

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday October 26, 2022 at

**6:00 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 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

Topic: LCI Board October 26, 2022

Time: Oct 26, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/87952542908?pwd=RXJtMldsUWVSOGNrSmhDQkRtQ1ZHQT09>

Meeting ID: 879 5254 2908 Password: 1234567a

**Meeting Materials** click here: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board>

- I. Call to Order
- II. Approval of Minutes from September 28, 2022 Meeting of LCI Board of Directors
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
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
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. Old Business / Discussion  
 Role of LCI Board / CT General Statutes  
 Discussion of PAD Guidelines

V. Adjourn

FULL ZOOM MEETING INFORMATION 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: LCI Board October 26, 2022

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One tap mobile

+13126266799,,87952542908# US (Chicago)

+16469313860,,87952542908# US

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 879 5254 2908

Password: 91215258

Find your local number: <https://newhavenct.zoom.us/j/kdu57OPbS7>

Join by Skype for Business

<https://newhavenct.zoom.us/join/87952542908>

**LCI Board Meeting Minutes**  
**September 28, 2022 (Via Zoom)**

**PRESENT:** Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Arlevia Samuel (Executive Director), Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)

**Absent:** Patricia Brett

**Guests:** None

**Meeting called to order at 6:01 P.M.**

**Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago  
Nadine Horton, Seth Poole**

**Review of LCI Board meeting minutes from August 24, 2022. A motion to approve was made by Nadine Horton, seconded by Alder Santiago, roll call of members was taken, approved unanimously.**

**New Business**

**44 Brewster Street and 173 Ivy Street**

Evan told the Board the City of New Haven proposes to acquire 44 Brewster Street and 173 Ivy Street for the Board of Education. The Board of Education plans to move "Adult Education" to a city-owned building at 188 Bassett Street and this land is needed for parking. LCI has engaged the owner and sent an offer to the owner for \$150,000. Evan received a call from attorney Wendy Clarke who represents the owner Brack Poitier and informed Evan that the owner is being opportunistic and is asking for \$300,000 plus forgiveness of approximately \$68,000 of back taxes. The properties are currently in tax foreclosure. LCI would like the Board to authorize the City to acquire this property and give us the ability to utilize all of our tools, up to and including eminent domain. This land was previously leased to be used with 188 Bassett Street.

Evan noted the court has updated appraisals of this land and the total value of the site is valued at \$80,000 (\$40,000 per parcel). The date of the appraisals is September 28, 2022. LCI will continue to engage the owner to acquire this land as a friendly acquisition. The Board of Education will cover the cost of the acquisition. Attorney Pinto noted we need specific language to authorize this acquisition if we utilize eminent domain.

Nadine asked if the owner does not want to sell this land does that stop the development? Evan told the Board the City can utilize eminent domain and take the property as a last resort; a judge will decide the fair market value if it ends up as a taking (just compensation). City staff believe our offer of \$150,000 is a fair number given the court appraisals. The city hired appraisers but this project is time sensitive, so we are moving this forward while our appraisals are pending. The City does not have the ability to purchase this property at a foreclosure sale if an auction were to occur.

Seth asked about what period of tax delinquency does \$68,000 represent? Evan went to the court website and opened the complaint. The years of non-payment are from 2013 forward. The lot is currently overgrown and has several vehicles on-site. The site is an odd shape and the parcels do not have the typical shape of adjacent parcels which would make residential development more challenging. The shape also impacts the value. The site is currently blighted with overgrown vegetation and junked vehicles.

Evan noted the City Plan Advisory supports the acquisition and recommends approval and suggests landscaping to buffer this site from the Canal Line as well of compliance with storm water management and heat island regulations. Bicycle parking is also noted in the report. This acquisition will allow the Board of Education to stop leasing a site to host the current Adult Education center.

Alder Santiago asked about how long the City waits to foreclosure on a taxpayer and why is this time sensitive? Evan said he doesn't work for the tax office but from what he has seen if you miss multiple payments and don't enter into a payment plan, a foreclosure action is likely started by the City of New Haven. Evan said the Board of Education needs site control and plans to apply for State funding. Alder Santiago asked if this is an eminent domain taking, what is the maximum cost to the City? Evan said the court would make the determination about value. Attorney Pinto noted there is no guarantee of a strict foreclosure so there would be a foreclosure by sale if the foreclosure moves forward. Alder Santiago asked if eminent domain would stop the foreclosure sale process. Attorney Pinto said yes. The City can't dictate a maximum acquisition cost because the court will decide the value if it was an eminent domain taking.

**A motion was made by Alder Santiago to acquire the property in an amount not to exceed \$150,000 as a friendly acquisition, and also authorize the acquisition to take the property for school purposes and to utilize any and all tools available to the City of New Haven including and up to eminent domain at fair market value as determined by the judge, seconded by Nadine Horton, roll call as taken, approved unanimously.**

## **Old Business / Discussion**

Seth opened the discussion by reminding the Board that we have been planning to discuss the role and responsibility of the LCI Board. Nadine reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Nadine will check the minutes because she doesn't remember the exact topic off hand because it has been a several months since this topic was mentioned.

Seth mentioned community blight and the Board helping to enforce the ordinance. Seth noted that complaints occur at community management teams. Can the Board help staff enforce the regulations based on complaints? Evan noted that historically the Board has not been involved in enforcement matters, but the Board has open communication with staff. We want to hear from the Board about any concerns within the realm of LCI. Seth mentioned 570 Winthrop Avenue, the “cat house”. Evan told the Board the City acquired this property via foreclosure and it’s city-owned. The property has been sitting and hasn’t been turned around quickly. Evan believes that Beulah submitted an application to purchase the property, but the former alder didn’t support the sale. Alder Abdusabor wanted the neighbors to be able to purchase the property. Seth noted the property is open to the elements and racoons have taken over the structure. Seth asked how this issue can be addressed? Evan said the issue should be brought to the Neighborhood Specialist and they would work with LCI staff to resolve this issue. Arlevia told the Board we slacked on this and there is no excuse for this situation. Arlevia said she will escalate this issue and have Frank D’Amore immediately resolve this issue.

Nadine said we would like to see an organizational chart. Nadine does not want to micromanage staff, she wanted clarification about the power of LCI. Nadine noted that Paul the Neighborhood Specialist has been great. Nadine wants residents to know which department is responsible for certain issues. Arlevia said residents call LCI about all issues. LCI is doing more to interact with the community so they know what we do. LCI does monthly outreach and is expanding this outreach via social media and on-site community events. Arlevia will share a presentation about what LCI does in the future. Seth would like to see the workflow in this format. Arlevia has been discussing increasing blight foreclosures with Attorney Pinto.

Seth noted the Whalley Avenue corridor could use two neighborhood specialists because of issues. Arlevia noted that she asked for more Neighborhood Specialists in the last budget, but that request wasn’t approved. Arlevia is pairing Housing Code staff with the Neighborhood Specialists to address issues in each neighborhood. Nadine said to feel free to bring any ideas to the Board and they will bring it to the community. Alder Furlow noted some alders have issues with their Neighborhood Specialist. Alder Furlow and the alders support the work of LCI and the Neighborhood Specialists, but it wasn’t possible during the last budget cycle to add more Neighborhood Specialists. Alder Furlow is happy to discuss this topic with Arlevia. The alders fully support Director Samuel.

Alder Santiago asked if the acquisition item should go the Board of Alders via Unanimous Consent (UC). Attorney Pinto noted LCI items come to the Board from the PAD process as a second read. Evan mentioned sending the items via the Suspension Agenda. Staff will follow up with the second floor.

**A motion to adjourn was made by Alder Furlow, seconded by Alder Santiago. Roll call was taken, approved unanimously.**

Meeting adjourned 6:56PM

**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.**

**PAD MEETING MINUTES**  
**September 21, 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

**Meeting called to order at 3:09 PM**

**Roll Call of Committee members**

A motion to approve the PAD minutes from August 17, 2022 was made by Steve Fontana, seconded by Clay Williams, roll call was taken, minutes approved unanimously.

## New Business

### 565 Columbus Avenue

Evan told the committee the City is proposing to sell this sliver lot to an adjacent church named Casa de Oracion y Adoracion as a non-profit sale at \$1.00 per square foot. The church has been trying to purchase this land for many years. The City's policy was to sell sliver lots at fair market value to religious entities, but Corporation Counsel advised staff to treat religious entities as non-profits and sell sliver lots at \$1.00 per square foot, the lot is 4,356 square feet (building lots are sold at market value). There is a federal law known as RLUIPA (Religious Land Use And Institutionalized Persons Act) that is the justification for the change and reasoning from Corporation Counsel. The other adjacent property is a vacant and blighted garage so LCI didn't offer to split this lot. Alder Rodriguez provided a letter of support for this sale. The church owns the adjacent land at 563 Columbus Avenue. The land will be used as a play space for children and for parking.

