structure and plans to utilize the City owned land for parking, the percentage of affordability is being discussed with Corporation Counsel, it will be agreed upon prior to going to the Board of Alders. Alder Antunes also asked about the units and how many bedrooms they will have, is this geared towards families? Attorney McChristian said one and two bedrooms. Allen McCollum told the committee the units may be designated for people 50 years and over. Alder Antunes also asked if the developer would be seeking tax abatement as part of this project? Attorney McChristian said he believed they would as part of the Inclusionary Zoning ordinance.

**A motion was made by Nate Hougrand, seconded by Steve Fontana, roll call was taken, approved unanimously**

#### **PAD Guidelines / Discussion**

Evan told the committee that no movement has occurred since his last update. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alders via the PAD process contained the Emergency Order. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur. Evan was out of the office for 2 months but now that he is back he will try to push this along.

More information will be shared in the future.

**A motion to adjourn was made by Alder Antunes, seconded by Nate Hougrand, all were in favor.**

**Meeting Adjourned 3:27 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Acquisition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>	
44 Brewster Street 173 Ivy Street		290-0478-01100 290-0478-02500	RM-2	20	Vacant land	N/A	
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>		<b>Lot Size</b>	<b>Total sq. ft.</b>	
\$77,100	NA	NA	\$77,100		126' X 140'	17,860	
\$74,800			\$74,800		52' X 140'	12,310	
			<b>Total \$151,900</b>			<b>30,170 sq./ft.</b>	
						<b>Total Per Assessor</b>	

### Property Value Information

<b>Appraised Value</b>	<b>Appraised by</b>	<b>Date</b>	<b>Type of Sale</b>	<b>Offered amount</b>	<b>Rehab costs</b>	<b>LCI Recommended</b>
\$151,900	Vision	10/1/21	Acquisition	Up to \$150,000	(TBD)	Up to \$150,000

### Prior Notifications Sent to

<b>Aldersperson</b>	<b>Name of Aldersperson</b>	<b>Management Team</b>	<b>Other interested parties</b>
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
City of New Haven / Livable City Initiative 165 Church Street 3 <sup>rd</sup> Floor New Haven CT 06510			
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	8/10/2022	Staff	Current
<b>Proposal:</b> The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire vacant land to be used in conjunction with 188 Bassett Street. The acquisition will allow the City to develop 188 Bassett Street in the future.			
<b>General discussion</b> The City of New Haven owns a commercial building at 188 Bassett Street. The parcels at 46 Brewster Street and 173 Ivy Street were previously used as parking for the structure at 188 Bassett Street. By acquiring these parcels, the City will gain site control. In the future this land will likely be used for parking.			
<b>Owner Occupancy</b> N/A			

Prepared by: *Emm Yunker* Date 8/11/2022 Concurred by: *Julie* Date 8/11/22

Committee	Date	Action
PAD	8/17/2022	
City Plan	9/21/2022	
L.C.I.	9/28/2022	
Board of Alders	10/17/2022	

**PRIOR NOTIFICATION FORM**

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

TO (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: **August 10, 2022**

FROM: Department  
Person

**LCI Property Division**

Evan Trachten



Telephone 946-8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the acquisition of 44 Brewster Street and 173 Ivy Street. The City will utilize this land in conjunction with the redevelopment of 188 Bassett Street.

Check one if this an appointment to a commission

Democrat

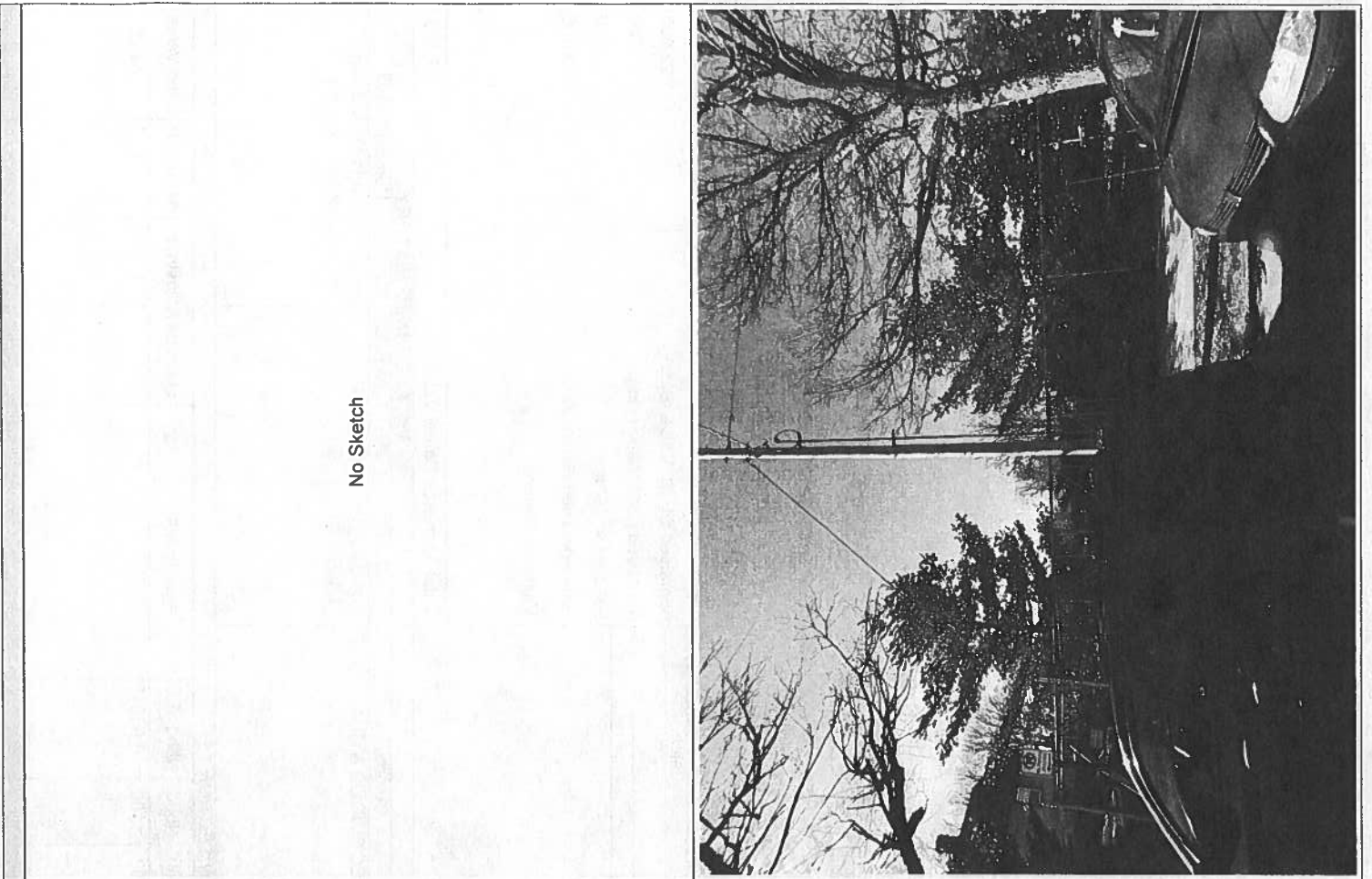
Republican

Unaffiliated/Independent/Other \_\_\_\_\_

**INSTRUCTIONS TO DEPARTMENTS**

CURRENT OWNER					CURRENT ASSESSMENT					LOCATION						
POITIER BRACK & BATTER NATHANIEL 400 GOODRICH ST HAMDEN CT 06517					Code 2-1 2-5					Description COM LAND COM OUTBL						
All Pct ID WARD 20 TAXABLE CENSUS 1415 BLOCK 4008 QUERY G GIS ID 17893					Assessed 37,940 16,030					Assessed 54,200 22,900						
BK-VOL/PAGE 3077 0290					SALE DATE 07-20-1983					SALE PRICE 0						
RECORD OF OWNERSHIP POITIER BRACK & BATTER					Q/U V					VC						
EXEMPTIONS Description Amount					OTHER ASSESSMENTS Description Number Amount					COMM Int						
Nbhd 1600 Nbhd Name NEWHALLVILLE					Amount 0.00					Comm Int						
VACANT LAND/OUTBUILDING PARKING LOT					ASSESSING NEIGHBORHOOD Tracing Batch					APPRAISED VALUE SUMMARY						
Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method					0 0 22,900 54,200 0 77,100 C					77,100 53,970 Total 53,970 This signature acknowledges a visit by a Data Collector or Assessor						
BUILDING PERMIT RECORD					VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
106708	08-25-1997	OI	Other Improv	20,000		100		ERECT WOOD & CHAIN LINK	01-04-2011	GM	03	94	94	Vacant with Outbuilding		
									08-27-2001	SB		45	45	Review Against Field Cd		
LAND LINE VALUATION SECTION					RECORD OF OWNERSHIP											
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	PARK LOT	RM2			17,860	SF	3.37	1.00000	5	1.00	1600	0.900		1.0000	3.03	54,200
Total Card Land Units 17,860 SF					Parcel Total Land Area 0					Total Land Value 54,200						





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Element	Cd								
Style: 94	Outbuildings										
Model: 00	Vacant										
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Fir 1											
Interior Fir 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
Interior Conditio											
Fin Bsmnt Area											
Fin Bsmnt Qual											
NBHD Code											
		CONDO DATA									
Parcel Id	C	Ownr	S								
Adjust Type	Code	Description	Factor%								
Condo Fir											
Condo Unit											
		COST / MARKET VALUATION									
Building Value New	0										
Year Built	0										
Effective Year Built	0										
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol	0										
External Obsol	0										
Trend Factor	1										
Condition %											
Percent Good											
RCNLD	0										
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Adj.	Appr. Value
PAV1	PAVING-ASP	L	10,00	4.10	1997	A	50	03	1.00		20,500
FN3	FENCE-6' CH	L	214	12.50	1997	A	50	03	1.00		1,300
LT1	LIGHTS-IN/W/	L	2	1050.00	2011	A	50	03	1.00		1,100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
		0	0	0	0	0					
Ttl Gross Liv / Lease Area		0	0	0	0	0					

No Sketch

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>		6093	
POITIER BRACK										Code		Assessed	
400 GOODRICH ST										2-1		36,330	
HAMDEN CT 06517										2-5		16,030	
		Assoc Pic#								Total		74,800	
		Alt Pct ID								Year		Code	
		WARD								2021		2-1	
		TAXABLE								2020		2-5	
		CENSUS								36,330		2020	
		BLOCK								16,030		2020	
		QUERY G								52,360		Total	
		GIS ID		17909						52,360		Total	

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>VI</b>		<b>SALE PRICE</b>		<b>VC</b>	
POITIER BRACK		3077 0290		07-20-1983		V				0			
		Total		0.00						52,360		Total	

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Code	Description	Amount
			Comm Int
			Amount

