

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING SEPTEMBER 21, 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 Office (203) 946-8373

Topic: PAD September 21, 2022

Time: Sep 21, 2022 03:00 PM Eastern Time (US and Canada) Join Zoom Meeting

<https://newhavenct.zoom.us/j/83593491461?pwd=T21naGI5QjVISzZ3bS9JT3pCQTAQT09>

Meeting ID: 835 9349 1461 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 August 17, 2022 PAD Meeting
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
565 Columbus Avenue	Sliver lot	Casa De Oracion Y Adoracion	4
272 Davenport Avenue	Sliver lot	Bongart / Navarro	4
64 Elliott Street	Sliver lot	62 Elliott, LLC	3
281 Newhall Street	Sliver lot	Goldson / Jones	20

- IV. Discussion of PAD Guidelines / Proposed Amendment / update
- V. Adjourn

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

PAD MEETING MINUTES
August 17, 2022

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

Absent: Maurine Villani, Tax Office;

Guest: Allen McCollum

Meeting called to order at 3:11 PM

A motion to approve the PAD minutes from July 20, 2022 was made by Clay Williams, seconded by Steve Fontana, minutes approved unanimously.

New Business

44 Brewster Street and 173 Ivy Street Acquisition

Evan told the committee the City is proposing to acquire these lots for up to \$150,000 to be used in conjunction with 188 Bassett Street which is a City owned building. The City is planning to move Adult Education to 188 Bassett Street and needs more parking. The City is still negotiating the purchase price with the owner. Evan reached out to Alder Avshalom-Smith and he supports the acquisition. Alder Antunes asked if Evan had talked to the Board of Education because he heard they didn't want to move to this site. Evan has not discussed this with the Board of Education.

Evan told the committee that if Adult Education does not move to this site, the acquisition of this land will still benefit the City because 188 Bassett Street needs additional parking. The City has acquisition funds for the land. There are federal funds to support the renovation of 188 Bassett Street for the Adult Education project. Alder Festa asked who is the owner? Evan said Brack Poitier is the owner. Steve asked about 218 Bassett St, does the City have rights to park there? Evan didn't know. Alder Antunes asked, if the plan didn't happen, would the City have 2 building lots? Evan said the City would have a 30,000 square foot lot to develop. The imputed value of the lot is more than our proposed purchase price. Evan thinks this is a good investment and we need to gain site control. The properties are in tax foreclosure and all taxes will be paid by the seller at closing. Evan believes the land is worth about \$6 per square foot and the lot is 30,000 square feet. Evan said eminent domain was an option, but the City preferred to do a friendly acquisition. We are trying to tee this up, the deal isn't set as of now. If we had a land bank, we might be able to purchase the property at a foreclosure sale. Alder Festa asked, what if we had a land bank? Steve told the committee the Board of Alders would establish rules for the land bank and a process to acquire properties. Steve said this is a smart acquisition and will enhance the value of 188 Bassett Street. It makes the site more attractive and this is a great opportunity in terms of an economic development opportunity. It was noted this will save the City money in the long run by not leasing a site for Adult Education.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously

48 Grant Street Unit #2, 39 Grant Street, 239 Ella Grasso Blvd, 0 Plymouth Street

Evan told the committee this proposal was before the PAD Committee last month, but we added an additional piece at 39 Grant Street. There was also a notice issue in the previous agenda, the buyers name was incorrectly listed. 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 39 Grant Street, 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 developer Allen McCollum to go into detail.

Allen McCollum told the committee he plans to rehabilitate the existing structure as senior housing for the most part. The project will be done in phases. In phase one the existing structure will be rehabilitated. He is hoping to make this a "green" project and that will be a great asset to the community. The project will make this area more residential and less industrial. In future phases, new construction is proposed and there are several options for further development.

Evan told the committee it is a great opportunity for the City to get out of the building. The development can be a PDD or go through the zoning process. PAD would be signing off on the sale and a full review of the redevelopment will occur by City Plan and, or, the BoA in the future.

Clay Williams asked what will 39 Grant Street be used for? Allen told the committee it will be open space with seating and lighting. Alder Festa asked for clarification about the use as mostly senior housing, what level of affordability? Allen said it will be between 5% affordable and 20% affordable. Alder Festa also asked about the lien? Evan said the City conducted a demolition and several repairs years ago when Hill Health as the occupant of our unit. The lien predates Allen's ownership. The City made repairs so Hill Health could stay in the building, normally a tenant would pay for the repairs but because the program benefited the public, the City stepped in to assist Hill Health. Alder Festa wanted to make sure a development occurred. Allen assured the committee a development would occur. Allen will assume full responsibility. Evan said over the last 10 years LCI has a good track record of making sure projects move forward. This development will enhance the area which is currently blighted and put the properties back on the tax roll.

Alder Antunes noted this isn't senior housing for 65 and over, this is for 50 and over. Alder Antunes noted there were some problems with 50 and over housing at other sites across the City. Evan summarized the proposal; sell these parcels for \$350,000 and release all liens, the site will be redeveloped in phases starting with the existing structure. The ground floor may remain a business use. The property will be back on the tax rolls. The property will be subject to inclusionary zoning. Alder Antunes asked if any of the buildings will be razed? Allen said no.

A motion was made by Clay Williams, seconded by Alder Festa roll call was taken, approved unanimously

139 Frank Street

Evan told the committee LCI is proposing to sell a strip of a sliver lot to Bavaro Properties, Inc. who owns 141 Frank Street. They do not have any off-street parking. The City owns two lots, 137 and 139 Frank Street. After we chop off 12 feet of 139 Frank Street the remaining lot at 137-139 Frank Street will have 54 feet of frontage and 116 feet of depth. LCI plans to sell the remaining lot to Neighborhood Housing Services as a building lot. The buyer will pay \$1.50 per square foot as a non-owner-occupant. There are two houses at 141 Frank Street and the occupants will greatly benefit from having off-street parking. Nate wanted to confirm a building lot will result when combining the remaining portion of 139 Frank Street with 137 Frank Street. Evan confirmed a building lot would exist after a portion of the lot is sold. **A motion was made by Alder Antunes, seconded by Nate Hougrand, roll call was taken, approved unanimously**

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since his last update in July. LCI was preparing to submit proposed changes for committee review at the beginning of 2022. 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 but due to other more pressing matters where hasn't been any movement.