Nate noted that improvements to the grassy lot such as paving would be subject to further review by City Plan if 10 or more parking spaces are created. Evan noted if the church has a big event it serves as overflow parking on the grassy area. They have a paved area for parking towards the right of their site. Alder Antunes asked if the land will be tax exempt. Evan told the committee it would be tax exempt.

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

### 272 Davenport Avenue

Evan told the committee this proposal is to evenly split a sliver lot between two property owners. The price per square foot is \$1.50 because the applicants are non-owner-occupants. The land will be used as a driveway. The applicants will work together to create a common driveway along the front of the lot. They will grant each other cross easements over the front portion of the lot. The lot is 25 feet wide and 110 feet deep. The applicants will need to install a curb cut and modify the existing fencing. The lot is not buildable because it only has 25 feet of frontage. Off-street parking is needed in this area because there is a lot of density. Each property is a multi-family property so taking a few cars off-street is good.

Alder Festa asked who will maintain this area and what are the guarantees? Evan told the committee each owner will be responsible for a portion of the land based on the LDA. Evan believes both property owners are responsible and have been keeping up with maintenance. LCI

could use Housing Code or Anti Blight enforcement if there were problems but that is unlikely based on the applicant's history of being responsible property owners. Nate noted that parking regulations require creating a planting buffer along the driveway to shield the properties from light. Evan believes the first fifty feet of the lot will be a common driveway and then cars will pull into their respective back yards for parking. Alder Festa asked about the taxes for these parcels. Evan told the committee a sliver lot abatement will occur with a 10-year exemption followed by a 5-year phase-in. The property owners land value does increase greatly when additional square footage is added to their existing parcel. Alder Festa was concerned about this policy and the ramifications. Alder Antunes asked if we could vote on this sale as one item, Evan said yes.

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

#### **64 Elliott Street**

Evan told the committee LCI is proposing to sell this sliver lot to 62 Elliott, LLC for \$1.50 per square foot. The applicant recently renovated the adjacent property at 62 Elliott Street and converted it to a three-family property. This land will provide additional yard area. LCI didn't offer this land to the abutting properties on Sylvan Avenue because the City likes to maintain conforming property lines based on previous sales and experience splitting lots. LCI contacted Alder Hurt about this sale. The applicant owns 2 other properties on Elliott Street. The lot has 30 feet of frontage so it's not a buildable.

**A motion was made by Steve Fontana, seconded by Alder Antunes, roll call was taken, approved unanimously**

#### **281 Newhall Street**

Evan told the committee LCI is proposing to sell this sliver lot to the adjacent owner occupants at 402 and 406 Huntington Street for \$0.25 per square foot. Alder Antunes told the committee he once lived at 402 Huntington Street. Evan told the committee these parcels have smaller back yards than the other properties on Huntington Street and can use the additional land for yard area. The split is not even, their portions will match their existing lot width. The Alder is supportive of the sale. It is important to support the homeowner and allow them to gain a little more land. There is a community garden at 49 Bassett Street that never expanded to this site, so the Alder is supportive of the applicants putting this land to use as yard area.

**A motion was made by Alder Antunes, seconded by, Alder Festa, roll call was taken, approved unanimously**

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

Evan told the committee that no movement has occurred since his last update in July. Evan talked to Mike Pinto and he will try to have further conversations with Al Lucas and Leadership. Clay asked if we want to get rid of the sliver lot tax abatement, given sliver lots are sold at a discounted price. Evan noted the tax abatement is a product of the Urban Homestead Act, this is not in the PAD Guidelines, and therefore may require other legislative action. Clay will ask Pat Solomon to provide us information about sliver lot tax abatements. Clay and Alder Festa think we should examine this issue given buyers receive discount pricing on sliver parcels. Evan noted the assessed value of these parcels is much greater than the added value to a buyers existing parcel.

**A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor.**

**Meeting Adjourned 3:39 P.M.**

# 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

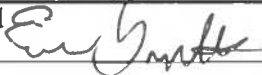
### Applicant's Information

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								
165 CHURCH ST						EX COM LN	21	32,500	22,750	NEW HAVEN, CT								
NEW HAVEN CT 06510						<b>SUPPLEMENTAL DATA</b>					<b>VISION</b>							
All Prcl ID WARD 05 TAXABLE CENSUS 1404 BLOCK 1007 QUERY G GIS ID 15934						VE REPO TAX DIST  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		19,670								
EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
			Total				0.00											
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbhd Name		B	Tracing		Batch												
2000	SOUTH HILL																	
NOTES																		
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				
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

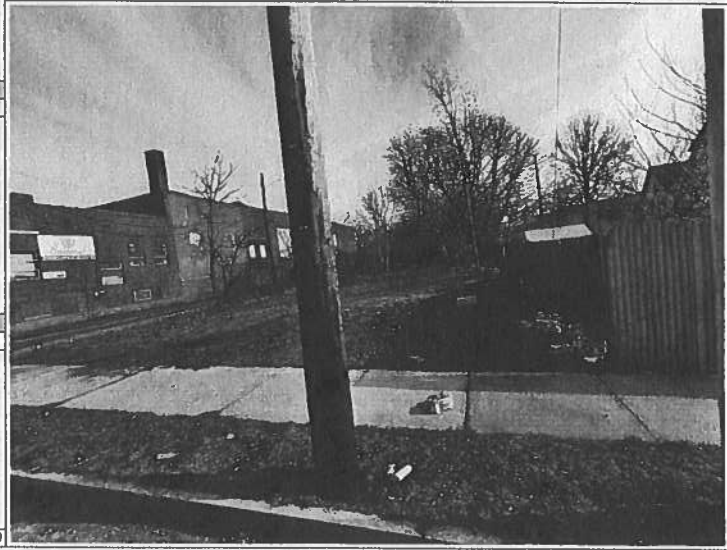
State Use 9030  
 Print Date 8/8/2022 9:06:40 AM

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 Pric 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 0091	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			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total				0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

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									
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
06-4108	12-13-2006	RH	Rehab	18,000	10-01-2007	100		NEW ROOF	12-15-2020
PP-0044	01-28-2005	PL	Plumbing	12,000		100		REMODEL 6 TOILETS/6SHO	09-29-2011
BP-0020	01-07-2005	RH	Rehab	75,000		100		RENO 1S FL RESTROOM/TIL	02-03-2011
PP-0005	01-04-2002	PL	Plumbing	8,530		100		CONVERT SPRINKLER SYST	05-16-2006
EP-0486	08-02-2001	EL	Electric	5,473		100		WIRE LIGHTS PER DRAWIN	11-14-2001
BP-0557	06-27-2001	RE	Remodel	58,760		100		REN 1ST FL	10-29-2001

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	902D	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
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**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	552,700
Appraised Xr (B) Value (Bldg)	21,600
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	575,400
Valuation Method	C

**VISIT / CHANGE HISTORY**

Date	ID	Type	Is	Cd	Purpos/Result
12-15-2020	VA			DM	Data Mailer Sent
09-29-2011	TT			01	Measured
02-03-2011	RB	03		00	Measur+Listed
05-16-2006	BD			47	BP Inspection
11-14-2001	JL			14	Quality Cntrl
10-29-2001	SB			45	Review Against Field Cd

**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					
Ttl Bedrms: 00					
Ttl Bathrms: 0					
Ttl 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 Fir Code	01	Description	Factor%	100
Condo Unit	01	01		100