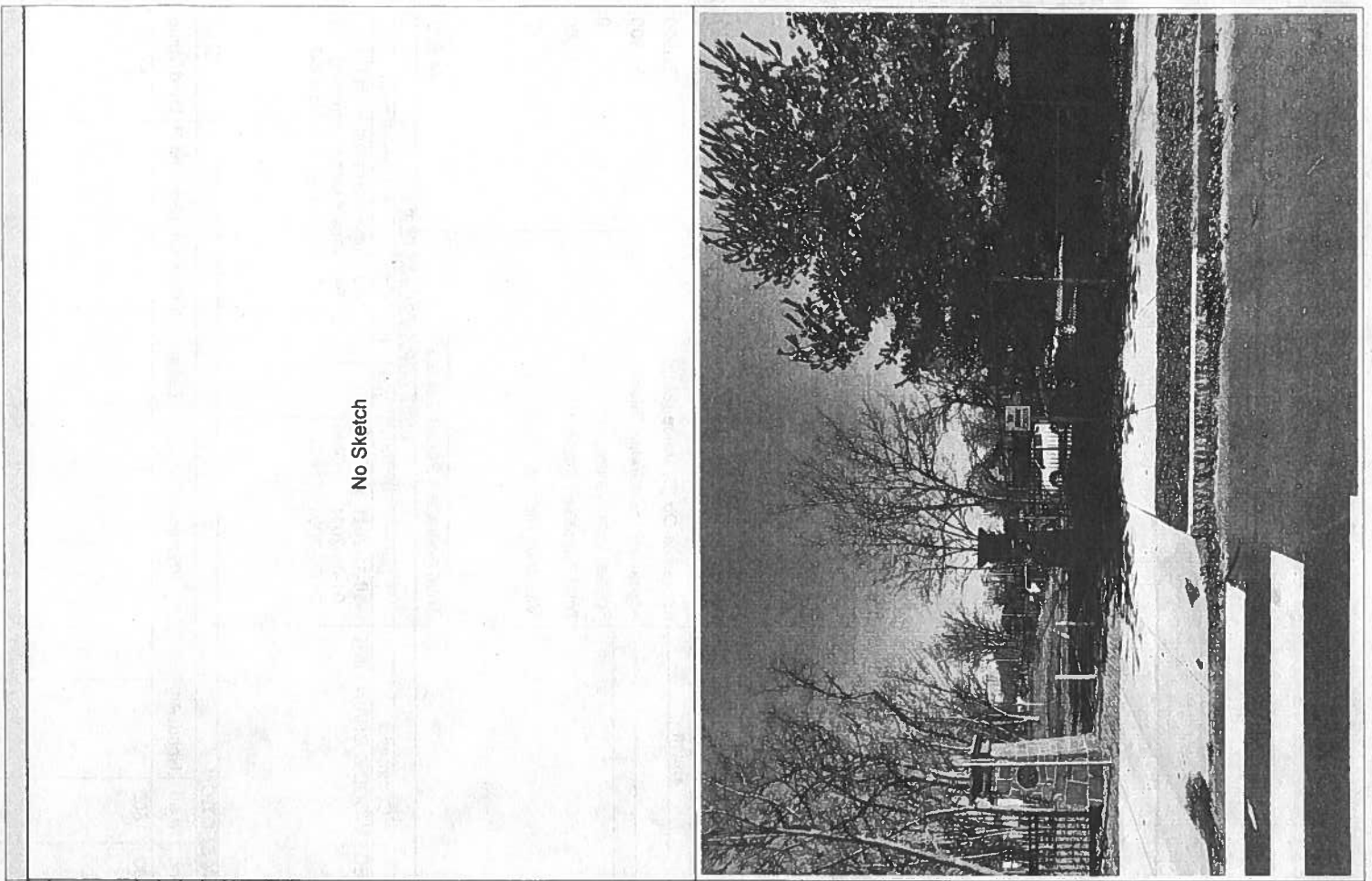
<b>ASSESSING NEIGHBORHOOD</b>	
Nbhd	1600
Nbhd Name	NEW-HALLVILLE
Tracing	Batch

<b>NOTES</b>	
VACANT LAND/OUTBUILDING	
PARKING LOT	
Appraised Bldg. Value (Card) 0	
Appraised Xf (B) Value (Bldg) 0	
Appraised Ob (B) Value (Bldg) 22,900	
Appraised Land Value (Bldg) 51,900	
Special Land Value 0	
Total Appraised Parcel Value 74,800	
Valuation Method C	
Total Appraised Parcel Value 74,800	

<b>BUILDING PERMIT RECORD</b>		<b>VISIT / CHANGE HISTORY</b>	
Permit Id	Issue Date	Type	Description
106708	08-25-1997	OI	Other Improv
		% Comp	100
		Date Comp	ERECT WOOD & CHAIN LINK
		Comments	10-11-2011 TH 45 Review Against Field Cd
			01-06-2011 GM 94 Vacant with Outbuilding
			08-30-2001 SB 45 Review Against Field Cd
		Purpose/Result	

<b>LAND LINE VALUATION SECTION</b>															
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1 3370	PARK LOT	RM2			12,310	SF	4.68	1.00000	5	1.00	1600	0.900	1.0000	4.21	51,900
Total Card Land Units										12,310	SF	Parcel Total Land Area		Total Land Value	51,900

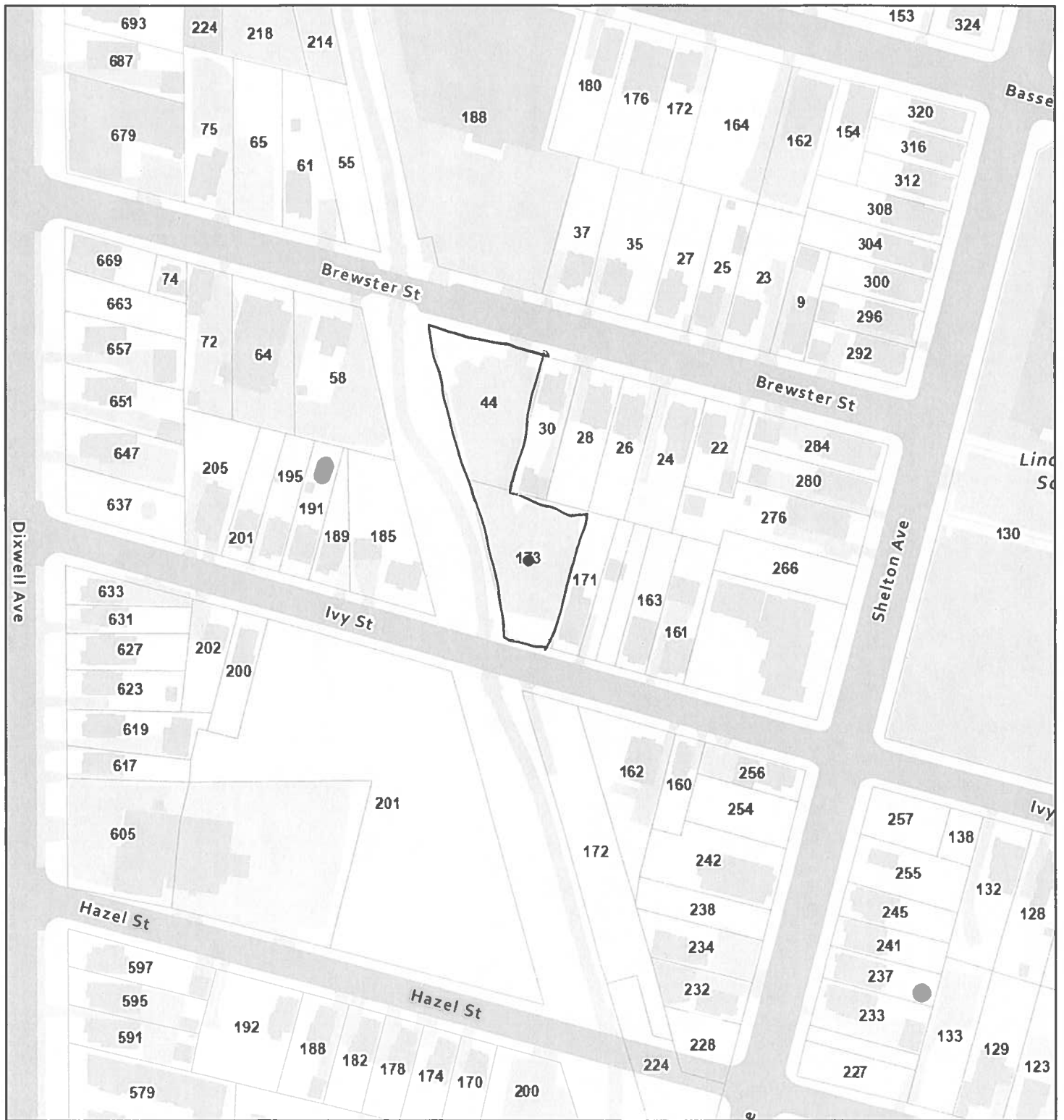
**VISION**



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
94 00	Outbuildings Vacant									
<b>CONDO DATA</b>										
Parcel Id	C	Owne								
Adjust Type	Code	Description	Factor%							
Condo Fir		B	S							
Condo Unit										
<b>COST / MARKET VALUATION</b>										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition %										
Percent Good										
RCNLD		0								
Dep % Ovr										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	LB	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Appr. Value	
FN1	FENCE-4' CH	L	214	8.40	1997	A	50	03	1.00	900
PAV1	PAVING-ASP	L	10,20	4.10	1997	A	50	03	1.00	20,900
LT1	LIGHTS-IN W/	L	2	1050.00	2010	A	50	03	1.00	1,100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Totl Gross Liv / Lease Area		0	0	0	0	0				

No Sketch

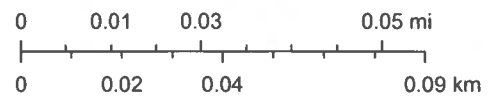
# Acquisition of 44 Brewster / 173 Ivy



8/11/2022, 8:42:52 AM

 NewHaven\_Parcels

1:2,257



# Acquisition of parking lot at 44 Brewster Street & 173 Ivy Street

44 Brewster Street



173 Ivy Street





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
48 Grant Street Unit #2	273 0019 01002	IL and RM-2	5	Commercial Condominium / Vacant Land	Per Zoning
239 Ella Grasso Boulevard	273 0019 00300				
0 Plymouth Street	273 0019 00301				
39 Grant Street	273 0021 00600				
2021 Assessment Value (100%)				70% of Assessment	Property Size
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size
N/A	\$575,400	N/A	\$681,000	\$476,700	N/A
\$41,100	NA	N/A			230' X 180'
\$32,000	NA	N/A			22' X 137'
\$32,500	NA	NA			38' X 152'
					<b>Total 45,491</b>

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$285,000 Condominium	William Esposito	3/8/22	Negotiated	\$ 350,000	\$TBD	\$350,000
\$90,000 Land (239 Ella Grasso + 0 Plymouth)	William Esposito	4/20/22				
\$32,500 (39 Grant Street )	Vision Appraisal	10/1/21				

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kampton Singh 5th Ward	N/A	N/A

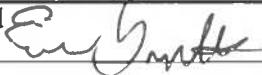
### Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:		
48 Grant Street Commons, LLC 2250 Shepard Street Hamden CT 06518	c/o Allen McCollum		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	7/12/2022	Staff	Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a City-owned business zoned condominium located at 48 Grant Unit #2 and vacant land at 239 Ella Grasso Boulevard / 0 Plymouth Street, and 39 Grant Street.