More information will be shared in the future. This item will remain on our agenda. The proposed changes are minimal.

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

Meeting Adjourned 3:49 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
565 Columbus Avenue		310 0091 02900		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.
\$ 51,300			\$ 51,300	\$ 35,910		30' X 130'	4356 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 51,300	Vision	10/1/21	Sliver lot Non-Profit @\$1.00 per Sq./Ft.	4356 sq./ft. X \$1.00 per Sq./Ft.= \$4356	N/A	\$4,356.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Casa De Oracion Y Adoracion 551 Columbus Avenue New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/13/2022	Staff	Current

Proposal: LCI proposes the sale of a sliver lot.

General discussion The City proposes to dispose of 565 Columbus Avenue to Casa De Oracion Y Adoracion to be used for parking as well as a play space for children. The Church has been working with the City to acquire this property for many years.

Owner Occupancy? No

Prepared by: *Em Grady* Date 9/13/2022 Concurred by: *[Signature]* Date 9/13/22

Committee	Date	Action
PAD	9/21/2022	
City Plan	10/19/2022	
L.C.I.	10/26/2022	
Board of Aldermen	11/21/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **August 31, 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 a sliver lot at 565 Columbus Avenue to Casa De Oracion Y Adoracion to be used for parking and a play space for children.

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.

565 COLUMBUS AV

Location 565 COLUMBUS AV

Mblu 310/ 0091/ 02900/ /

Acct# 310 0091 02900

Owner CITY OF NEW HAVEN

Assessment \$35,910

Appraisal \$51,300

PID 19821

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$51,300	\$51,300

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$35,910	\$35,910

Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH ST
 NEW HAVEN, CT 06510

Sale Price \$0
Certificate
Book & Page 5746/0205
Sale Date 10/20/2000
Instrument 1

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF NEW HAVEN	\$0		5746/0205	1	10/20/2000
IRONSON SID	\$0		4696/0001		01/24/1994

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

No Data for Extra Features

Land

Land Use

Use Code 903V
Description MUNICIPAL MDL-00
Zone RM2
Neighborhood 1900
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.1
Frontage 30
Depth 145
Assessed Value \$35,910
Appraised Value \$51,300

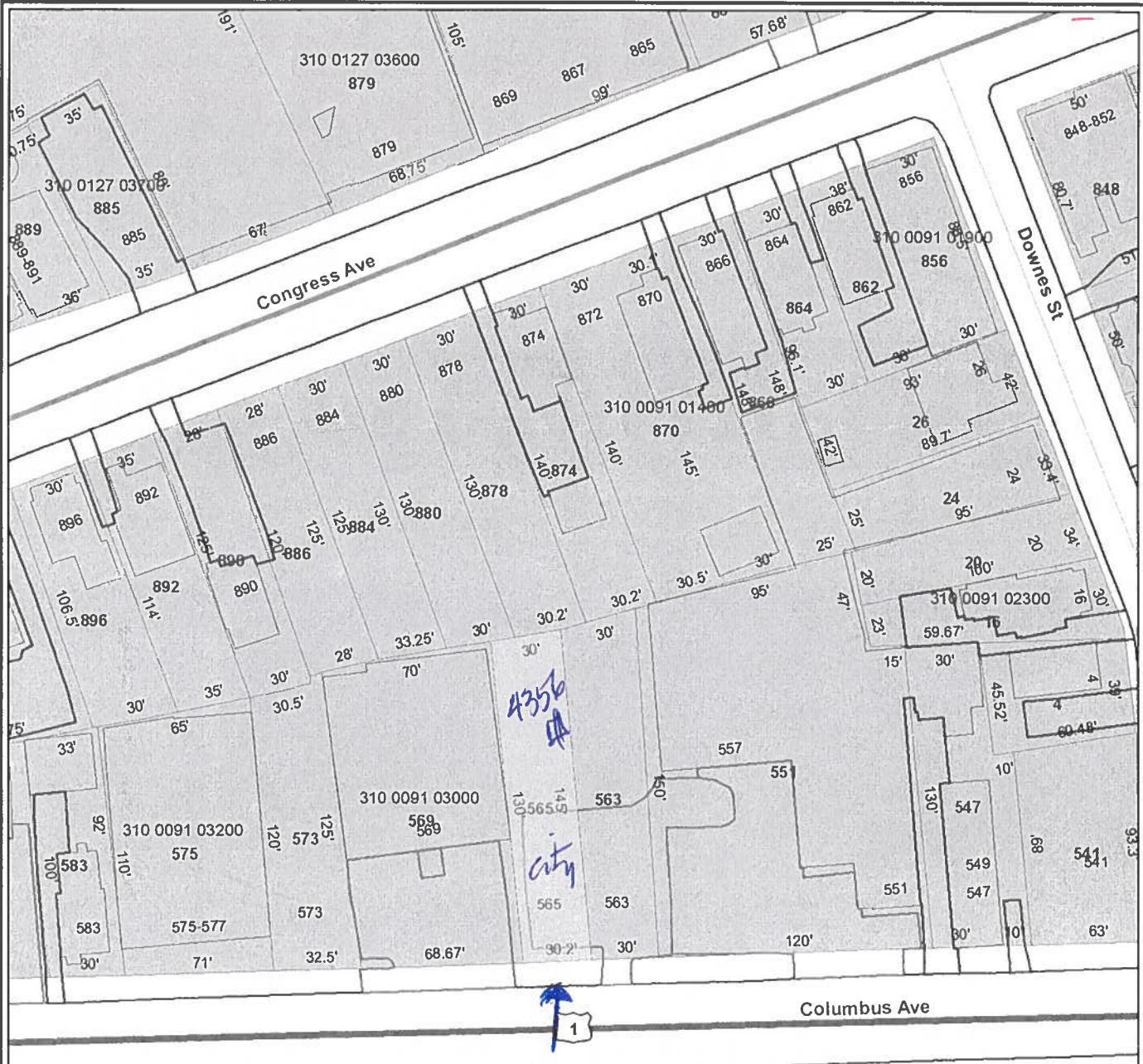
Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$51,300	\$51,300
2020	\$0	\$45,100	\$45,100
2019	\$0	\$45,100	\$45,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$35,910	\$35,910
2020	\$0	\$31,570	\$31,570
2019	\$0	\$31,570	\$31,570