**COST/MARKET VALUATION**

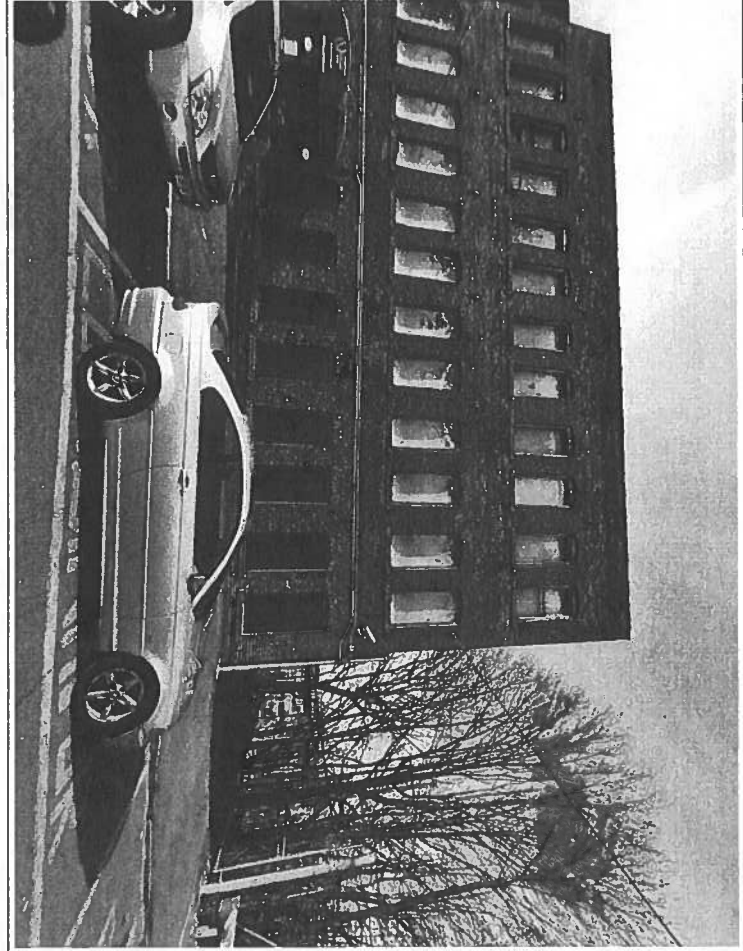
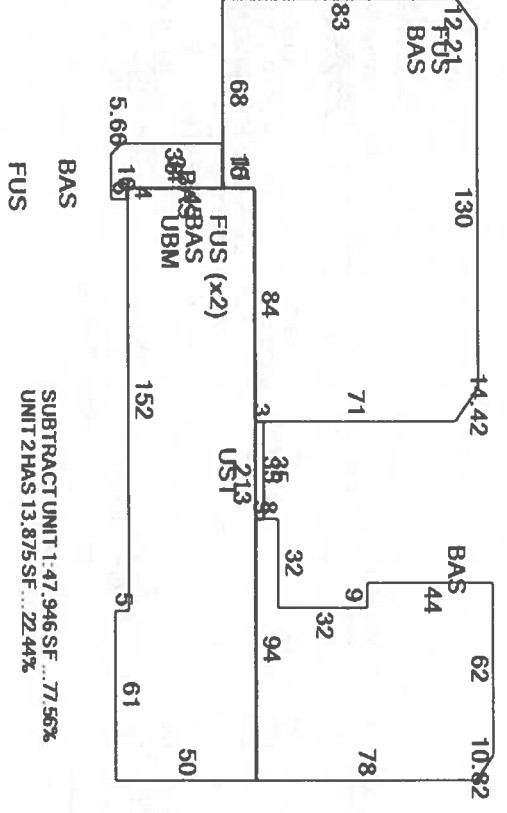
Building Value New	921,171
Year Built	1925
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
Cns Sect Rcnld	552,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp 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		A	60	03	1,100
										0.00
										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>



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 1404									
CENSUS BLOCK 1008									
QUERY G									
GIS ID 15860					Assoc Pld#				
Total						41,100	28,770		

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
Total															

EXEMPTIONS						OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Number	Amount
Total											
0.00											

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
2000	SOUTH HILL		

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

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															

APPRAISED VALUE SUMMARY											
Total Appraised Parcel Value											
41,100											

Total Land Value 41,100

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

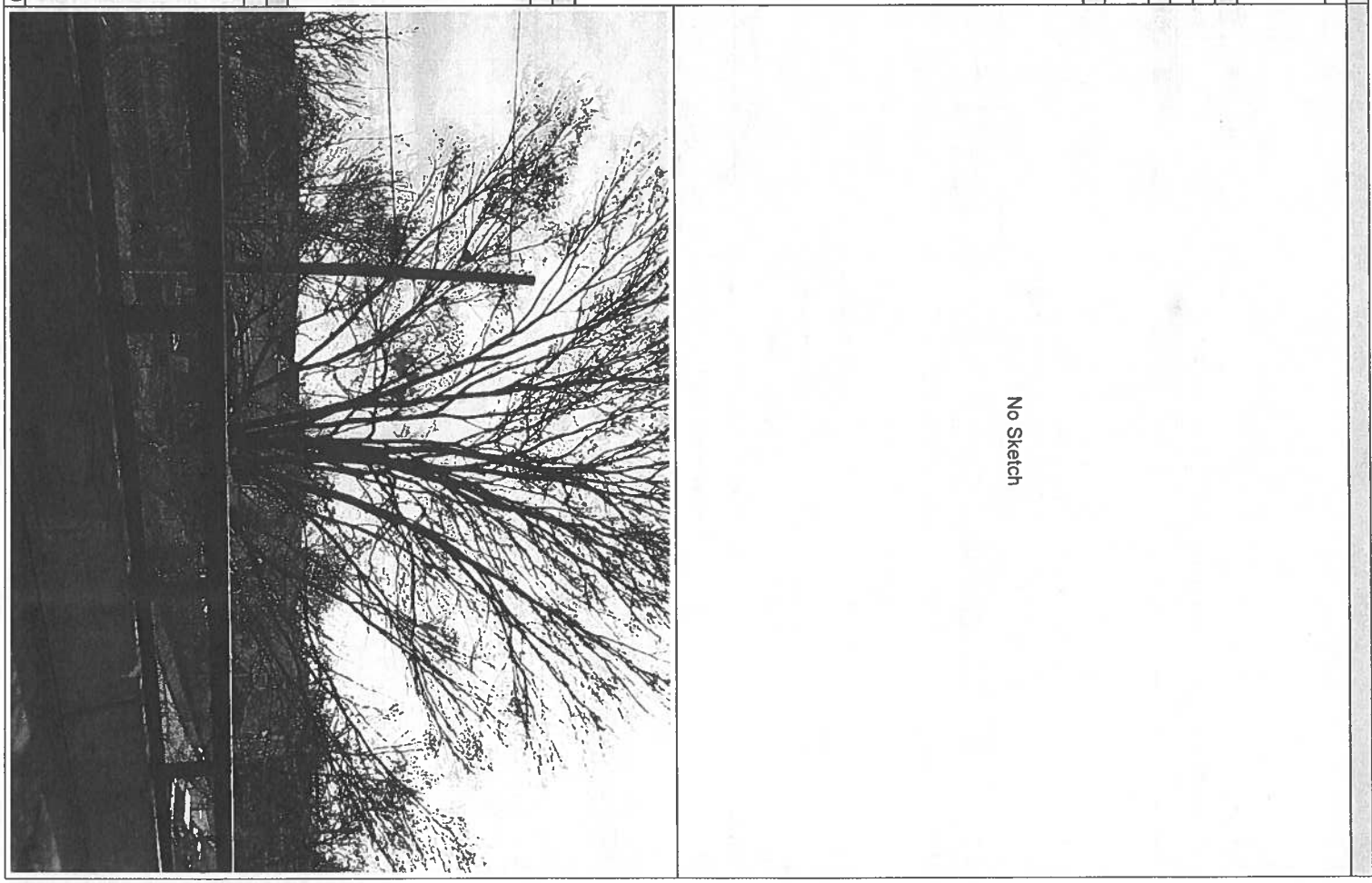
Element	Cd	Description	Element	Cd	Description
Style: 99		Vacant Land			
Model: 00					
Grade: Vacant					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat 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	Ownr	S
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	
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	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>6093</b>
165 CHURCH ST					EX COM LN	21	32,200	22,540		NEW HAVEN, CT
NEW HAVEN CT 06510	Alt Prcl ID WARD TAXABLE CENSUS BLOCK QUERY G GIS ID	05 1404 1008 15861	I/E REPO TAX DIST	Assoc Pld#						<b>VISION</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>PREVIOUS ASSESSMENTS (HISTORY)</b>								
CITY OF NEW HAVEN	3327	0122	08-07-1985	V		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2021	21	22,540	2021	21	22,540	2020	21	19,460
								<b>Total</b>		22,540	<b>Total</b>		22,540	<b>Total</b>		19,460

<b>EXEMPTIONS</b>		<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>CODE</b>	<b>DESCRIPTION</b>	<b>NUMBER</b>	<b>AMOUNT</b>	<b>OTHER ASSESSMENTS</b>
Year	Code							
			0.00					
		<b>ASSESSING NEIGHBORHOOD</b>						
Nbhd		Nbhd Name						
2000		SOUTH HILL						
		<b>NOTES</b>						

<b>BUILDING PERMIT RECORD</b>																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
<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	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		3,049 SF	16.26	1.00000	5	1.00	2000	0.650			1.0000	10.57
<b>Total Card Land Units</b> 3,049 <b>SF</b>																
<b>Parcel Total Land Area</b> 0																
<b>Total Land Value</b> 32,200																

<b>APPRAISED VALUE SUMMARY</b>										
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
<b>VISIT / CHANGE HISTORY</b>										
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					

<b>APPRAISED VALUE SUMMARY</b>										
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
<b>VISIT / CHANGE HISTORY</b>										
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:					
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	