**General discussion:** The City of New Haven (the "City") proposes to dispose of a condominium unit as well as three parcels of land as part of this development. The City-owned condominium unit represents a 22% ownership of the total structure which contains 2 units. The applicant owns the other unit at this site which represents 78% ownership of the structure. The property requires full renovation and will be rehabilitated as residential rental dwellings. The sale of this property will allow the applicant to gain site control and redevelop this property. The redevelopment of this property is proposed to occur in phases. The existing structure will be done in the first phase of the project. This development will be subject to the Inclusionary Zoning Ordinance (IZ). **As part of this sale, the City will release all City-held liens encumbering the condominium site (current lien value is \$113,690.00 for past demolition and maintenance costs).**  
**Zoning approval prior to closing is required.**

Owner Occupancy? N/A

Prepared by:  Date 8/10/22

Concurrent by:  Date 8/10/22

Committee	Date	Action
PAD	8/17/2022	
City Plan	9/21/2022	
L.C.I.	9/28/2022	
Board of Alders	10/17/2022	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Kampton Singh 5<sup>th</sup> Ward

DATE: July 12, 2022

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

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

Disposition of City owned business condominium unit at 48 Grant Street #2, vacant land at 239 Ella Grasso Boulevard, and sliver lot at 0 Plymouth Street (MBP 273-0019-00301) to 48 Grant Street Commons, LLC. The Property will be redeveloped as residential rental units subject to Zoning approval.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

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



Property Location 39 GRANT ST  
 Vision ID 15934

Account # 273 0021 00600

Map ID 273/ 0021/ 00600/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 9030  
 Print Date 8/8/2022 9:06:40 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT								
165 CHURCH ST						EX COM LN	21	32,500	22,750									
NEW HAVEN CT 06510		<b>SUPPLEMENTAL DATA</b>								<b>VISION</b>								
		All Prcl ID		VE REPO														
		WARD 05		TAX DIST														
		TAXABLE																
		CENSUS 1404																
		BLOCK 1007																
		QUERY G																
		GIS ID 15934		Assoc Pid#														
						Total		32,500	22,750									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN		4105 0122	06-20-1989		V		0	Year	Code	Assessed	Year	Code	Assessed					
								2021	21	22,750	2021	21	22,750					
								2020	21				19,670					
								Total		22,750	Total		22,750					
								Total			Total		19,670					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbhd Name	B	Tracing	Batch														
2000	SOUTH HILL																	
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
M-12-99	03-08-2012	HA	Heating/Air Co	9,250		100		REPLACE 6 TON A/C UNIT F	06-08-2011	JW1	04		70	Field Review				
									02-02-2011	RB	03		99	Vacant				
									12-17-2010	MA	03		99	Vacant				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	903V	MUNICIPAL MD	IL	0		5,663 SF	9.31	1.00000	5	1.00	2000	0.650		RR1	1.0000	5.75	32,500	
Total Card Land Units						5,663 SF	Parcel Total Land Area						0	Total Land Value				32,500

Property Location 39 GRANT ST  
 Vision ID 15934

Account # 273 0021 00600

Map ID 273/ 0021/ 00600 /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

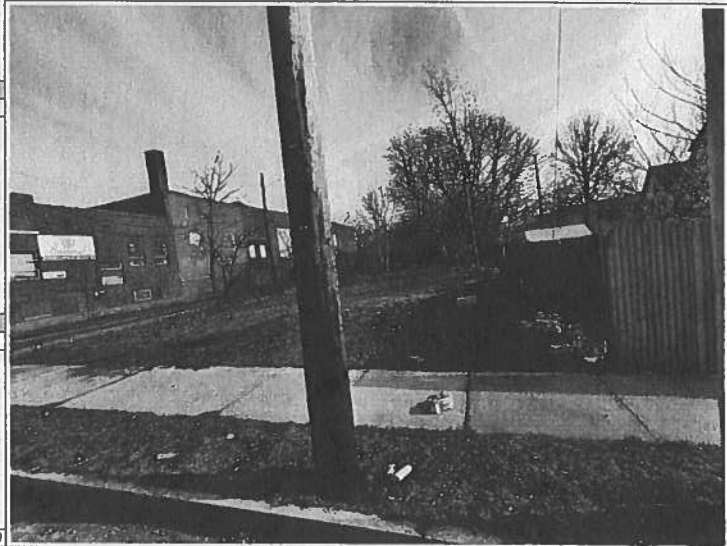
State Use 9030  
 Print Date 8/8/2022 9:06:40 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
			<b>CONDO DATA</b>		
Parcel Id			C		Owne
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed	Assessed	Code	Assessed
CITY OF NEW HAVEN					EX COM BL	22	574,300	402,010	770	6093	
165 CHURCH ST					EX COM CN	24	1,100			NEW HAVEN, CT	
NEW HAVEN CT 06510	Alt Pricl ID WARD TAXABLE CENSUS BLOCK QUERY G GIS ID	05		I/E REPO TAX DIST						<b>VISION</b>	
	1404 1008 15872			Assoc Pld#							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	4394	07-31-1991			0		2021	22	402,010	2021	22	402,010	2020	22	350,420
							2021	24	770		24	770		24	770
							Total		402,780	Total		402,780	Total		351,190

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
			0.00										
			Total										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
0001	B			552,700	21,600	1,100	0
				Total Appraised Parcel Value	575,400	Valuation Method	C

2/3 OF BAS = CORNELL HILL HEALTH CENTER  
 BALANCE OF BUILDING IS VACANT  
 10/1/2017 ADDED REPLACE 6 TON A/C UNIT  
 REPLACE 6 TON A/C UNIT FOR 62 GRANT ST  
 CORNELL HILL HEALTH  
 % OWNERSHIP

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	ID	Type	Is	Cd	Purpos/Result
06-4108	12-13-2006	RH	Rehab	18,000	10-01-2007	100		NEW ROOF	12-15-2020	VA			DM	Data Mailer Sent
PP-0044	01-28-2005	PL	Plumbing	12,000		100		REMODEL 6 TOILETS/6SHO	09-29-2011	TT			01	Measured
BP-0020	01-07-2005	RH	Rehab	75,000		100		RENO 1S FL RESTROOM/TIL	02-03-2011	RB	03		00	Measur+Listed
PP-0005	01-04-2002	PL	Plumbing	8,530		100		CONVERT SPRINKLER SYST	05-16-2006	BD			47	BP Inspection
EP-0486	08-02-2001	EL	Electric	5,473		100		WIRE LIGHTS PER DRAWIN	11-14-2001	JL			14	Quality Cntrl
BP-0557	06-27-2001	RE	Remodel	58,760		100		REN 1ST FL	10-29-2001	SB			45	Review Against Field Cd

LAND LINE VALUATION SECTION															
Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	CITY IND CNDO	IL/R	0		0 SF	0.00	1.00000	0	1.00		1,000		0.0000	0	0

Total Card Land Units	0	SF	Parcel Total Land Area	0	Total Land Value	0
-----------------------	---	----	------------------------	---	------------------	---

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 98		Indust Condo			
Model 06		Com Condo			
Grade C		Average			
Stories: 3					
Occupancy 1					
Interior Wall 1: 05		Drywall/Plaste			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03					
Interior Floor 2: 03		Gas/Oil			
Heat Fuel: 04		Forced Hot Air			
Heat Type: 03		Central			
AC Type: 00					
Til Bedrms: 00					
Til Bathrms: 0					
Til Half Bths: 0					
Xtra Fixtres					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Fin Bsmt Area					
Fin Bsmt Qual					

**CONDO DATA**

Parcel Id	103725	C/C001	Ownr	0.0
Adjust. Type	48 GRANT ST	B1	S1	
Condo Flr	Code	Description	Facto%	
Condo Unit	01	01	100	100

**COST/MARKET VALUATION**

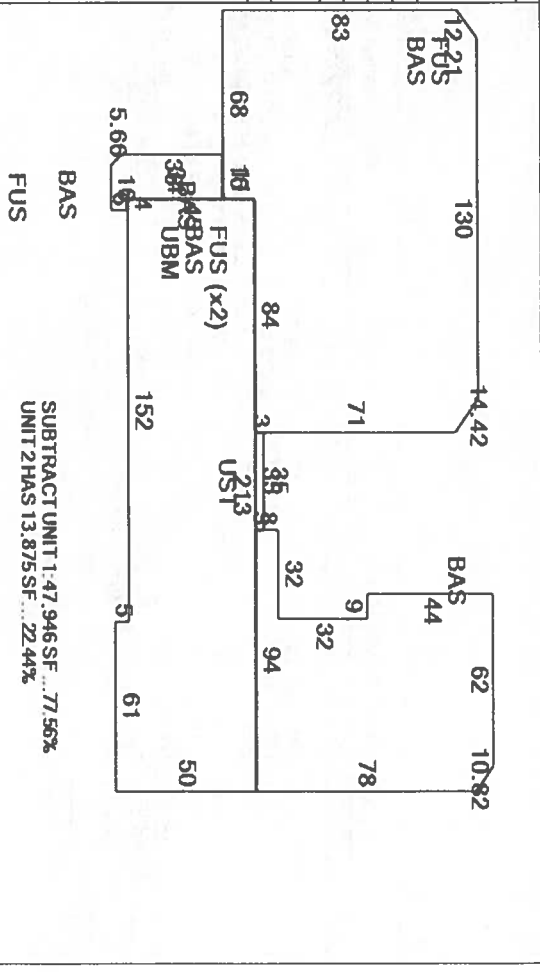
Building Value New	921,171
Year Built	1925
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
Cns Sect Rcnld	552,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)**

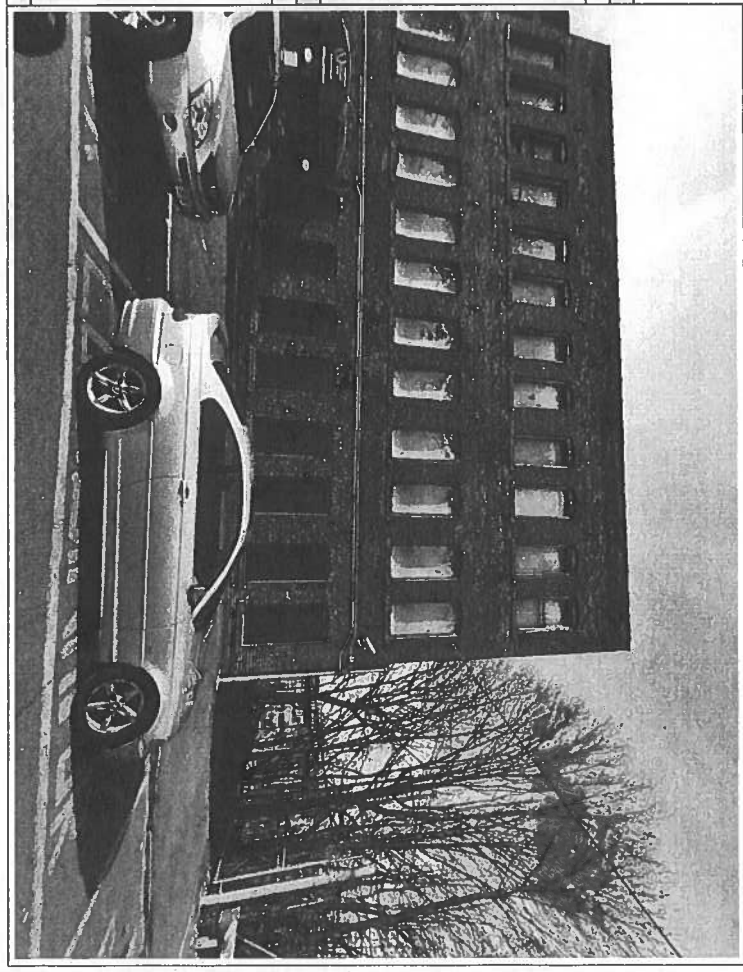
Code	Description	VB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
OTH1	OTHER	L	1	2100.001	1900			A			1,100
SPR1	SPRINKLERS-	B	13.87	2.60	1981			60	03	1.00	21,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	12,970	12,970	12,970	57.99	752,130
FUS	Finished Upper Story	905	953	905	55.07	52,481
UBM	Unfinished Basement	0	9,890	1,978	11.60	114,704
UST	Utility, Storage, Unfinished	0	105	32	17.67	1,856
<b>Ttl Gross Liv / Lease Area</b>		<b>13,875</b>	<b>23,918</b>	<b>15,885</b>		<b>921,171</b>



SUBTRACT UNIT 1.47, 946 SF ... 7.56%  
 UNIT 2 HAS 13,875 SF ... 22.44%





CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed	Assessed
CITY OF NEW HAVEN					EX COM LN	21	41,100	28,770	6093
165 CHURCH ST									NEW HAVEN, CT
NEW HAVEN CT 06510									<b>VISION</b>
SUPPLEMENTAL DATA									
Alt Prcl ID 05					I/E REPO TAX DIST				
WARD TAXABLE CENSUS BLOCK 1404 1008									
QUERY G									
GIS ID 15860									
Assoc Pld#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	3327	0122			08-07-1985	V	2021	21	28,770	2021	21	28,770	2020	21	24,780
PREVIOUS ASSESSMENTS / HISTORY															
Total 28,770 41,100 28,770 24,780															