City of New Haven, Connecticut
Toni N. Harp, Mayor



- Fire Station
- Police Station
- PD Headquarters
- Substation
- Health Centers
- Hospital
- Library
- Schools
- Administration
- Food Service
- Private School
- Public School
- Railroad
- Railroad Track
- Abandoned Railroad Trac

- Waterway
- Lake - Pond
- River
- Shoreline
- Stream
- Wetland
- Airport Runway
- City Boundary Line
- Developable Properties
- Parks
- Park
- Triangle
- Golf Course
- Land Trust Preserves
- Airport boundary
- Parcel
- Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Produced by the
Office of Information Technology
Geographic Data Viewer

Scale: 1" = 65 ft
Created: June 19, 2018



Sliver lot sale 565 Columbus Avenue



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Evelyn Rodriguez
Alder, Ward 4



79 Arch Street
New Haven, CT 06519-1510

Member
Aldermanic Affairs Committee
Tax Abatement Committee
Black & Hispanic Caucus

Telephone: 203-494-1462
E-mail: Ward4@newhavenct.gov

Evan Trachten, Acquisition & Disposition Coordinator
City of New Haven
Livable City Initiative
165 Church Street, 3rd Floor
New Haven, Connecticut 06519

August 18, 2022

Dear Mr. Trachten,

Herein, a **letter of support** regarding the land acquisition of the adjacent lot near the bilingual (English/Spanish) Casa de Oración y Adoración/House of Prayer & Worship Church located in Ward 4 and in zip code 06519.

Casa de Oración y Adoración has been making efforts to own 551 Columbus Avenue, adjacent to their Worship building. Last year, Reverend Carmen Calderon reached out to me and I provided to her instructions for the purchase. The Church has given value to the parcel keeping it clean and using it for church functions supporting the Community. It is too small to utilize otherwise, and it is in a location that makes it difficult for other use. The current Pastor Hector Caraballo is once again reaching out to the City of New Haven to purchase ownership. The church is thriving and growing. Pastor Caraballo has demonstrated sincerity in working with New Haven's Youth and their families and the neighborhood where the Church is housed.

Per 2020 United States Census in this zip code, we have counted 15,675 people, Hispanic (49.8%) Hispanic, Black (29.9%) and White (15.3%). Approximately 31% of our families live in poverty. The median age is 31 years or younger. And we have many elderlies. 20% fall less than 18 years old. We have over 2,000 students in our public schools in this Ward.

When Reverend Angel Sanchez a former pastor of the church first embarked in obtaining a building for the Church in 2011, the church was growing in numbers and was very active in the Community. I remember this because I have been a long-standing member of this Community. I also remember the Church being progressive during the AIDS Epidemic and having an active role in educating our families in the Community.

At this church, at that time, through City employment I provided health workshops and was allowed to speak to the clergy and deaconship, and church members regarding the AIDS Epidemic and its prevention from spreading. During this period the church spread love and caring in a way of healing to its community and others. Additionally, it worked with non-for-profit organization such as AIDS Interfaith, Christian Community Action, Free Forever Ministries and Aids Project New Haven.

The Church experienced a period of transition and is now becoming stronger in its goals of permeating Love and involvement in its surrounding Community. It is my hope that Pastor Caraballo will hopefully remain as its director and for a long-term period. The Church is in revival.

The Church is involved with IMANI (means faith in Swahili). This is a State of Connecticut Department of Mental Health Addiction faith base initiative targeting individuals affected by the Opioid Epidemic and Illegal Substances. Additionally, to this effort it has partnered with Christian Community Action Agency to address housing and clothing needs, and Radio Love 690 AM to reach out via its radio programing in permeating positive messages to our youth and families. The Church has a website that has been visited by hundreds who are sharing positive messages about their programs. (See a letter from the Pastor to me). Their community support along with the different activities of other churches in my Ward are helping address youth and their family's needs.

I believe with their efforts toward serving the poor and sick of our community the church has paid this parcel over and over again. Our children and youth need places of support that their family members will also go to. At Casa de Oración y Adoración/House of Prayer and Worship they will receive positive messages that will encourage them to Live and will help them throughout a lifetime. The Church advocates peace, and respect and love for each other. No guns /shooting, violence, drugs or illegal substances, no addictions are permeated through their work. They have made the location a place where addicts and sick can also go to receive helps. They have made the location a place where our children, youth and families can receive both Spiritual and Mental Health by working with our secular Mental Health Professionals. The more churches that I have in my Ward that work like this one, my Ward will be better all around. This is a cost effective and harm reduction initiative where we embark in Community healthy relationships far reaping the small cost of a parcel that cannot be used otherwise and enhancing quality of life in our Hill Neighborhood. **Please consider my recommendation for this land acquisition and allow the Church to purchase it for the lowest price acceptable.** Thank you for your attention to this matter.