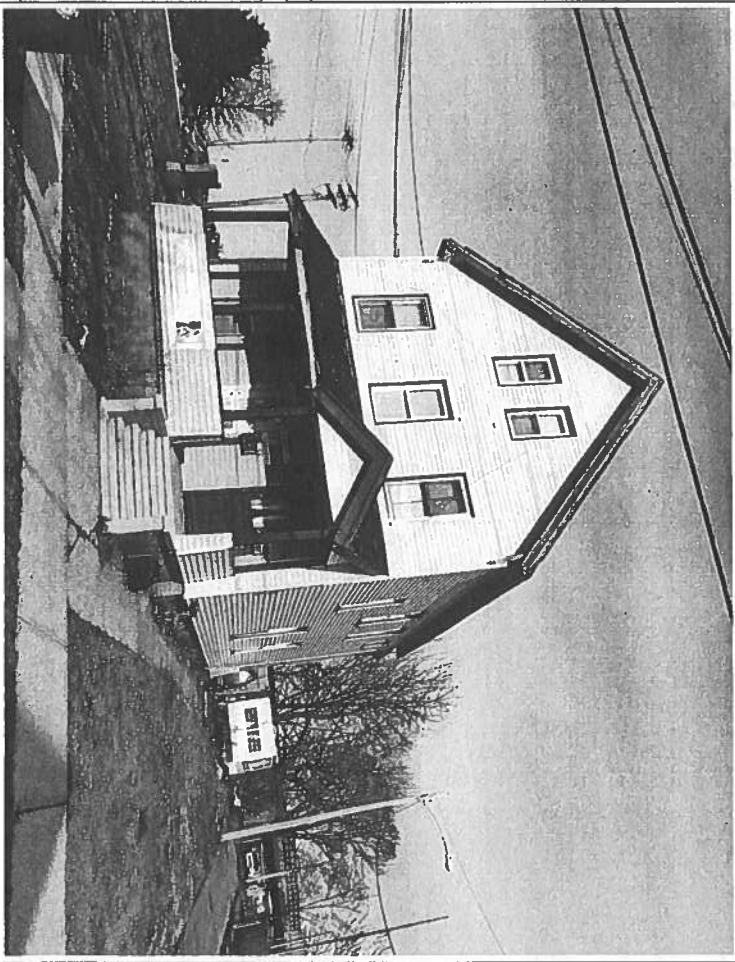
**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

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

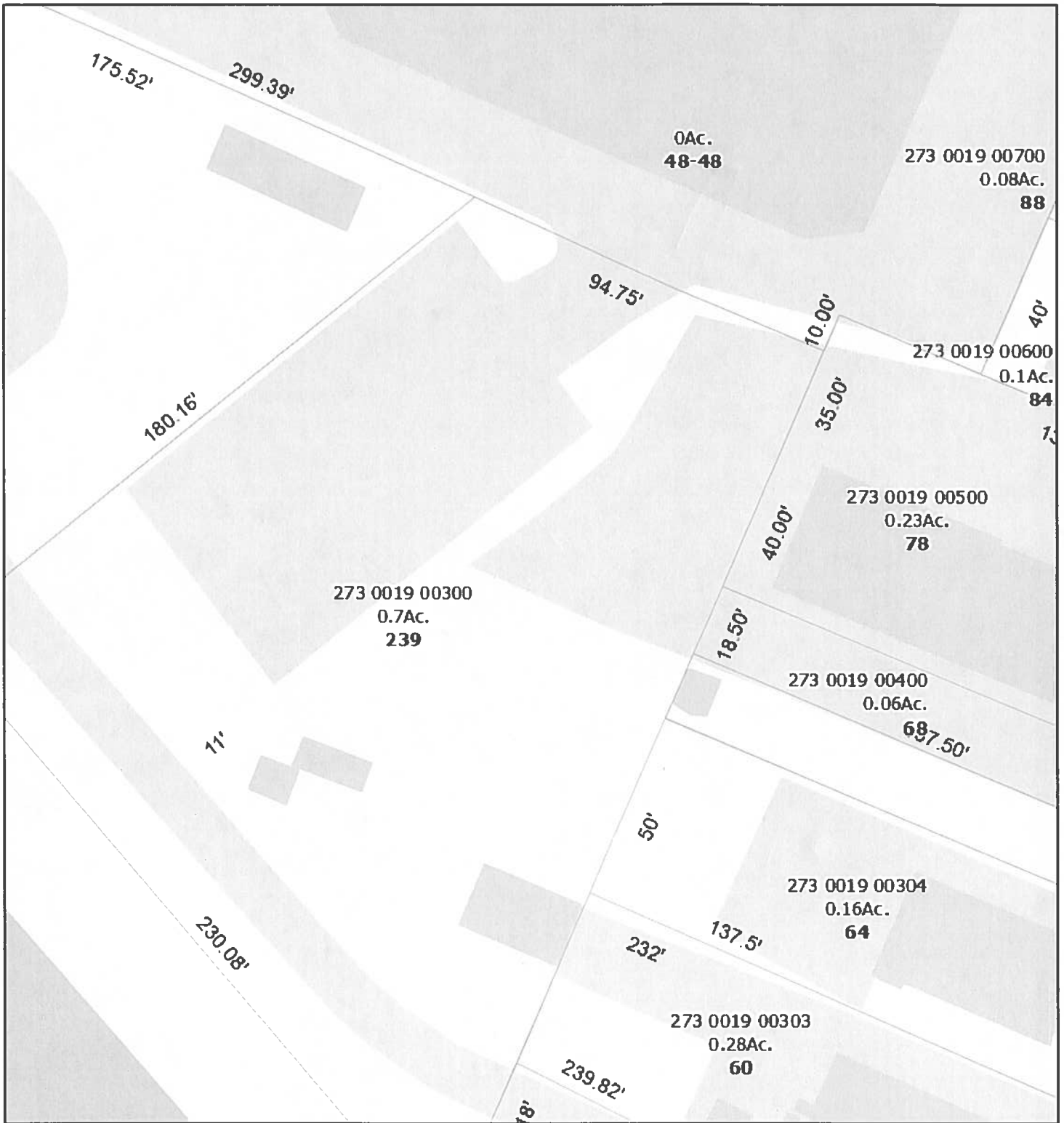
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## Sale of 48 Grant Street Condominium Unit #2 and land parcels