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total 0.00				Total 28,770			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
2000	SOUTH HILL		
NOTES			

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

LAND LINE VALUATION SECTION															
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V MUNICIPAL MD	IL	0		30,570 SF	2.07	1.00000	5	1.00	2000	0.650		1.0000	1.34	41,100
Total Card Land Units 30,570 SF Parcel Total Land Area 1 Total Land Value 41,100															

APPRAISED VALUE SUMMARY									
APPRaised Bldg. Value (Card)									
APPRaised Xt (B) Value (Bldg)									
APPRaised Ob (B) Value (Bldg)									
APPRaised Land Value (Bldg)									
Special Land Value									
Total Appraised Parcel Value									
Valuation Method									
Total Appraised Parcel Value									
0									
0									
0									
41,100									
28,770									
41,100									
C									

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
06-08-2011	JW1	04		70	Field Review				
02-02-2011	RB	03		99	Vacant				
12-18-2010	GM2	03		99	Vacant				

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99		Vacant Land			
Model: 00					
Grade: Vacant					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

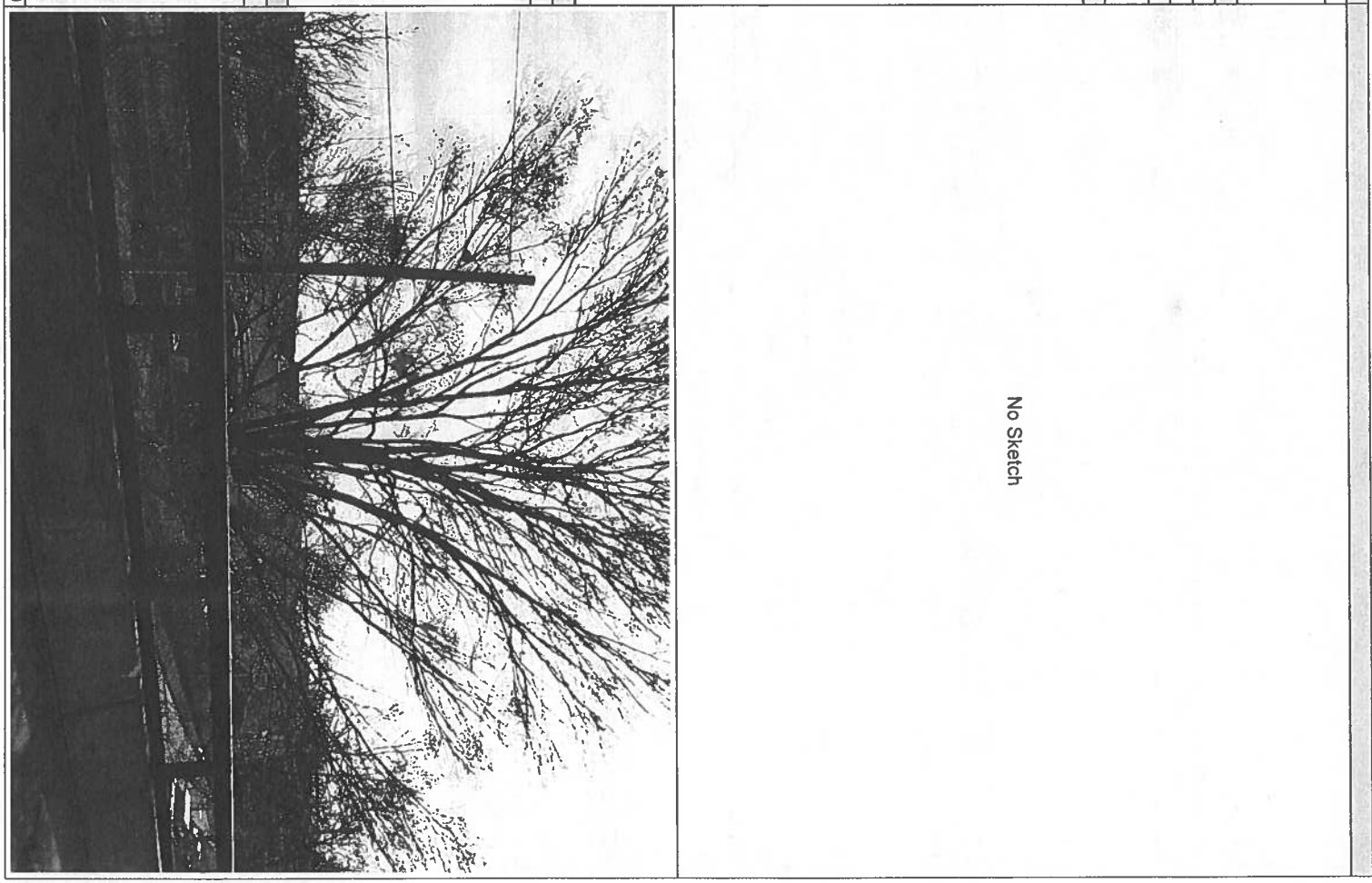
CONDO DATA			
Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	0
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	0
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	VB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
Ttl Gross Liv / Lease Area		0	0	0		0

No Sketch



<b>CITY OF NEW HAVEN</b>	<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>CODE</b>	<b>ASSESSED</b>	<b>ASSESSED</b>	<b>ASSESSED</b>
<b>165 CHURCH ST</b>					<b>EX COM LN</b>	<b>21</b>	<b>32,200</b>	<b>22,540</b>	<b>6093</b>
<b>NEW HAVEN CT 06510</b>	<b>Alt Prcl ID</b>	<b>WARD</b>	<b>TAXABLE</b>	<b>CENSUS</b>	<b>BLOCK</b>	<b>QUERY G</b>	<b>GIS ID</b>	<b>I/E REPO</b>	<b>TAX DIST</b>
	<b>05</b>	<b>1404</b>	<b>1008</b>	<b>15861</b>					
	<b>Assoc Pld#</b>								

<b>RECORD OF OWNERSHIP</b>	<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>QU</b>	<b>VI</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed V</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>
<b>CITY OF NEW HAVEN</b>	<b>3327 0122</b>	<b>08-07-1985</b>			<b>0</b>		<b>2021</b>	<b>21</b>	<b>22,540</b>	<b>2021</b>	<b>21</b>	<b>22,540</b>	<b>2020</b>	<b>21</b>	<b>19,460</b>
							<b>Total</b>		<b>22,540</b>		<b>Total</b>	<b>22,540</b>		<b>Total</b>	<b>19,460</b>

<b>EXEMPTIONS</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>CODE</b>	<b>DESCRIPTION</b>	<b>NUMBER</b>	<b>AMOUNT</b>	<b>COMM INT</b>
		<b>0.00</b>					
	<b>Total</b>	<b>0.00</b>					

<b>ASSESSING NEIGHBORHOOD</b>	<b>Nbhd Name</b>	<b>B</b>	<b>Tracing</b>	<b>Batch</b>
	<b>2000</b>			

**NOTES**

Appraised Bldg. Value (Card) **0**

Appraised Xf (B) Value (Bldg) **0**

Appraised Ob (B) Value (Bldg) **0**

Appraised Land Value (Bldg) **32,200**

Special Land Value **22,540**

Total Appraised Parcel Value **32,200**

Valuation Method **C**

**APPRaised VALUE SUMMARY**

Total Appraised Parcel Value **32,200**

<b>BUILDING PERMIT RECORD</b>	<b>Permit Id</b>	<b>Issue Date</b>	<b>Type</b>	<b>Description</b>	<b>Amount</b>	<b>Insp Date</b>	<b>% Comp</b>	<b>Date Comp</b>	<b>Comments</b>

<b>LAND LINE VALUATION SECTION</b>	<b>Use Code</b>	<b>Description</b>	<b>Zone</b>	<b>LA</b>	<b>Land Type</b>	<b>Land Units</b>	<b>Unit Price</b>	<b>Size Adj</b>	<b>Site Index</b>	<b>Cond.</b>	<b>Nbhd.</b>	<b>Nbhd. Adj</b>	<b>Notes</b>	<b>Location</b>	<b>Adj Unit P</b>	<b>Land Value</b>
	<b>1</b>	<b>MUNICIPAL MD</b>	<b>RM2</b>	<b>0</b>		<b>3,049</b>	<b>SF</b>	<b>16.26</b>	<b>1.00000</b>	<b>5</b>	<b>1.00</b>	<b>2000</b>	<b>0.650</b>		<b>1.0000</b>	<b>10.57</b>
																<b>32,200</b>

<b>VISIT / CHANGE HISTORY</b>	<b>Date</b>	<b>Id</b>	<b>Type</b>	<b>Is</b>	<b>Cd</b>	<b>Purpose/Result</b>
	<b>06-08-2011</b>	<b>JW1</b>	<b>04</b>		<b>70</b>	<b>Field Review</b>
	<b>02-02-2011</b>	<b>RB</b>	<b>03</b>		<b>99</b>	<b>Vacant</b>
	<b>12-18-2010</b>	<b>GM2</b>	<b>03</b>		<b>99</b>	<b>Vacant</b>

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99		Vacant Land			
Model: 00		Vacant			
Grade:					
Stories:					

CONDO DATA			
Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

**COST / MARKET VALUATION**

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	0
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

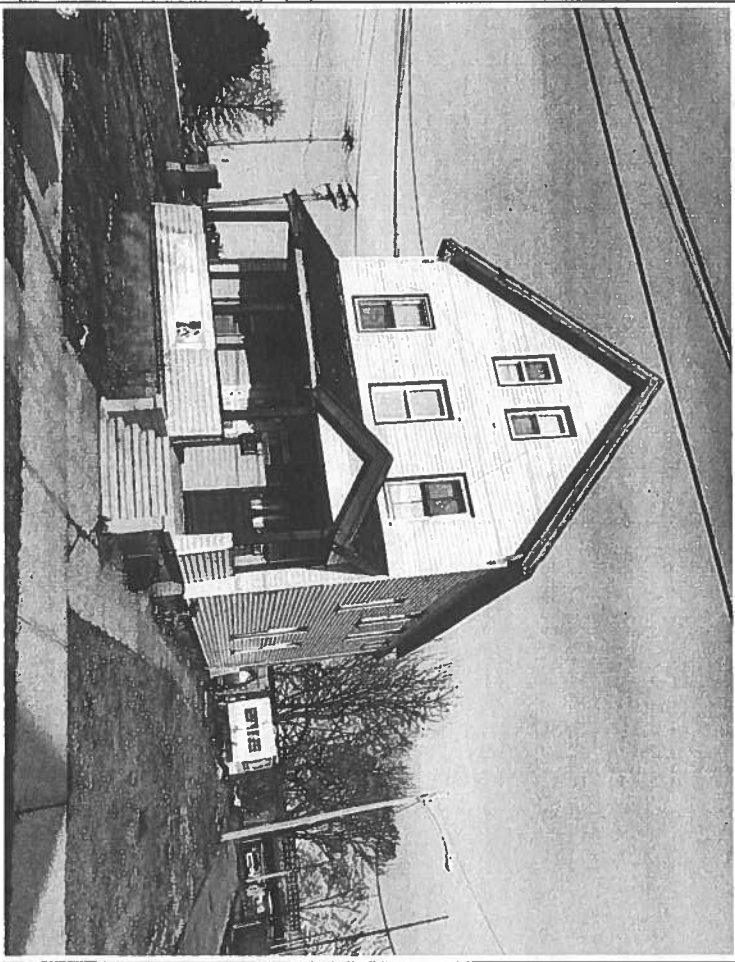
**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	UB	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch

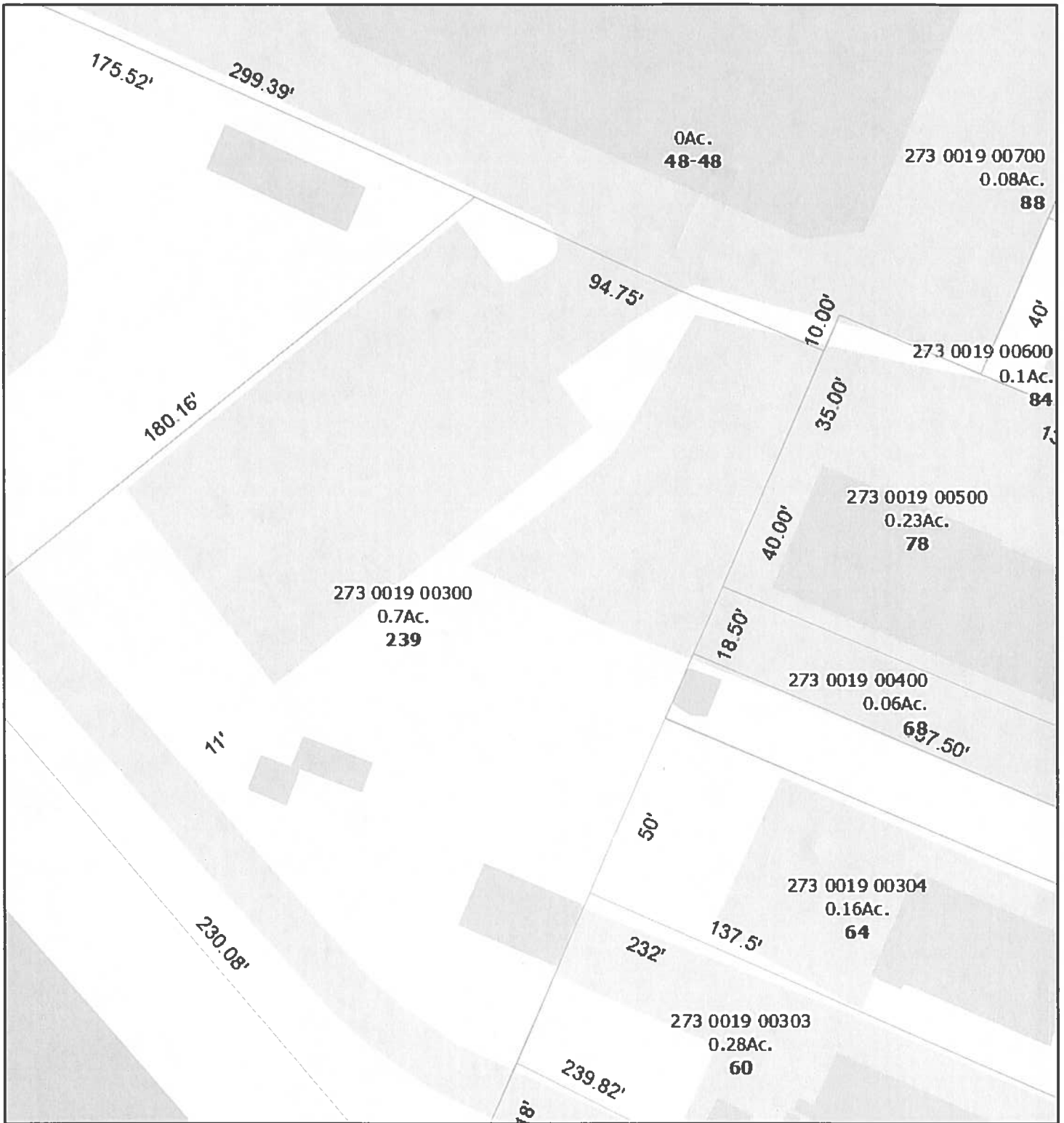





## Sale of 48 Grant Street Condominium Unit #2 and land parcels

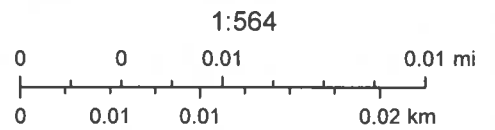


# 239 Ella Grasso Blvd.

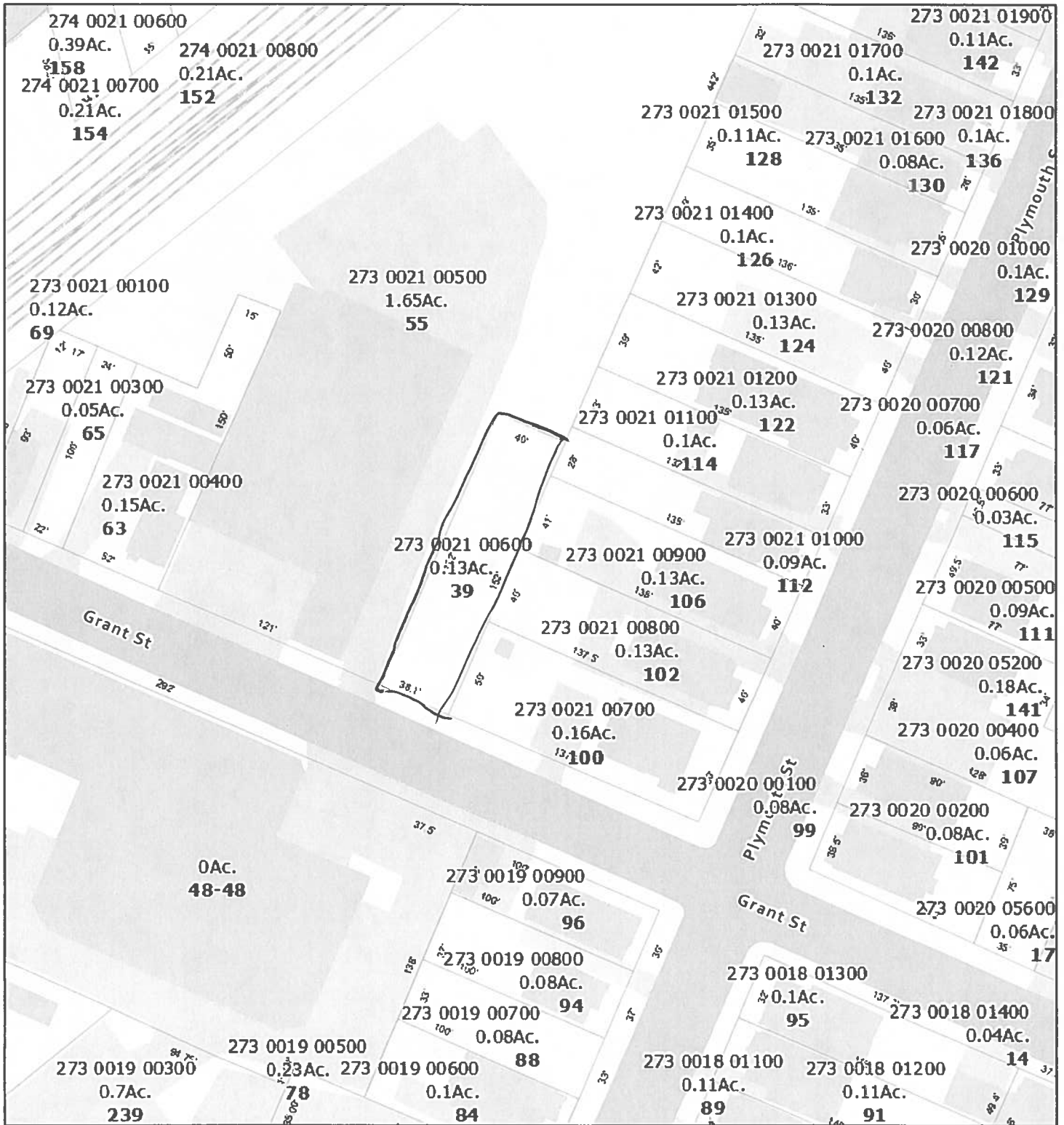


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 NewHaven\_Parcels  
New Haven Web Parcels



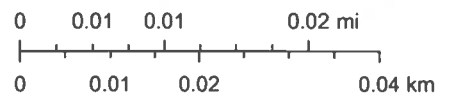
# 39 Grant Street / Vacant lot



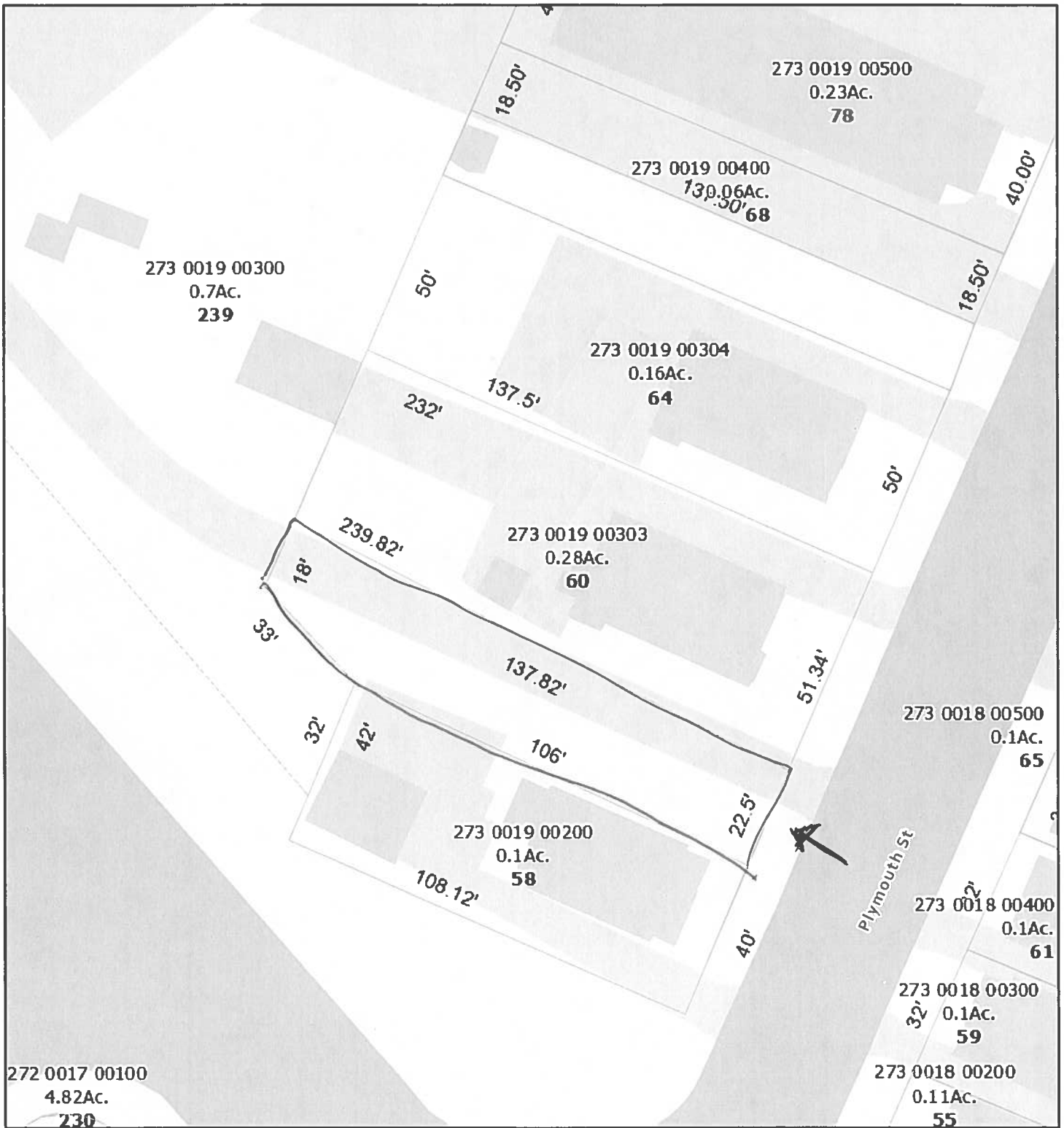
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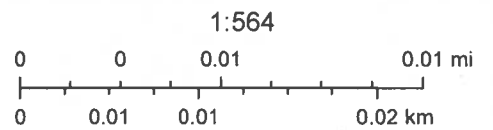