Sincerely,

Evelyn Rodriguez

Evelyn Rodriguez, Alder Ward 4

CC: Mayor Justin Elicker and Board of Alders President Tyisha Walker-Myers
Hector Caraballo, Pastor of Casa de Oración y Adoración /House of Prayer & Worship



House of Prayer & Worship
555 Columbus Ave
PO Box 8535
New Haven CT 06519
Pastors Hector & Melissa Caraballo

August 6, 2022

Dear Mrs. Alder Woman Evelyn Rodriguez

Receive a cordial greeting on behalf of this letter. I am writing to you to remind you of our conversation regarding past events that the church has held, and where the entire church parking lot was used including parcels of land owned by the city.

We have had services to promote love, faith, hope for the well-being of the mental and spiritual health of the community. We have had family activities to promote fellowship and koinonia.

We have carried out activities entitled Back to School Bash to promote materials and packages for the children and youth of the community. We also do activities where we distribute clothes and food. Every year we have together with the organization Christian Community Action, Inc. for the Thanksgiving season and we distribute purchases and turkeys that are delivered to the families of the community.

The IMANI program that takes place in the facilities of our church working together with Yale University. The program is designed to be culturally sensitive, spiritual, and trauma-informed to assist people with problems with opioid, drug, and alcohol use. During your time at IMANI, wellness coaches will check in weekly to support you in your goals of recovery. Where the church provides personal effects for personal hygiene. We have hosted several funerals for families in the city. We have also hosted several vaccine drives.

Thank you very much, once again for all your attention.

Cordially,

A handwritten signature in cursive script that reads "Hector Caraballo".

Hector Caraballo
Pastor

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
272 Davenport Avenue	300 0129 01100	RM-2	4	Sliver lot	N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size
\$49,600	N/A	N/A	\$49,600		Total sq. ft.
				\$34,720	25' X 110'
					Disposition
					12.5' X 110'
					3049 Total
					Per Assessor
					Disposition
					1375 sq/ft

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$49,600	Vision	10/1/20 21	Sliver lot	Non-Owner- occupant CD Eligible area @ \$1.50 per Sq./ft.	N/A	\$2062.50

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Nir Bongart 91 Shelton Avenue New Haven CT 06511			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/1/2022	Staff	Current
Proposal: The City of New Haven proposes to dispose of a portion of a sliver lot to the adjacent property owner.			
General discussion: LCI proposes to evenly split this sliver lot to the applicants who will utilize this land as a driveway, parking area, and side-yard area. The applicants will grant cross easements over the front 50' of the lot to create a common driveway.			
Owner Occupancy: N/A			

Prepared by: *Erin G...* Date 9/13/2022 Concurred by: *[Signature]* Date 9/13/22

Committee	Date	Action
PAD	9/21//2022	
City Plan	10/19/2022	
L.C.I.	10/26/2022	
Board of Alders	11/21/2022	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
272 Davenport Avenue	300 0129 01100	RM-2	4	Sliver lot	N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size
\$49,600	N/A	N/A	\$49,600		Total sq. ft.
				\$34,720	25' X 110'
					Disposition
					12.5' X 110'
					Disposition
					3049 Total
					Per Assessor
					Disposition
					1375 sq/ft

Property Value Information

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\$49,600	Vision	10/1/20 21	Sliver lot	Non-Owner- occupant CD Eligible area @ \$1.50 per Sq./ft.	N/A	\$2062.50

Prior Notifications Sent to

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



Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Jesus G. Navarro 133 Pearl Street Enfield CT 06082			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2022	Staff	Current

Proposal: The City of New Haven proposes to dispose of a sliver lot to the adjacent property owner.

General discussion: LCI proposes to evenly split this sliver lot to the applicants who will utilize this land as a driveway, parking area, and side-yard area. The applicants will grant cross easements over the front portion of the lot to create a common driveway.

Owner Occupancy: N/A

Prepared by:  Date 9/13/2022 Concurred by:  Date 9/13/22

Committee	Date	Action
PAD	9/21//2022	
City Plan	10/19/2022	
L.C.I.	10/26/2022	
Board of Alders	11/21/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **August 5, 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 sliver lot at 272 Davenport Avenue to the adjacent property owners at 270 Davenport Avenue and 276 Davenport Avenue. The property will be evenly split between the applicants and used as a driveway, parking area, and yard area.

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.

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT /ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED
165 CHURCH ST					EX COM LN	21	49,600	34,720
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
AT Prcd ID 04								
WARD TAXABLE								
CENSUS BLOCK 5001								
QUERY G								
GIS ID 18991								
Assoc Pld#								
Total							49,600	34,720

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CITY OF NEW HAVEN				8950	0332	02-21-2013	U	V	0	14	2021	21	34,720	2020	21	30,520		
KISTAMA NOEL				7463	0089	01-12-2006	U	I	75,000	25								
SANTIAGO ANGEL				6251	0110	11-07-2002	Q	I	49,000	00								
HALL JOHN D				6137	0156	06-11-2002	Q	I	22,500	U								
CONNELLY SONNY				5271	0209	02-10-1998	U	I	0	1								
Total																		

EXEMPTIONS				Amount	Code	Description	Number	Amount	Comm Int
Total				0.00					

ASSESSING NEIGHBORHOOD				B	Tracing	Batch
Nbhd	1900	Nbhd Name	NORTH HILL			

11/16/2010, NO CHANGE, PROPERTY IS STILL IN NEED OF COMPLETE REHAB, BOARDED-
 9/21/2011 SAME
 4/9/2012, DEMO COMPLETE PER BLDG INSPECT
 3 FMY DEMO PERMIT DELETED ISSUED IN
 ERROR, CLOSED OUT PERMIT 2 TO 1

BUILDING PERMIT RECORD				Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	B-12-237	Issue Date	03-13-2012		04-09-2012	100	04-09-2012	APPLICATION TO DEMOLISH
	08-2940	Type	DE RH	Demolish Rehab	10-14-2009	100		RENO/CONVERT 2F TO 1F

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	902V	CITY MDL-00	RM2	0		3,049	SF	16.26	1.00000	5	1.00	1900	1.000		1.0000	16.26	49,600