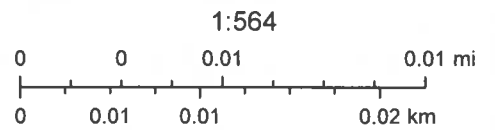


# 239 Ella Grasso Blvd.



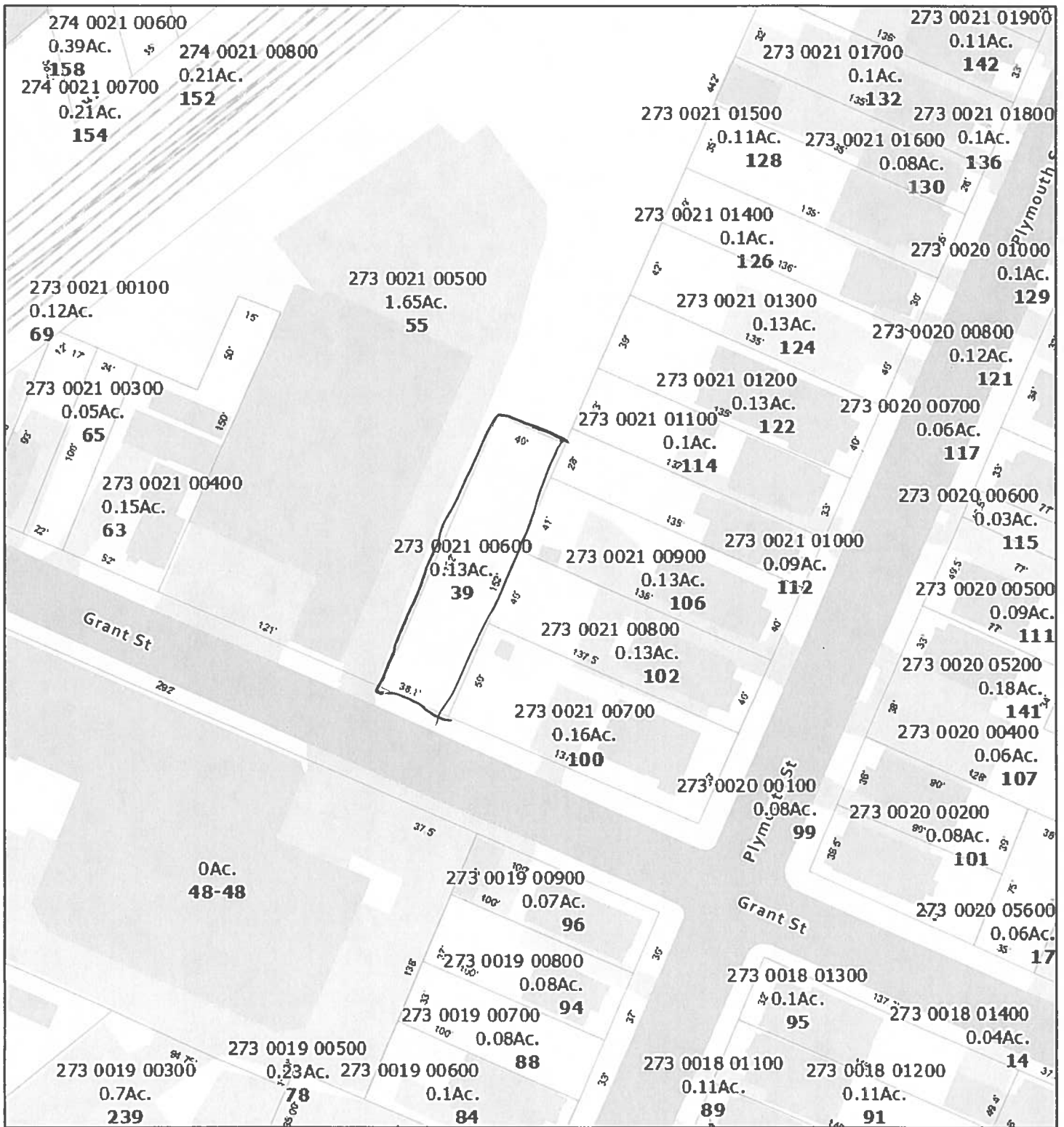
3/30/2022, 3:43:55 PM

 NewHaven\_Parcels  
New Haven Web Parcels





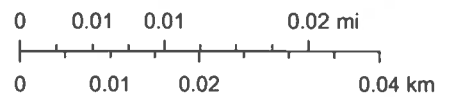
# 39 Grant Street / Vacant lot



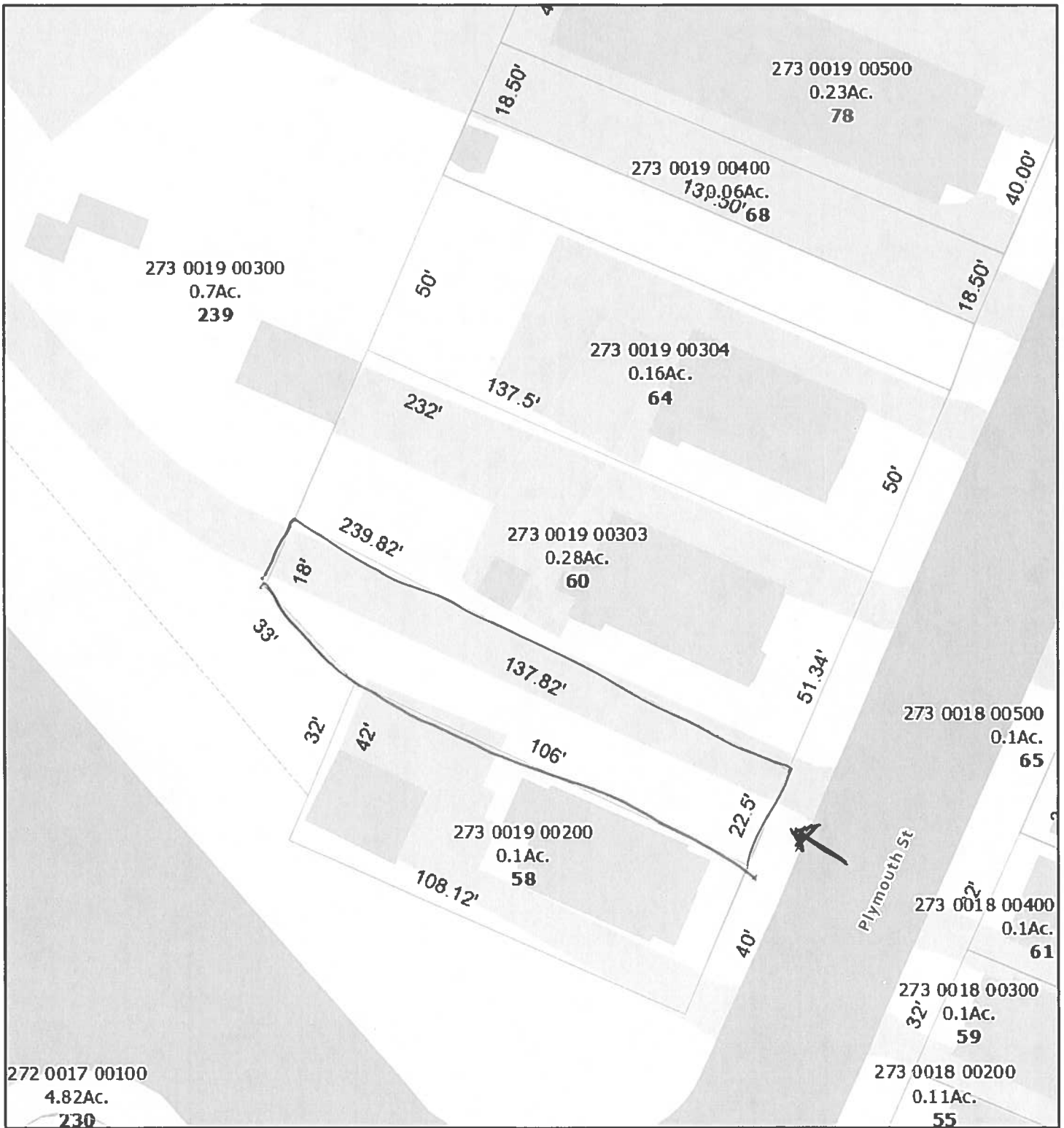
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1:1,128

 NewHaven\_Parcels

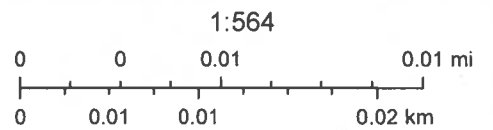


# 0 Plymouth St. (Between #58 &60)



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**



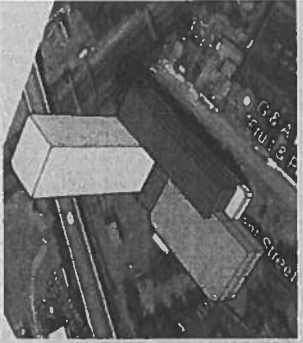
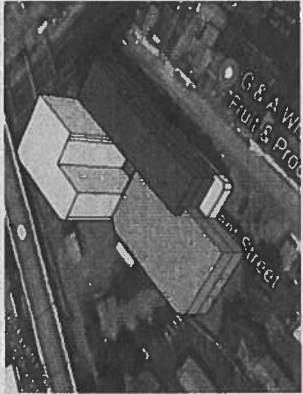
62,476.00 sf  
50 units  
25 parking