# 0 Plymouth St. (Between #58 &60)



3/30/2022, 3:46:32 PM

NewHaven\_Parcels  
 New Haven Web Parcels









**Sale of 39 Grant Street vacant land to 48 Grant Street Commons, LLC**



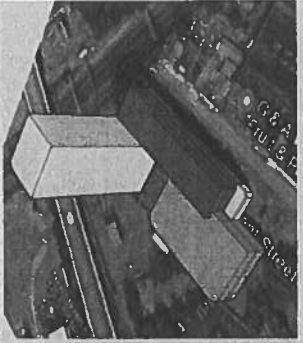
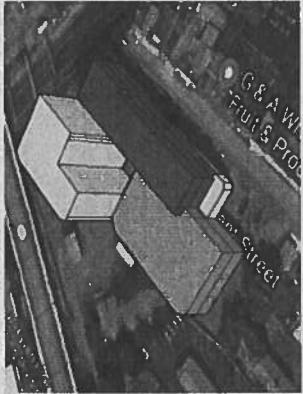
62,476.00 sf  
50 units  
25 parking

70,815.20 sf  
73 units  
37 parking

147,136.70 sf  
133 units  
67 parking

138,856.60 sf  
120 units  
60 parking

147,397.40 sf  
150 units  
75 parking



**PHASE 1**  
**3 STORY**  
**EXISTING**

**OPTION 2**  
**2 STORY**  
**ADDITION**

**OPTION 3**  
**12 STORY**  
**ADDITION**

**OPTION 4**  
**9 STORY**  
**ADDITION**

**OPTION 5**  
**17 STORY**  
**ADDITION**

**PROPOSED**

**ZONING**

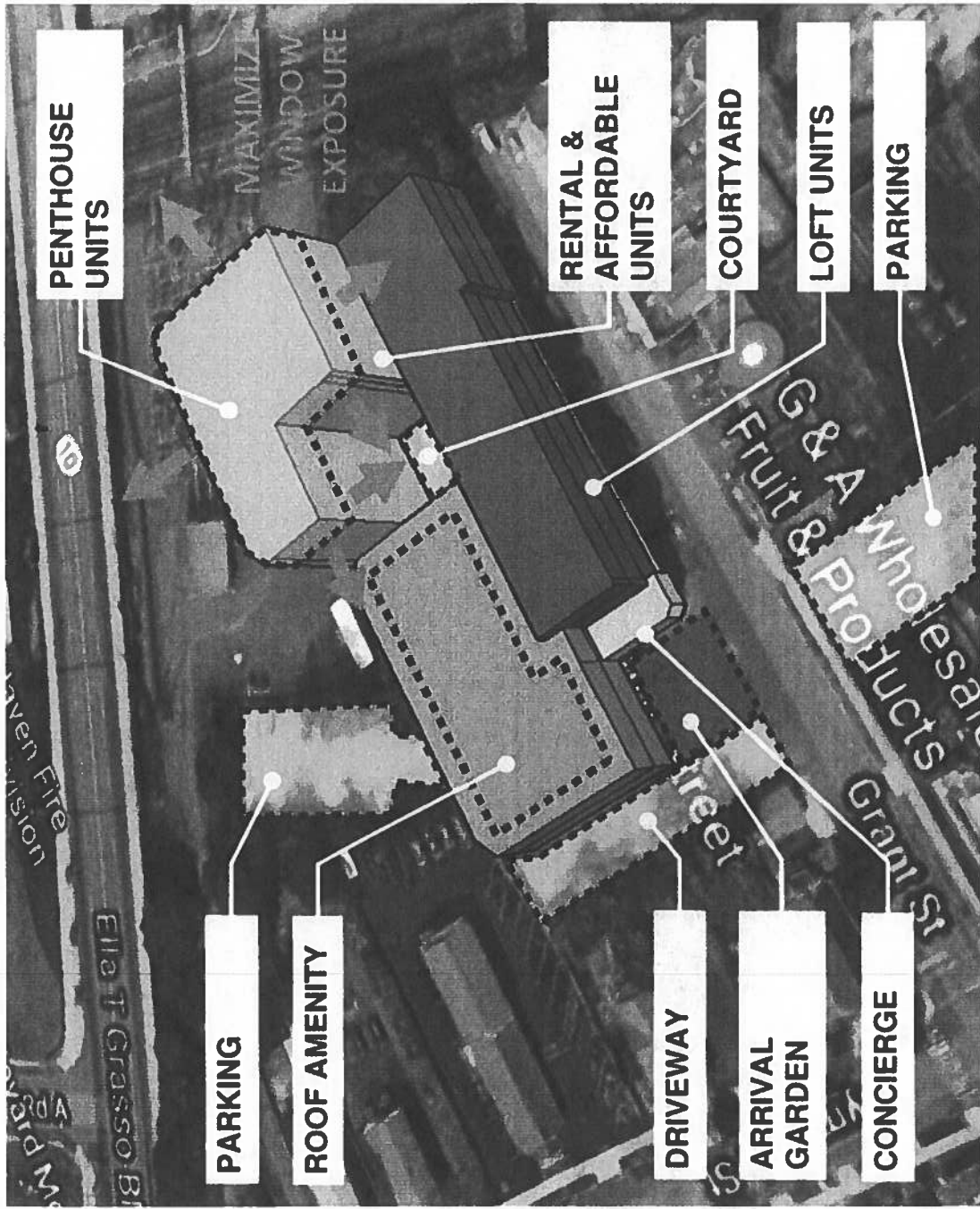
**SITE ANALYSIS**

**CLIENT'S OBJECTIVE**

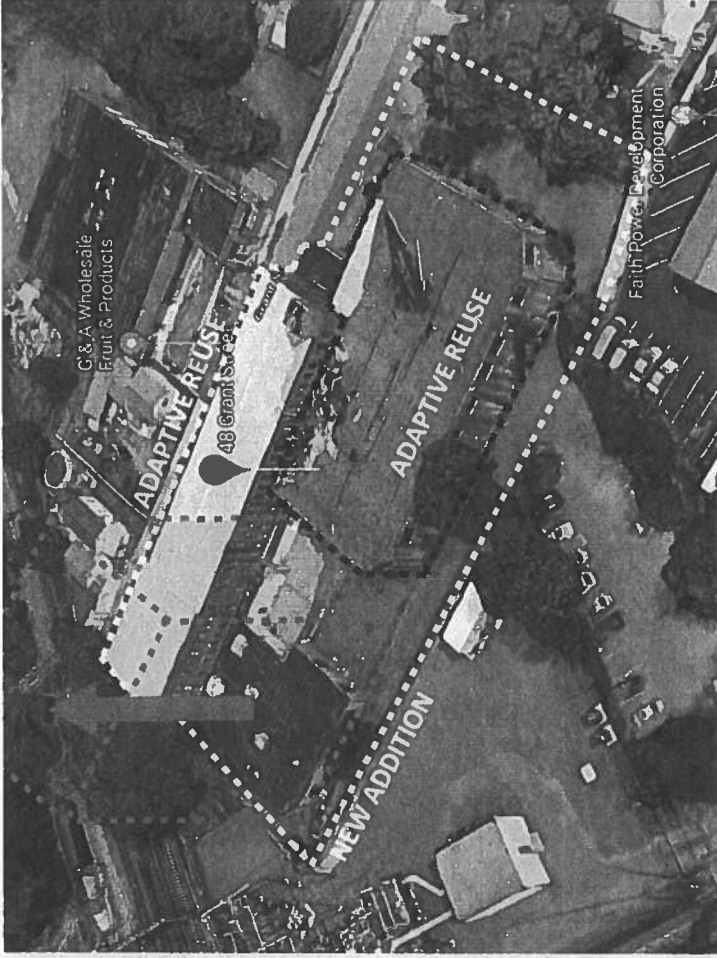
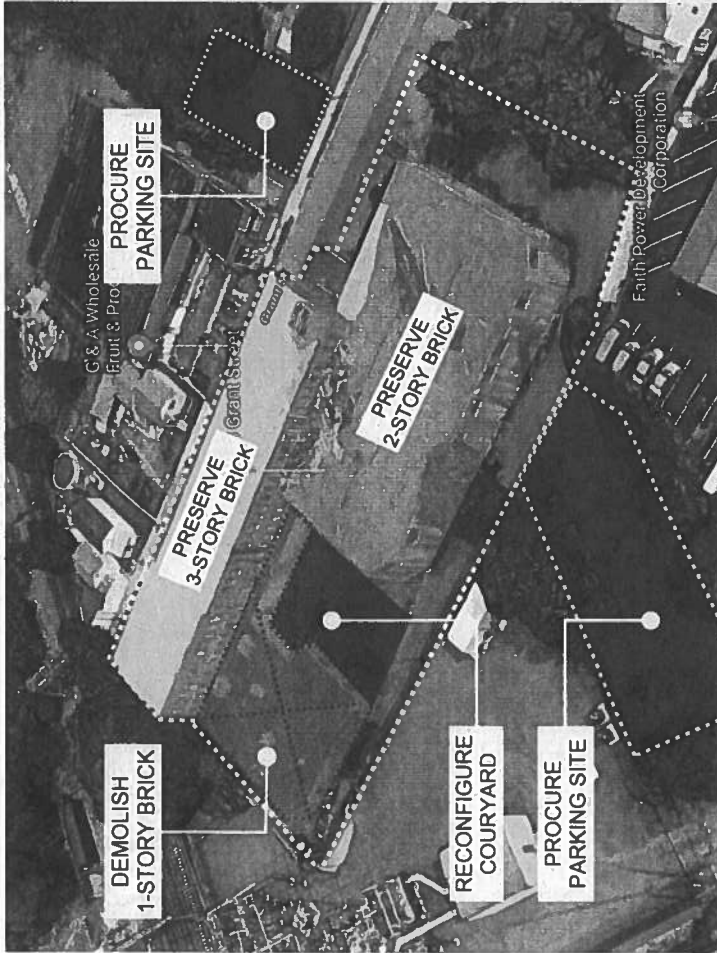
**CONCEPT DESIGN**

**NEXT STEPS**





- ZONING
- SITE ANALYSIS
- CLIENT'S OBJECTIVE
- CONCEPT DESIGN
- NEXT STEPS



- ZONING
- SITE ANALYSIS
- CLIENT'S OBJECTIVE
- CONCEPT DESIGN
- NEXT STEPS

# CLIENT OBJECTIVE

ZONING

SITE ANALYSIS

**CLIENT'S OBJECTIVE**

CONCEPT DESIGN

NEXT STEPS

## SCOPE

Convert existing factory facility to residential lofts with accessory amenities and parking

Optimize efficiency and return on investment

## PROGRAM

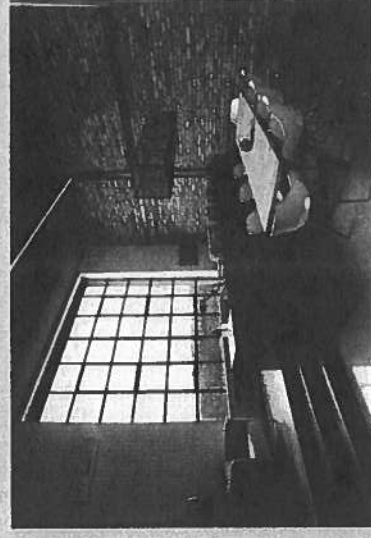
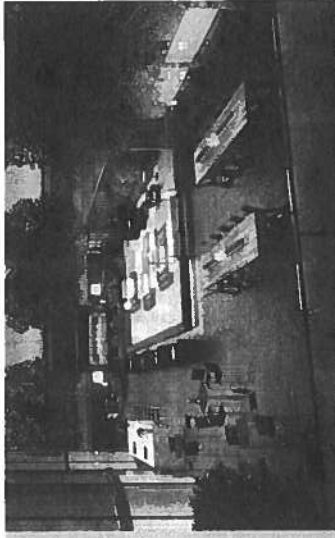
Residential  
(Rental, Age 55+, Affordable 20%)