Total Card Land Units				3,049	SF	Parcel Total Land Area				0	Total Land Value				49,600
-----------------------	--	--	--	-------	----	------------------------	--	--	--	---	------------------	--	--	--	--------

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	49,600
Special Land Value	0
Total Appraised Parcel Value	49,600
Valuation Method	C

Total Appraised Parcel Value	49,600
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VISIT / CHANGE HISTORY			
Date	Id	Type	Is
04-09-2012	CA	02	47
09-21-2011	CA	02	47
08-16-2011	VA	02	DM
06-01-2011	JW/1	04	70
01-07-2011	JEW	03	01
11-16-2010	CA	02	47
04-06-2010	CA	04	45

PURPOSE/RESULT			
Purpose	Result	Inspection	Field
BP Inspection	47	BP Inspection	47
BP Inspection	47	BP Inspection	47
Data Mailer Sent	DM	Field Review	70
Field Review	70	Measured	01
BP Inspection	47	BP Inspection	47
Review Against Field Cd	45	Review Against Field Cd	45

Property Location 272 DAVENPORT AV
 Vision ID 18991

Account # 300 0129 01100

Map ID 300/ 0129/ 01100/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

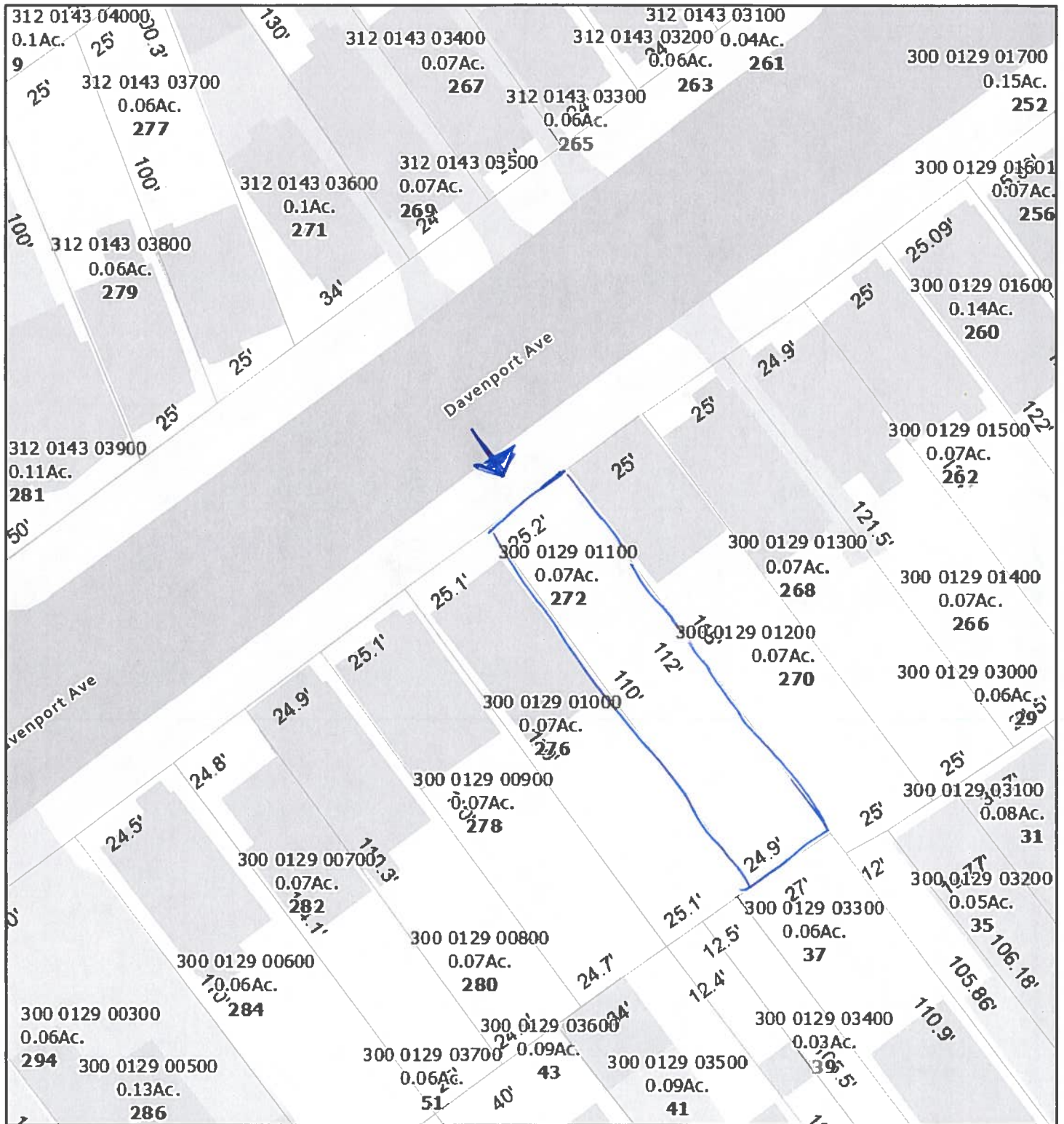
State Use 902V
 Print Date 8/8/2022 9:06:17 AM

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 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		Owne					
				B	S					
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			0							
Trend Factor			1							
Condition										
Condition %			100							
Percent Good			22							
RCNLD			0							
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	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				

No Sketch



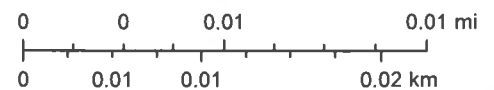
272 Davenport Avenue Sliver lot



4/1/2022, 11:39:31 AM

1:564

NewHaven_Parcels
 New Haven Web Parcels



272 Davenport Avenue: Sliver lot sale to adjacent property owners (even split)



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 64 Elliott Street		Map-Block-Parcel 299 0145 00200	Zoning RM-2	Ward 3	Property Type Sliver lot	Total legal units N/A
2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB \$ 50,700	Building ---	Other ---	Total Value \$ 50,700	For Tax Purposes \$ 35,490	Lot Size 30' X 135'	Total sq. ft. 3920 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value \$ 50,700	Appraised by Vision	Date 10/1/20 21	Type of Sale Sliver lot	Offered amount \$1.50 per Sq./Ft. non- owner-occupant	Rehab costs N/A	LCI Recommended \$5,880
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Prior Notifications Sent to