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**

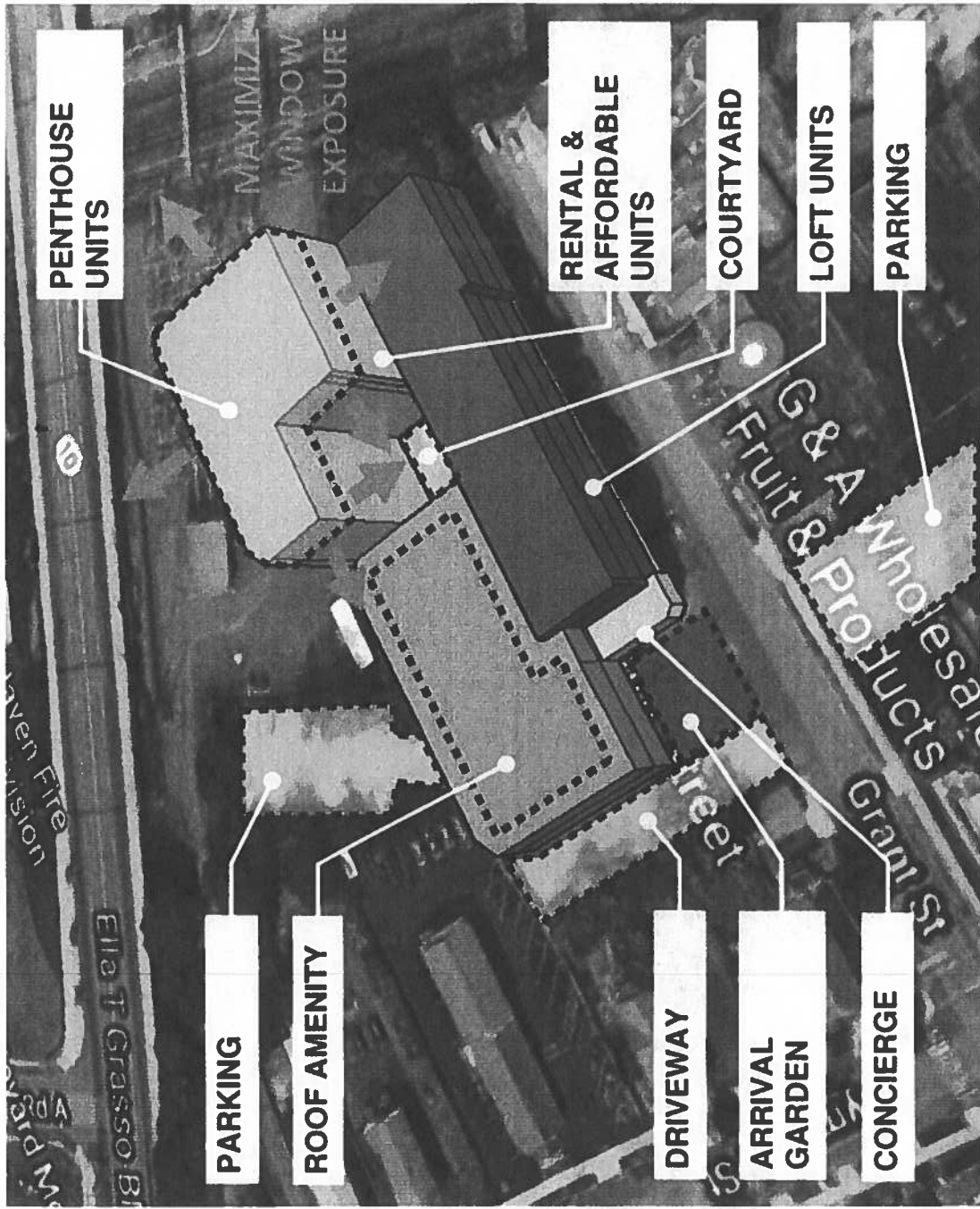
**ZONING**

**SITE ANALYSIS**

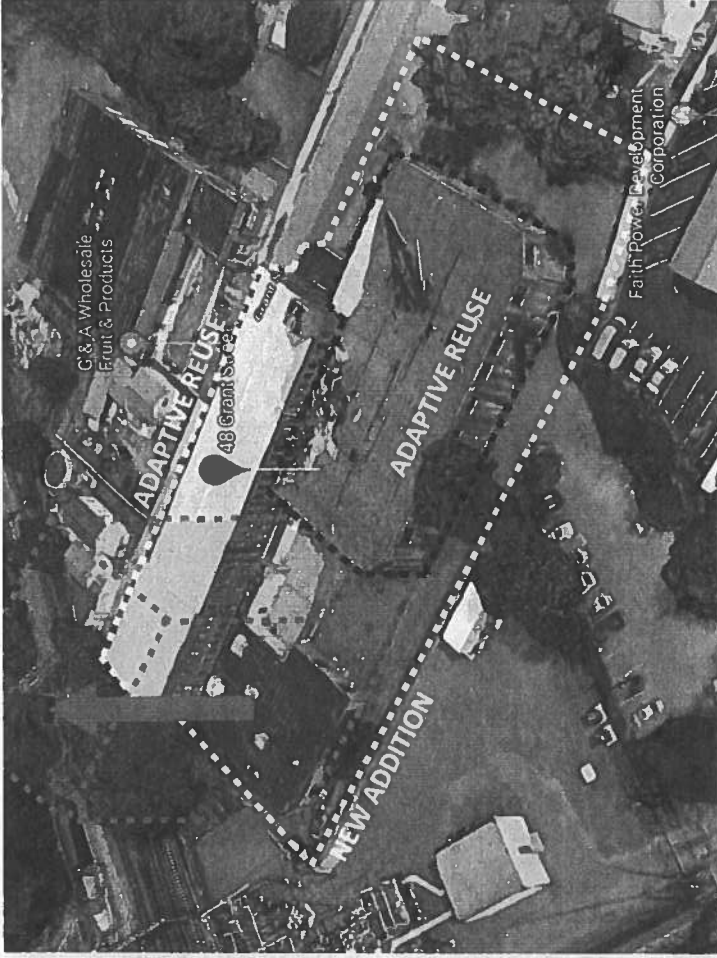
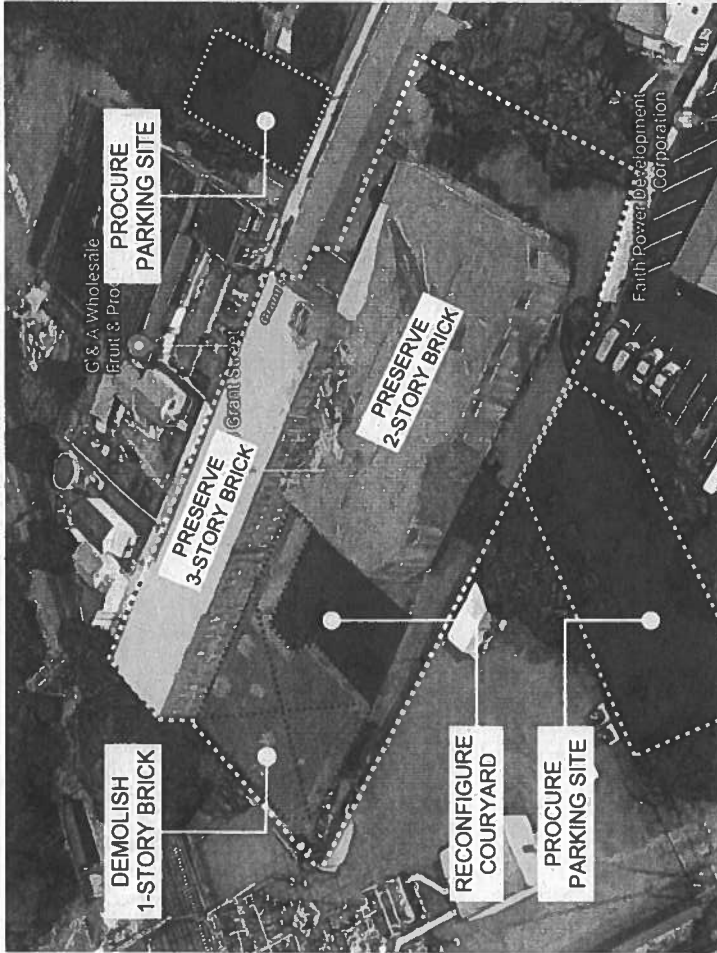
**CLIENT'S OBJECTIVE**

**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

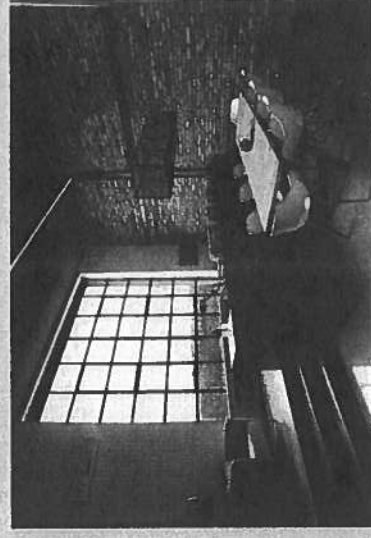
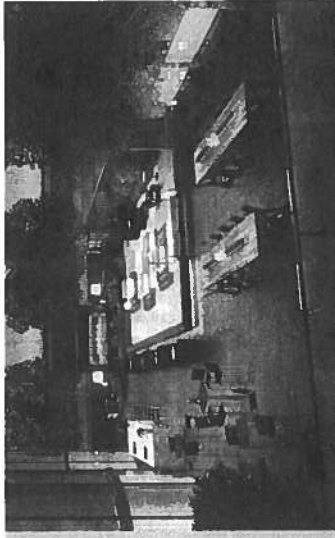
Residential  
(Rental, Age 55+, Affordable 20%)