Live Work

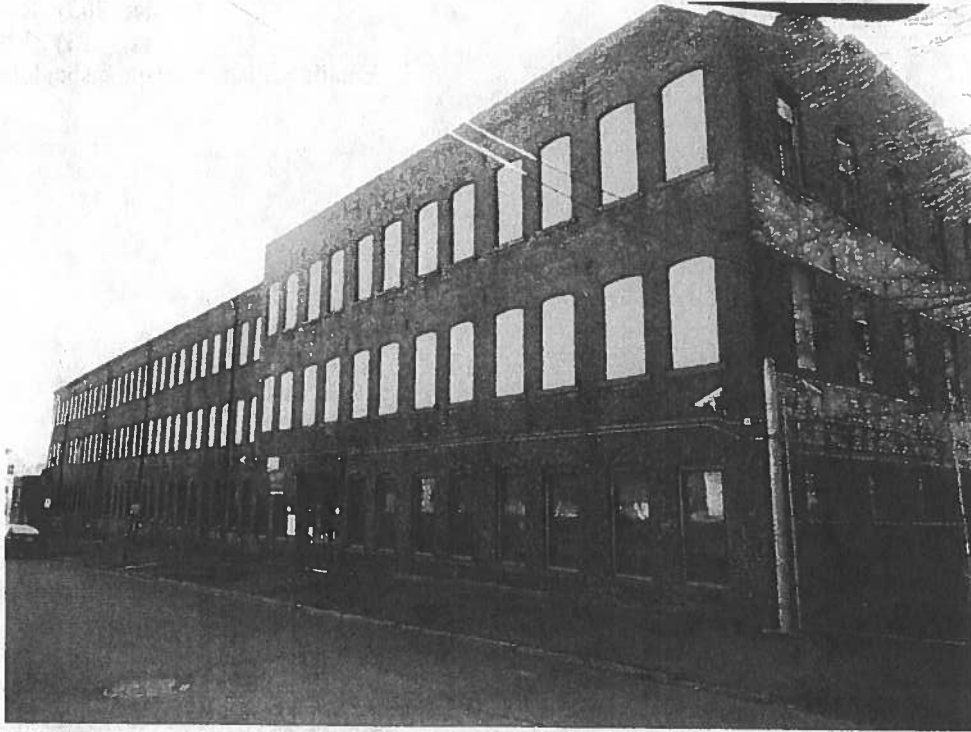
Amenities

Accessory Commercial

Parking



**APPRAISAL REPORT  
OF REAL PROPERTY  
LOCATED AT  
48 GRANT STREET, UNIT 2  
NEW HAVEN, CONNECTICUT**



**EFFECTIVE DATE OF APPRAISAL**

**March 8, 2022**

Prepared for:

Mr. Evan Trachten  
City of New Haven  
Livable City Initiative  
New Haven, CT 06510

Prepared by:

William F. Esposito, Jr.  
Certified General Appraiser  
Esposito & Associates  
1674 Whitney Avenue, Suite 2  
Hamden, Connecticut 06517  
Phone (203) 281-3331  
Fax (203) 230-0009

# ESPOSITO & ASSOCIATES

## REAL ESTATE APPRAISALS Residential - Commercial

William F. Esposito, Jr.  
Certified General Appraiser  
State License #RCG.187

1674 Whitney Avenue, Suite 2  
Hamden, CT 06517  
Phone: (203) 281-3331  
Fax: (203) 230-0009  
Email: [william.esposito@sbcglobal.net](mailto:william.esposito@sbcglobal.net)

Mr. Evan Trachten  
Acquisition and Disposition Coordinator  
City of New Haven  
Livable City Initiative  
New Haven, Connecticut 06510

May 2, 2022

RE: 48 Grant Street, Unit 2  
MBP: 273-0019-01002  
New Haven, CT 06519

Dear Mr. Trachten:

Pursuant to your request, I have performed an appraisal analysis and am providing you with an appraisal report of the above-captioned real property. At the client's request, an interior and limited on-site inspection of the property was performed.

The purpose of this appraisal is to provide an opinion of the market value of the fee simple estate to the property, subject to the general assumptions, limiting conditions and certification contained herein. Please refer to the attached assumptions and limiting conditions regarding environmental contaminants and/or hazardous waste. Professional reports regarding site conditions were not made available to your appraiser.

Market value as used in this report was defined and agreed upon by agencies that regulate financing institutions in the United States. The definition is as follows:

*Market Value: The most probable price which a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- 1. buyer and seller are typically motivated;*
- 2. both parties are well informed or well advised and acting in what they consider their best interests;*
- 3. a reasonable time is allowed for exposure on the open market;*
- 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

**EFFECTIVE DATE OF VALUATION:** An interior and limited on-site inspection of the property was made on March 8, 2022.

**INTENDED USE OF REPORT:** To be used in conjunction with the potential disposition of the property.



**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal, the appraiser completed the following:

- An interior and limited on-site inspection of the subject property.
- A search for comparable sales in the subject market area.
- City Hall, ConnComp and MLS research regarding the subject property and comparable sales.
- Verification of the sales with a party to the sale, i.e. closing attorney, listing agent, buyer and/or seller.
- Preparation and analysis of the applicable approaches to value.
- Correlation of the applicable approaches into a final value opinion.

In order to develop the opinion of value, the appraiser performed a complete appraisal analysis, presented in summary format, based on an interior and limited on-site inspection of the subject property, MLS data and information available at City Hall. This report is subject to change if a complete inspection of the subject property provides any information not mentioned herein that would have an effect on market value.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of USPAP. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation has been retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use previously stated. The appraiser is not responsible for unauthorized use of this report.

**IDENTIFICATION AND HISTORY OF THE REAL ESTATE:** The subject property is located at 48 Grant Street, Unit 2, New Haven, Connecticut and is identified on Assessor's Map 273, Block 0019, Parcel 01002. The subject is part of a two unit condominium known as Grant Street Condominium. The survey for the property can be found in City Clerk's Map 52, Page 64. The property is described in the New Haven in Volume 04394, Page 091 in the City of New Haven Land Records. On July 30, 1919, New Haven Chair Company transferred the subject property by warranty deed to the City of New Haven for \$262,500. The subject is not currently listed for sale with the Multiple Listing Service (MLS).

**LOCATION:** The subject property is located in the Hill section of the city, just northeast of Ella T. Grasso Boulevard (Route 10), and within ½ mile north of Exit 45 of Interstate 95. The neighborhood is improved mostly with medium to large industrial buildings, commercial uses, an elementary school and 1-4 family dwellings. Commercial properties are mostly concentrated along main streets and vary in size, and generally service the neighborhood. The subject has minimal traffic visibility and pedestrian access, but has convenient access to major routes, Interstates 91 and 95, employment centers, and public transportation.

**SITE DATA:** The site is mostly rectangular in shape, having a total of 50,191 square feet, or 1.15 acres. According to the survey map, there is 337.10 feet of frontage along the southerly side of Grant Street. The topography is slightly sloping to mostly level and all public utilities are available. Site improvements observed consist of a small paved asphalt paved parking area to the side of the building (but the subject does not have use of that area), and chain link fencing with gate. There is also a paved asphalt common area to the rear of the site. There is on-street parking available in front of the building on Grant Street. Abutting the property is an additional lot under the same ownership as the client that is not part of the subject site that could be utilized for parking. The subject is located in a Zone X (area of minimal flooding) flood zone according to FEMA flood map #09009C-0441-J dated July 8, 2013. For purposes of this appraisal, it is assumed there are no hazardous substances in or on the site.

**ZONING:** The subject property is located in the IL Light Industry District, which is regulated by a set of performance standards prescribing upper limits for nuisance factors such as noise and smoke. This district is characterized in general by less intensive development and fewer outdoor uses than those allowed in the IH Heavy Industry District. Used permitted as of right in this district include:

- Drug or cosmetic store;
- Eating and drinking places, sale of package alcoholic liquor, and vending machines;
- Vocational, trade, or business school;
- Automobile repair and sale of automotive accessories, parts and other supplies;
- Sale and rental of automobiles;
- Sale, repair, building and storage of boats;
- Construction and related goods and services;
- Selling or renting of business goods;
- Various business services, i.e. employment agency, bank or other credit agency, news distribution, printing and engraving, regional out-patient clinics;
- Parking lot, railroad passenger station, storage of commercial vehicles, taxi terminal and dispatching station, truck or rail freight yard or terminal, intercity passenger station or terminal;
- Heavy commercial uses, i.e. cleaning plant, cold storage facility, building cleaning and exterminating, food processing, research or testing laboratory, warehousing, moving and storage establishment, wholesale baker, wholesaling or distribution.

Bulk are requirements in the IL zoning district are as follows:

- Maximum Floor Area Ratio: 3
- Maximum Building Height: No direct limit
- Maximum Building Coverage: No direct limit
- Minimum Front Yard: None required
- Minimum Side Yard: None required
- Minimum Rear Yard: 10 ft. for a building wall having an average height of 30 ft. or less, and not less than 1 ft. for each 3 ft. of average height for a building wall having an average height of more than 30 ft.

The subject appears to conform to zoning with regard to its former use as an outpatient rehab facility.

The subject is also located in the Coastal Area Management overlay zone. According to the New Haven zoning regulations: "The coastal management district exists to ensure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without disrupting either the natural environment or sound economic growth and to ensure public access along the city's waterfront and the preservation of natural viewpoints and vistas." Also, "The coastal management district permits such residential and non-residential uses as are permitted and in the same manner as in the underlying zone, provided the coastal site plan review, if required, determines that the potential adverse impacts of the proposed use on both

coastal resources and future water-dependent development activities are acceptable within the meaning of the Connecticut Coastal Management Act, as amended.”

**ASSESSMENT AND TAXES:**

Land:	\$ 0	Current Annual Tax:	\$15,410.22
Building:	402,010	Revaluation Date:	2021
Outbuilding:	770		
Total:	\$402,780	Mil Rate 2020 List Year:	43.88

This appraisal has not considered any past due taxes. The taxes are based on the 2020 assessment of \$351,190. The new mill rate for the above assessment has not been determined yet.

**DESCRIPTION OF THE IMPROVEMENTS:** The subject property is improved with a three story building that was constructed in 1925 and converted into a two-unit condominium complex in 1991. The subject unit is located on the first floor only and contains a total of 13,875 square feet, although Assessor’s records indicate there is 905 square feet of finished area (included in the total) on the second floor. The client indicates that there isn’t any second floor area associated with the subject. The subject unit has a 22.44% share of the complex. The other unit in the building contains 47,946 square feet. There is 9,890 square feet of unfinished basement, but reportedly the subject does not have any use of that area. The subject unit formerly housed the Hill Health Center, an out-patient drug rehab center. The unit contains numerous offices, a waiting area, a reception area, several meeting rooms, a sleeping area divided into sections for 44 beds, two dining rooms, a former fully functional kitchen, two walk-in coolers, a men’s restroom containing 7 shower stalls, 5 toilets, 5 urinals and 6 sinks. There are also two other full handicap baths, and a handicap lav. A laundry room exists. Interior finish includes brick and sheetrocked walls and ceilings. Flooring consists of a mixture of carpeting, tile, vinyl/asphalt tiles. Heat is supplied by gas fired forced hot air systems and central air, located on the rooftop. There is a 1200 ampere 600 volt electric service. There is a concrete block or cinderblock exterior in the rear addition of the building, and brick for the remainder of the building. There is a flat roll roof. Assessor’s data indicates a sprinkler system for 13,875 square feet. **The subject is vacant**, and is in fair overall condition based on the interior and limited on-site inspection, and City Hall records. The subject has much water damage from a faulty sprinkler system.