Aldersperson Yes X No <input type="checkbox"/>	Name of Aldersperson Hon. Ron Hurt 3 rd Ward	Management Team N/A	Other interested parties N/A
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Applicant's Information

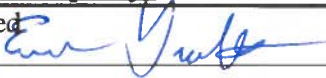

Applicant's name, address & telephone: 62 Elliott LLC C/O Moshe Katz 1338 President St, Brooklyn, NY, 11213	Name, address & telephone of contact person:
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Applicant's City property tax status: Current	Review date 9/9/2022	Reviewed by: Staff	Comments Current
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Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to the adjacent property owner.

General discussion The City of New Haven proposes to dispose of sliver lot at 64 Elliott Street to the owner of 62 Elliott Street. The property will be used as a yard area.

Owner Occupancy? N/A

Prepared by:  Date 9/13/2022 Concurred by:  Date 9/13/22

Committee	Date	Action
PAD	9/21/2022	
City Plan	10/19/2022	
L.C.I.	10/26/2022	
Board of Alders	11/21/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Ron Hurt

DATE: **August 30, 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 to dispose of a sliver lot at 64 Elliott Street to the owner of 62 Elliott Street. The property will be used as yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

64 ELLIOTT ST

Location 64 ELLIOTT ST

Mblu 299/ 0145/ 00200/ /

Acct# 299 0145 00200

Owner CITY OF NEW HAVEN

Assessment \$35,490

Appraisal \$50,700

PID 18820

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$50,700	\$50,700

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$35,490	\$35,490

Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH ST
NEW HAVEN, CT 06510

Sale Price \$0
Certificate
Book & Page 9234/0035
Sale Date 12/31/2014
Instrument 14

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF NEW HAVEN	\$0		9234/0035	14	12/31/2014
ADKINS JOHNNY	\$0		4901/0323	1	08/31/1995
UNKNOWN	\$0		4736/0014		05/13/1994
UNKNOWN	\$54,500		4385/0142		06/26/1991

Building Information

Building 1 : Section 1

Year Built:

Building Photo

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 903V
Description MUNICIPAL MDL-00
Zone RM2
Neighborhood 1900
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.09
Frontage 30
Depth 128
Assessed Value \$35,490
Appraised Value \$50,700