Live Work

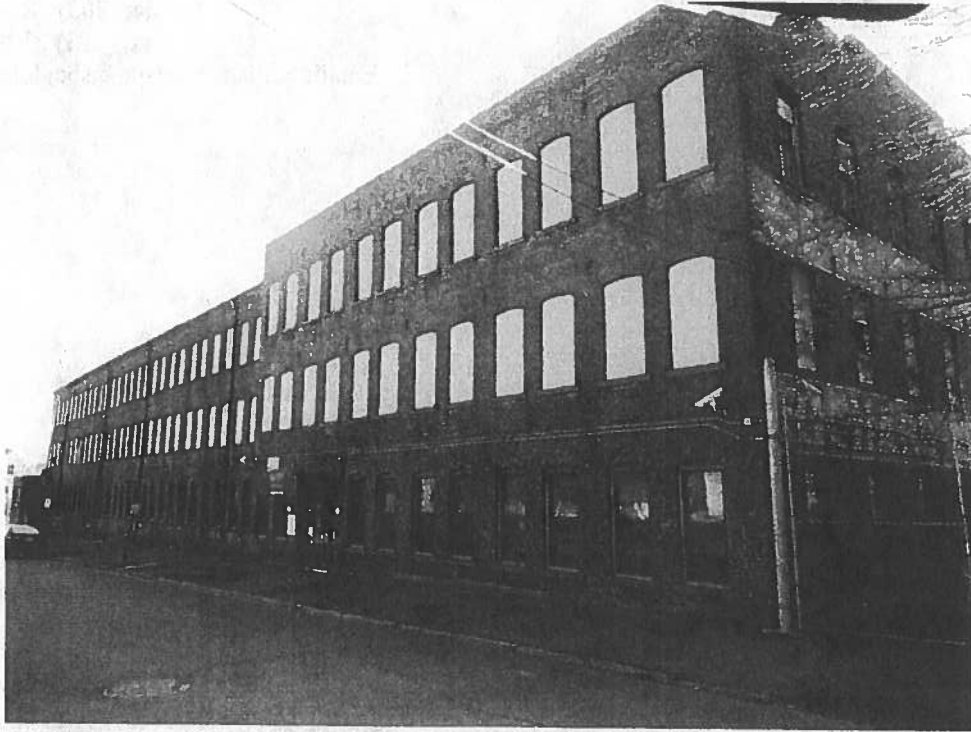
Amenities

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:

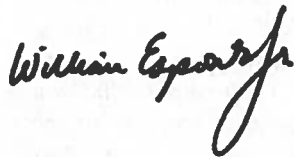
**TWO HUNDERD EIGHTY FIVE THOUSAND DOLLARS**

**(\$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

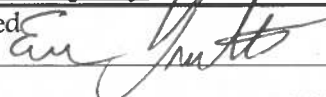

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Bavaro Properties, Inc. 2150 S. Andrews Avenue 2 <sup>nd</sup> Floor Fort Lauderdale FL 33316	

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 NEW HAVEN, CT								
165 CHURCH ST						EX COM LN	21	32,600	22,820									
NEW HAVEN CT 06510						<b>SUPPLEMENTAL DATA</b>				<b>VISION</b>								
Alt Prcl ID 04						UE REPO TAX DIST												
WARD 04																		
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								<b>APPRAISED VALUE SUMMARY</b>										
Nbhd	Nbhd Name		B	Tracing		Batch												
2000	SOUTH HILL									Appraised Bldg. Value (Card)	0							
								Appraised X1 (B) Value (Bldg)	0									
								Appraised Ob (B) Value (Bldg)	0									
								Appraised Land Value (Bldg)	32,600									
								Special Land Value	22,820									
								Total Appraised Parcel Value	32,600									
								Valuation Method	C									
								Total Appraised Parcel Value	32,600									
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				
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

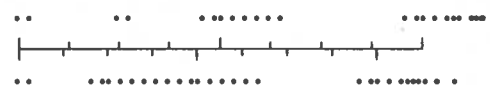
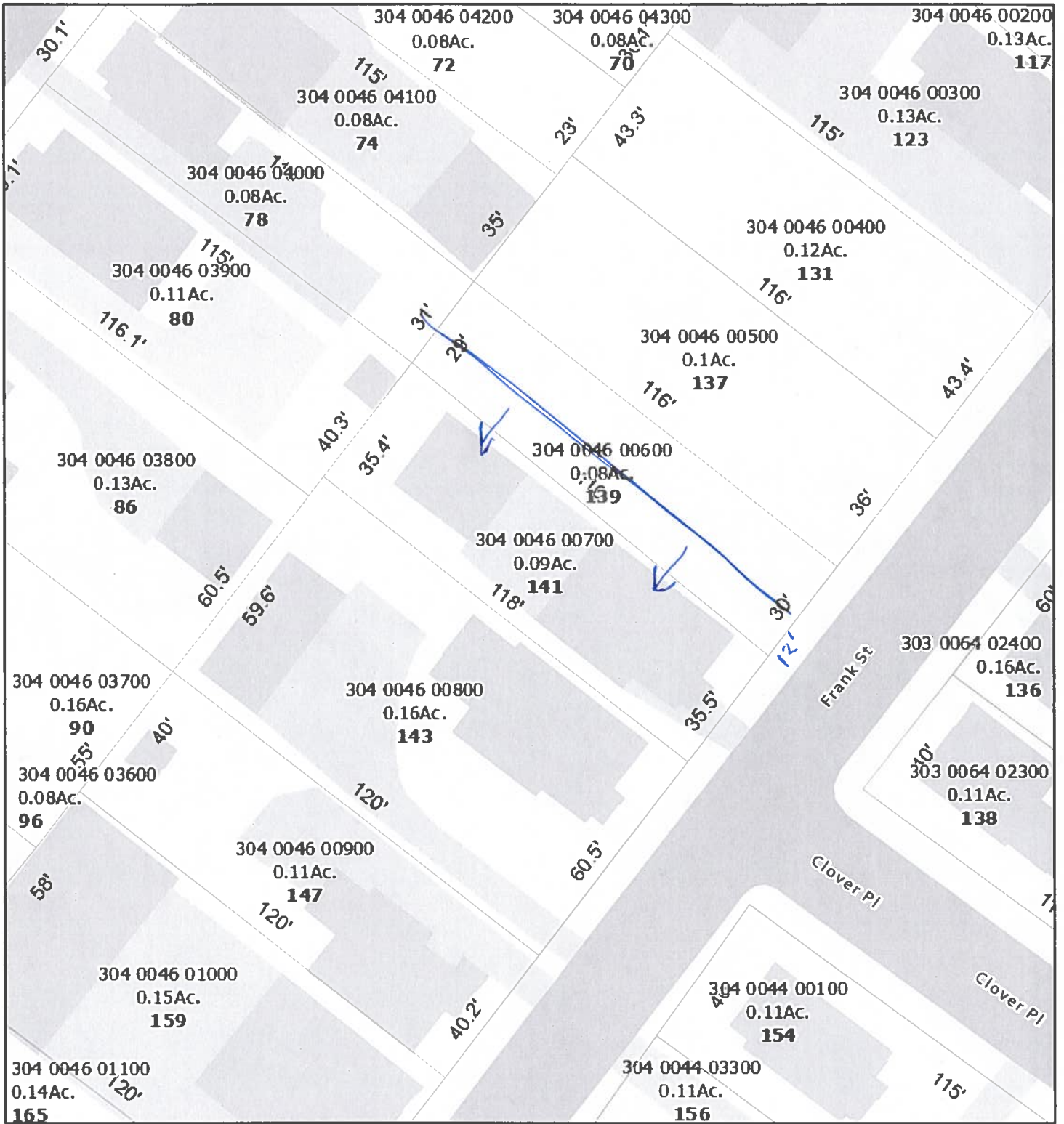
**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

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

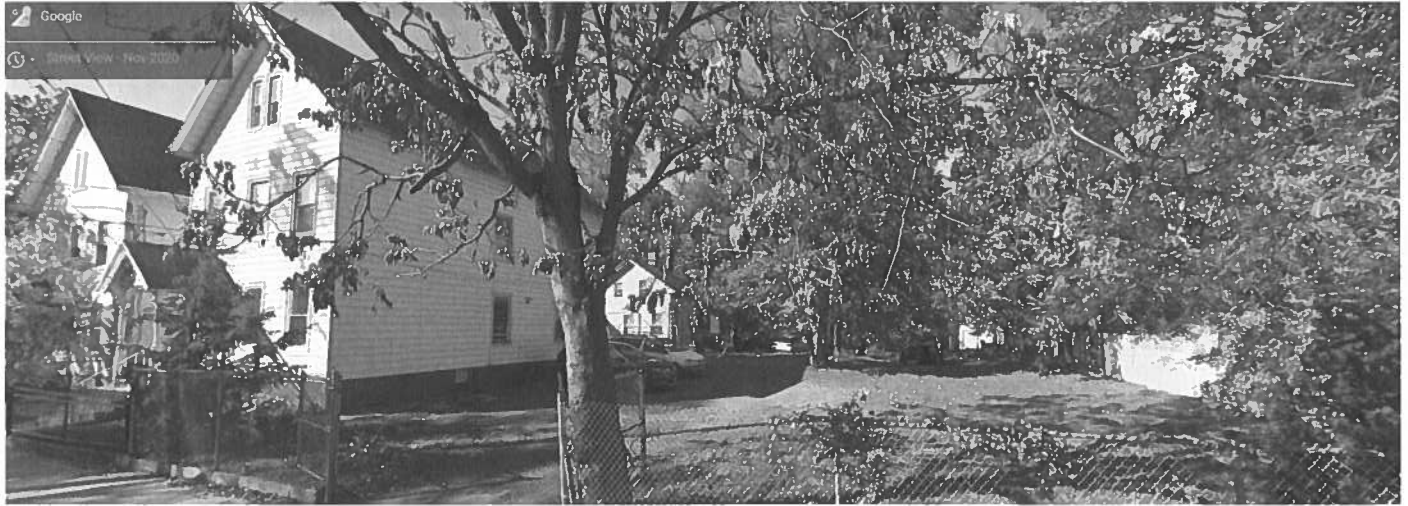
**BUILDING SUB-AREA SUMMARY SECTION**

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**



# 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 <sup>th</sup> 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: *Emilie Grubbs* 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