Building Department records contain numerous permits. In 2001, there was much renovation performed. In 2002, the sprinkler system was converted. In 2005, again much renovation was done to the unit. Finally in 2006, a new roof was installed, although currently the roof reportedly is in poor condition.

**HIGHEST AND BEST USE:** The subject site is located within the IL Light Industry District. The immediate area of the subject property is improved with a mix of commercial and industrial properties that generally service the neighborhood. The outlying area is predominantly residential single and multi-family. Based on the characteristics of the subject property, its fair traffic exposure and pedestrian access, and the zoning requirements and character of the neighborhood, it is my opinion that the highest and best use of the subject is for its use as an apartment building, but with the termination of the condominium complex and placement of the building under one ownership. It should be noted that the building is completely vacant, and has been for several years. Further, while there is an Association known as Grant Street Partners, there are no dues being paid, and there aren’t any reserves for the complex. It should also be noted that in 2004, the other unit in the building received a variance to convert its area into 25 residential dwelling units. If the condominium complex was terminated, then the Highest and Best Use of the entire building would be for possible conversion into an apartment and/or mixed-use building.



**RECONCILIATION AND VALUE CONCLUSION:** The Income Approach was not developed for this interior and limited on-site appraisal due to the condition of the unit. Further, these types of buildings are typically owner occupied. The Cost Approach was not developed due to the limited supply of recent comparable vacant land sales and the large amount of accrued depreciation due to the age and condition of the improvements. The Sales Comparison Approach directly reflects the activity of buyers and sellers in the marketplace and there were sufficient recent comparable improved sales in the subject market area. Consequently, this approach was the only approach developed.

After carefully considering all the available data, it is my opinion that the market value of a fee simple interest in the subject property, subject to the attached assumptions and limiting conditions, as of March 8, 2022, is:

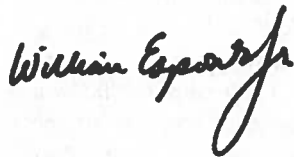
**TWO HUNDERD EIGHTY FIVE THOUSAND DOLLARS**

**(\$285,000)**

It is assumed that there are no hazardous substances in or on the site, or in the improvements.

The appraiser has estimated an exposure period on the open market of within one year in order to sell at the above opinion of market value, assuming the property is reasonably priced and marketed during its exposure period.

Respectfully submitted,



William F. Esposito, Jr. – Appraiser  
Certified General Appraiser  
CT License No. RCG.187 (Exp. 04/30/2023)

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
139 Frank Street		304 0146 00600	RM-2	4	Sliver lot	N/A	
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$32,600	N/A	N/A	\$32,600	\$22,820		30' X 116' Total	3485 Total Per Assessor
						12' X 116' Disposition	1392 sq./ft. Disposition

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 32,600	Vision	10/1/2021	Sliver Lot	Sliver lot Non - Owner-Occupant CD Area @ \$1.50 per Sq./ft.	N/A	\$2,088.00

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 <sup>th</sup> Ward	N/A	Yes

### Applicant's Information

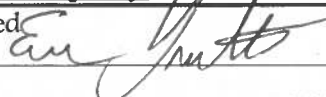
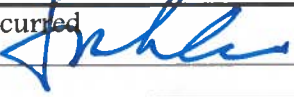
Applicant's name, address & telephone:	Name, address & telephone of contact person:
Bavaro Properties, Inc. 2150 S. Andrews Avenue 2 <sup>nd</sup> Floor Fort Lauderdale FL 33316	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/10 /2022	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of a portion of a sliver lot (12' x 116') at 139 Frank Street to the adjacent property owner at 141 Frank Street.

**General discussion:** The applicant will utilize this land as a driveway. The property at 141 Frank Street is currently land locked.

**Owner Occupancy:** NA

Prepared by:  Date 8/10/2022 Concurred by:  Date 8/10/22

Committee	Date	Action
PAD	8/17/2022	
City Plan	9/21/2022	
L.C.I.	9/28/2022	
Board of Alders	10/17/2022	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **August 8, 2022**

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of portion of a sliver lot at 139 Frank Street to Bavaro Properties Inc. to be use as a driveway in conjunction with 141 Frank Street.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

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

Property Location 139 FRANK ST  
 Vision ID 19676

Account # 304 0046 00600

Map ID 304/ 0046/ 00600/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 9030  
 Print Date 8/8/2022 9:05:50 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed	6093								
165 CHURCH ST						EX COM LN	21	32,600	22,820	NEW HAVEN, CT								
NEW HAVEN CT 06510		<b>SUPPLEMENTAL DATA</b>								<b>VISION</b>								
Alt Prcl ID		WARD 04		TAX DIST														
TAXABLE		CENSUS 1405		BLOCK 3008														
QUERY G		GIS ID 19676		Assoc Pid#														
						Total		32,600	22,820									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN	6478	0034	07-09-2003	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
FEDERAL HOME LOAN MORTGAGE	5008	0006	06-19-1996	U	I	0	1	2021	21	22,820	2021	21	22,820	2020	21	19,670		
UNKNOWN	4489	0035	06-03-1992	U	I	0	0											
						Total		22,820	Total	22,820	Total	19,670						
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total				0.00												
ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY																
Nbhd	Nbhd Name	B	Tracing	Batch														
2000	SOUTH HILL																	
NOTES																		
DEMO																		
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
BP-0397	05-16-2001	DE	Demolish		06-21-2001	100		DEMO BLDG	06-08-2011	JW1	04		70	Field Review				
									01-10-2011	GM	03		99	Vacant				
									12-23-2010	MA	03		99	Vacant				
									09-10-2001	DA			45	Review Against Field Cd				
									06-21-2001	NT			51	BP No One Home				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	903V	MUNICIPAL MD	RM2	0		3,485 SF	14.38	1.00000	5	1.00	2000	0.650		1.0000	9.35	32,600		
Total Card Land Units						3,485 SF	Parcel Total Land Area						0	Total Land Value				32,600

Property Location 139 FRANK ST  
 Vision ID 19676

Account # 304 0046 00600

Map ID 304/ 0046/ 00600/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 9030  
 Print Date 8/8/2022 9:05:50 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

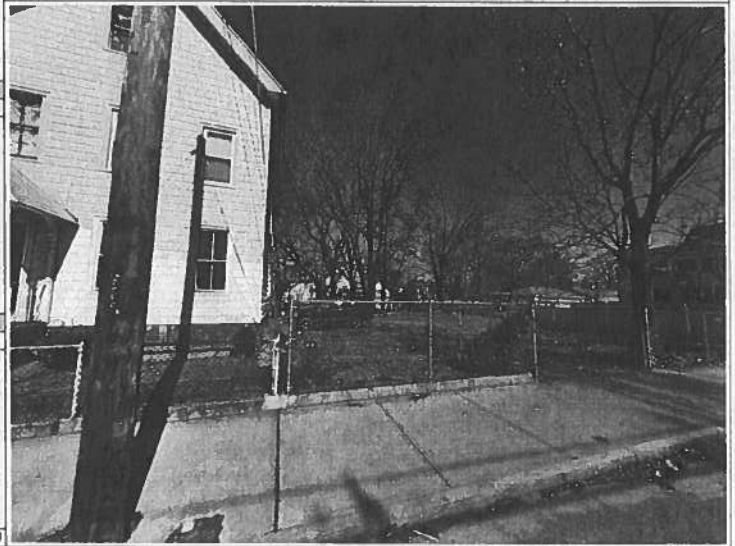
No Sketch

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

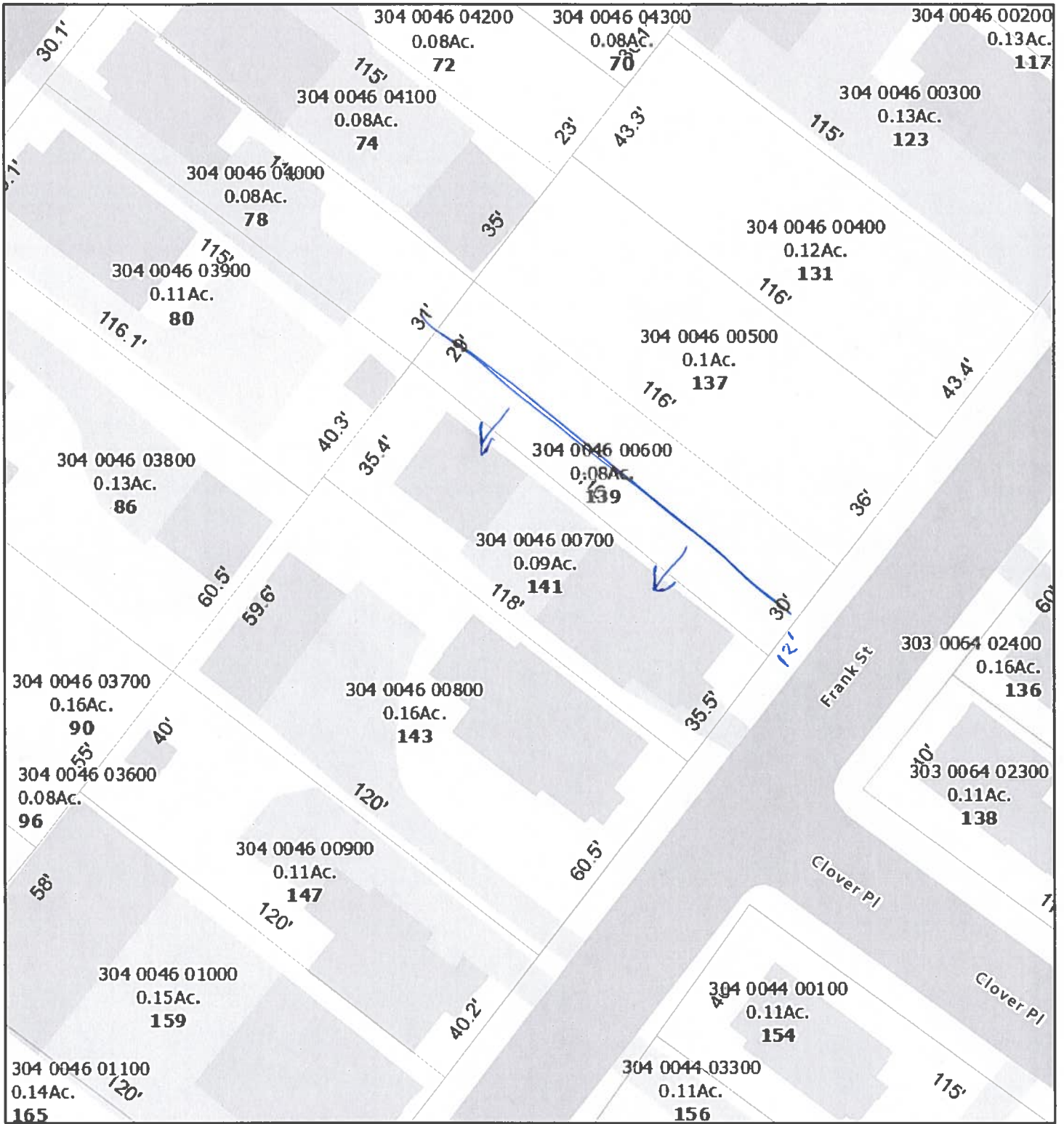
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0









**Sale of a 12' strip of 139 Frank Street to 141 Frank Street**