Outbuildings**Outbuildings****Legend**

No Data for Outbuildings

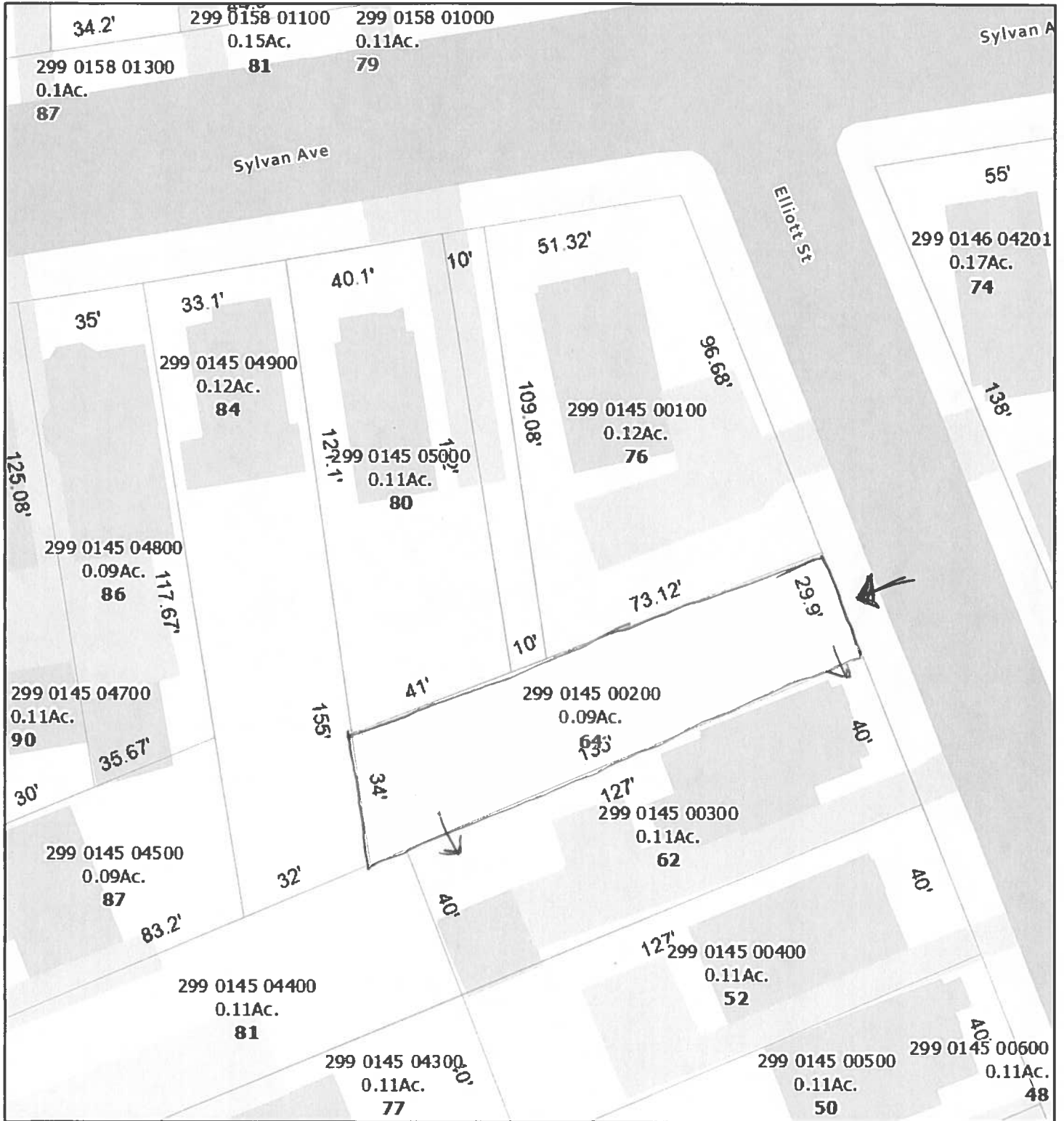
Valuation History**Appraisal**

Valuation Year	Improvements	Land	Total
2021	\$0	\$50,700	\$50,700
2020	\$0	\$44,600	\$44,600
2019	\$0	\$44,600	\$44,600

Assessment

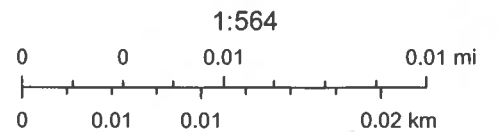
Valuation Year	Improvements	Land	Total
2021	\$0	\$35,490	\$35,490
2020	\$0	\$31,220	\$31,220
2019	\$0	\$31,220	\$31,220

64 Elliott Street



8/29/2022, 12:10:34 PM

 NewHaven_Parcels



Sale of sliver lot at 64 Elliott Street to 62 Elliott Street



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 281 Newhall Street		Map-Block-Parcel 254 0503 03100		Zoning RM-1	Ward 20	Property Type Sliver lot	Total legal units 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.
\$ 44,600			\$ 44,600	\$ 31,200		38' X 77'	3,049 Sq./ Ft.
						37' X 35'	Per Assessor
						Portion	1295 sq./ft. portion

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,600	Vision	10/1/16	Sliver lot Owner Occupant @\$0.25 per sq./ft. in CD Area	1480 sq./ft. X \$0.25 = \$370.00	N/A	\$323.75

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith 20 th Ward	N/A	N/A



Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Bertram I. Goldson III 402 Huntington Street New Haven CT 06511			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/10/2022	Staff	Current

Proposal: LCI proposes the sale of a portion of a sliver lot.

General discussion The City proposes to dispose of a portion of this sliver lot (37' X 37') to be used as additional yard space.

Owner Occupancy? No

Prepared by:  Date 9/13/2022 Concurred by:  Date 9/13/22

Committee	Date	Action
PAD	9/21/2022	
City Plan	10/19/2022	
L.C.I.	10/26/2022	
Board of Aldermen	11/21/2022	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 281 Newhall Street		Map-Block-Parcel 254 0503 03100		Zoning RM-1	Ward 20	Property Type Sliver lot	Total legal units N/A
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB \$ 44,600	Building	Other	Total Value \$ 44,600	For Tax Purposes \$ 31,200		Lot Size 38' X 77' 37' X 40' Portion	Total sq. ft. 3,049 Sq./ Ft. Per Assessor 1480 sq./ft. portion

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,600	Vision	10/1/16	Sliver lot Owner Occupant @\$0.25 per sq./ft. in CD Area	1480 sq./ft. X \$0.25 = \$370.00	N/A	\$370.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith 20 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Keir Jones 406 Huntington Street New Haven CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 8/10/222	Reviewed by: Staff	Comments Current

Proposal: LCI proposes the sale of a portion of a sliver lot.

General discussion The City proposes to dispose of a portion of this sliver lot (37' X 40') to be used as additional yard space.

Owner Occupancy? No

Prepared by: *Emm. Guadalupe* Date 9/13/2022 Concurred by: *[Signature]* Date 9/13/22

Committee	Date	Action
PAD	9/21/2022	
City Plan	10/19/2022	
L.C.I.	10/26/2022	
Board of Aldermen	11/21/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: **August 8, 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 to dispose of a sliver lot at 281 Newhall Street to owner occupants at 402 Huntington Street and 406 Huntington Street. The applicants will expand their back yards.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

Property Location 281 NEWHALL ST
 Vision ID 14560

Account # 254 0503 03100

Map ID 254/ 0503/ 03100 /
 Bldg # 1

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

State Use 9030
 Print Date 8/8/2022 9:05:19 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed	6093							
165 CHURCH ST		SUPPLEMENTAL DATA				EX COM LN	21	44,600	31,220	NEW HAVEN, CT							
NEW HAVEN	CT	06510	Alt Prcl ID WARD 20		I/E REPO TAX DIST				VISION								
			TAXABLE														
			CENSUS 1415														
			BLOCK 1004														
			QUERY G														
			GIS ID 14560		Assoc Pid#												
						Total		44,600	31,220								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN		4077 0126	04-24-1989		V		0	Year	Code	Assessed	Year	Code	Assessed				
								2021	21	31,220	2021	21	31,220				
								2020	21	24,990							
						Total		31,220	Total	31,220	Total	24,990					
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													
1600	NEWHALLVILLE								Appraised Bldg. Value (Card)	0							
									Appraised Xf (B) Value (Bldg)	0							
									Appraised Ob (B) Value (Bldg)	0							
									Appraised Land Value (Bldg)	44,600							
									Special Land Value	31,220							
									Total Appraised Parcel Value	44,600							
									Valuation Method	C							
									Total Appraised Parcel Value	44,600							
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			
									06-01-2011	MI	04		70	Field Review			
									02-04-2011	GM2	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	RM1	0		3,049 SF	16.26	1.00000	5	1.00	1600	0.900		1.0000	14.63	44,600	
Total Card Land Units						3,049 SF	Parcel Total Land Area						0	Total Land Value			44,600

Property Location 281 NEWHALL ST
 Vision ID 14560

Account # 254 0503 03100

Map ID 254/ 0503/ 03100/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 9030
 Print Date 8/8/2022 9:05:26 AM

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stones:					
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
		B	S

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 %	
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	

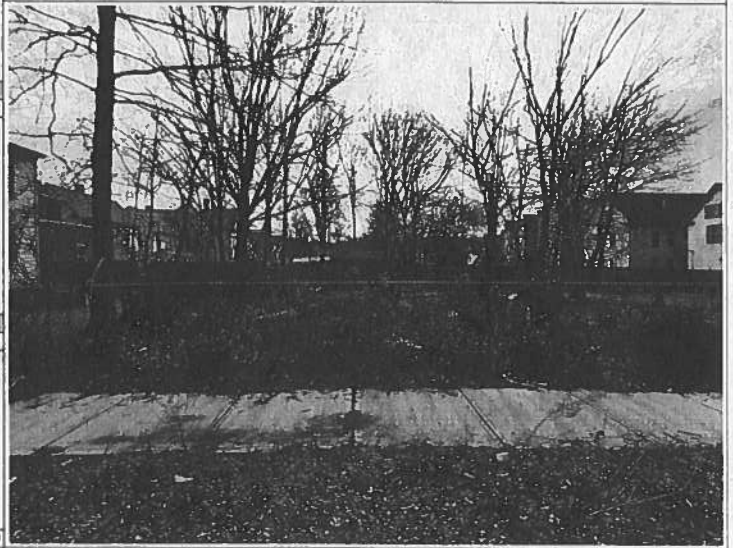
No Sketch

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

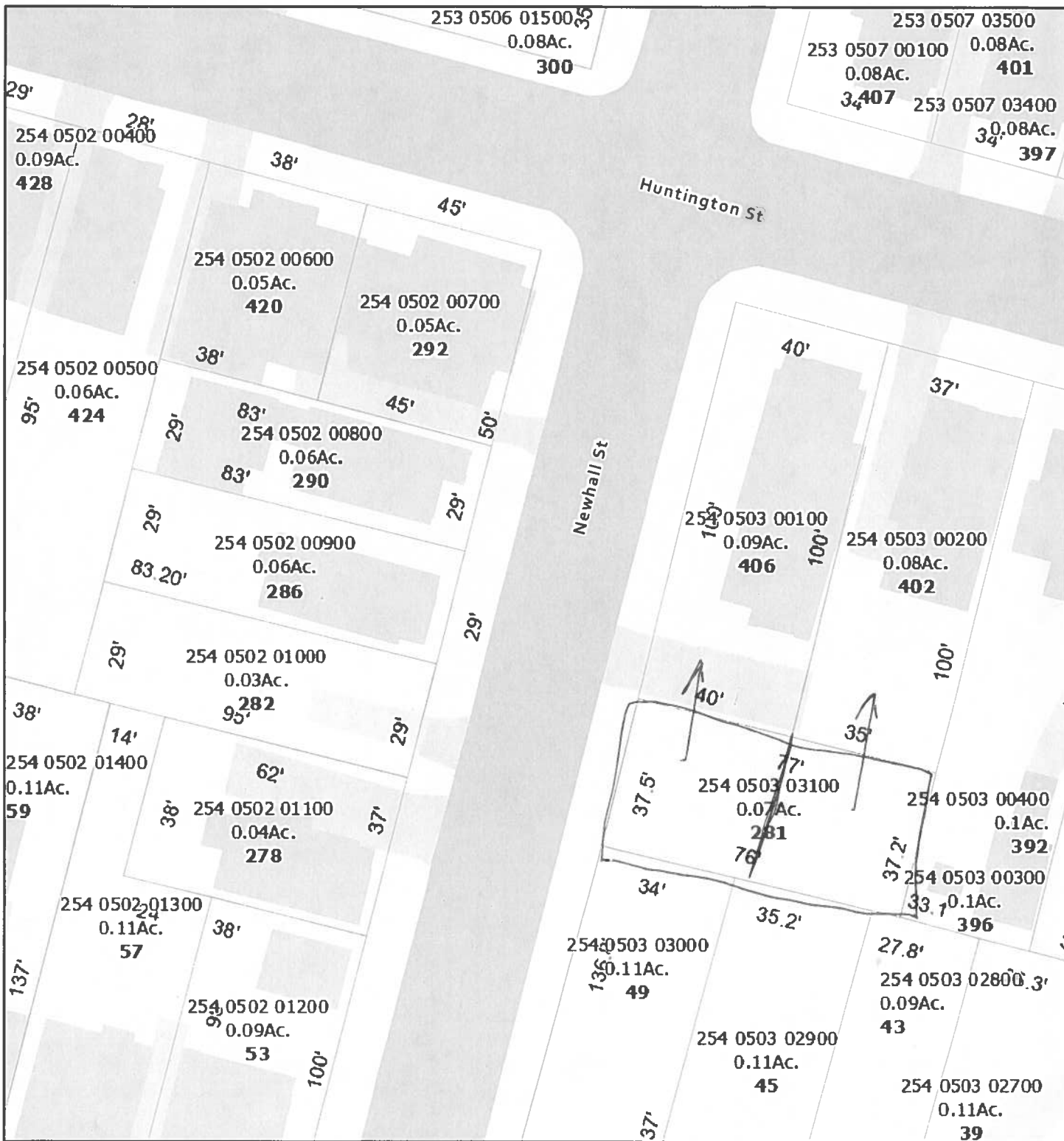
Code	Description	UB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

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

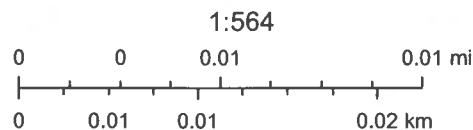


281 Newhall Street / Sliver lot sale



8/5/2022, 12:26:25 PM

 NewHaven_Parcels



281 Newhall Street / Sliver lot sale