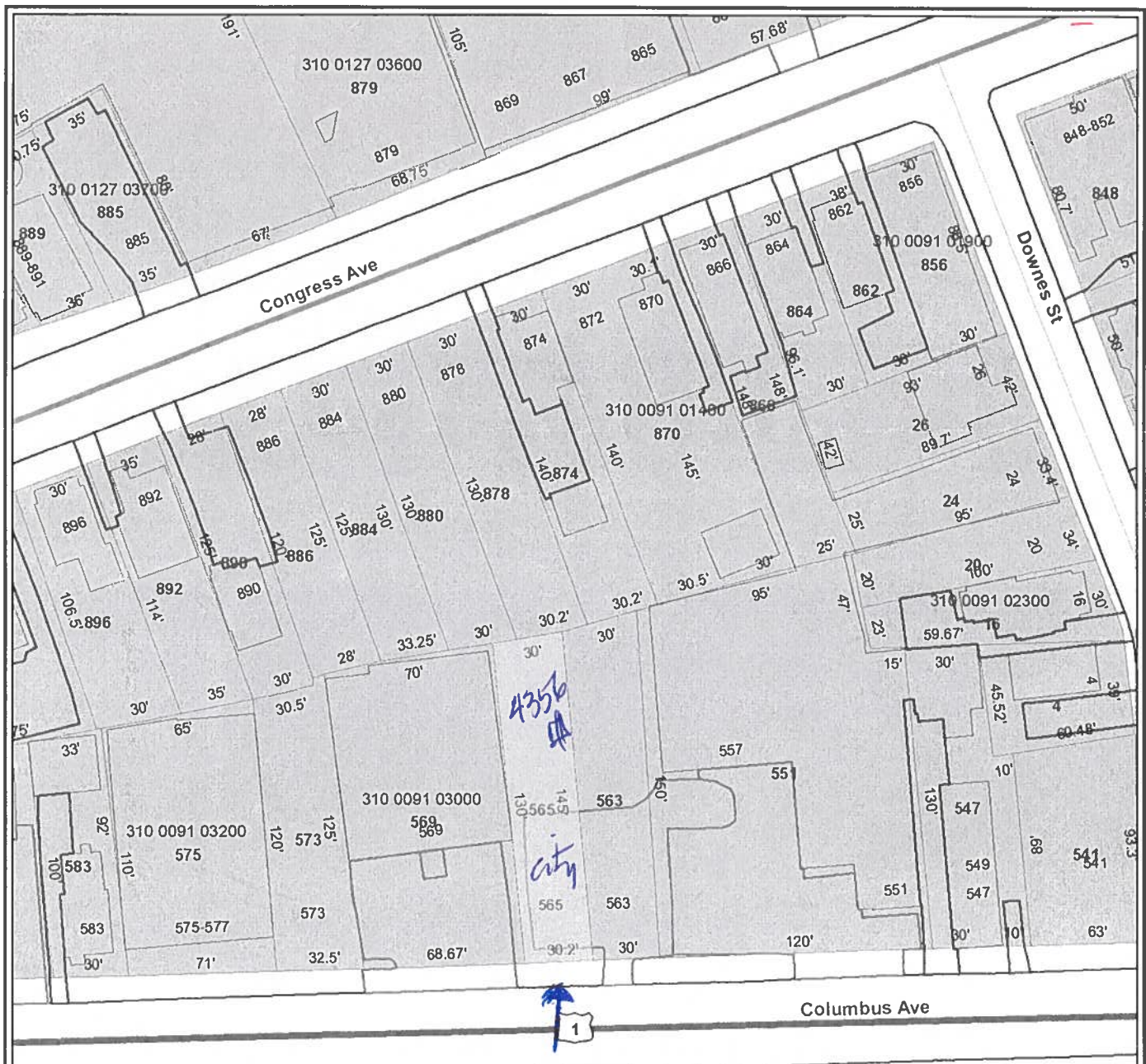
**Outbuildings**

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.

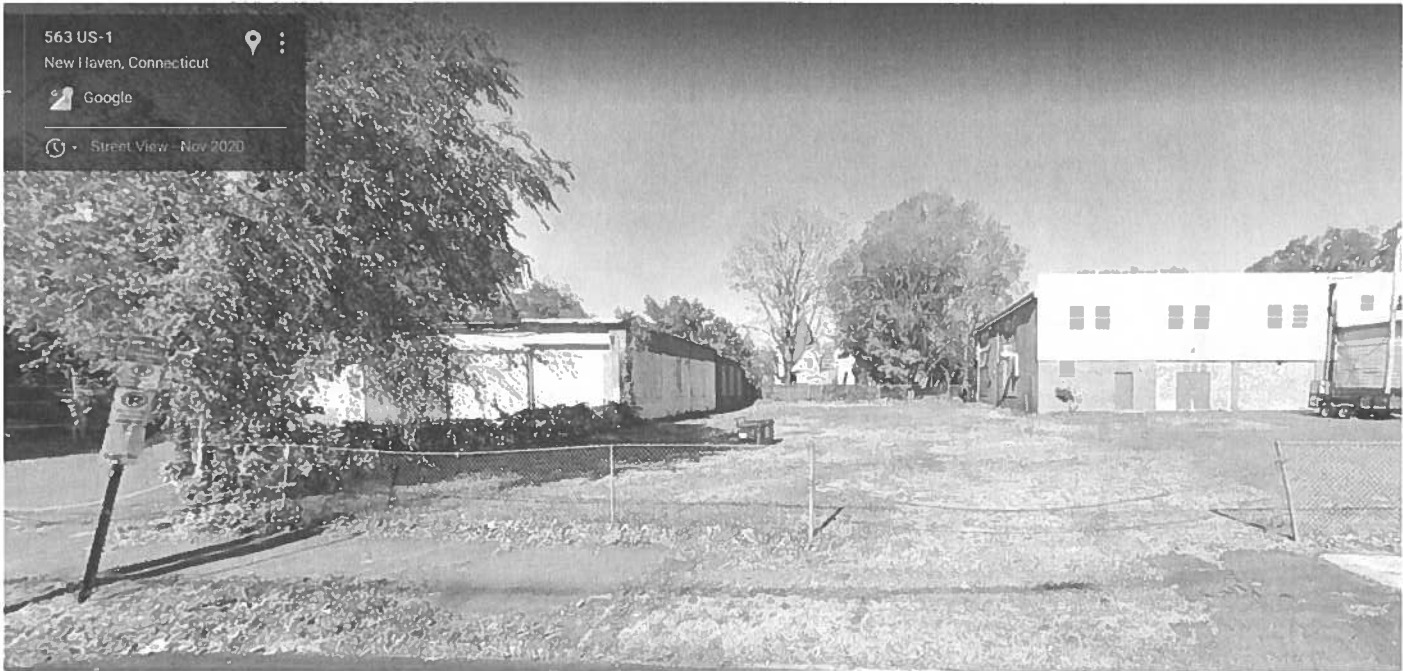
No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without 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, 3<sup>rd</sup> 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 black ink that reads "Hector Caraballo". The signature is written in a cursive, flowing style.

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
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>	<b>Property Size</b>
Land + OB	Building	Other	Total Value		Lot Size
\$49,600	N/A	N/A	\$49,600		Total sq. ft.
				\$34,720	25' X 110'
					<b>Disposition</b>
					12.5' X 110'
					3049 Total
					Per Assessor
					<b>Disposition</b>
					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 <sup>th</sup> Ward	N/A	Yes

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
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
<b>Proposal:</b> The City of New Haven proposes to dispose of a portion of a sliver lot to the adjacent property owner.			
<b>General discussion:</b> 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.			
<b>Owner Occupancy:</b> N/A			

Prepared by: *Eric 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
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>	<b>Property Size</b>
Land + OB	Building	Other	Total Value		Lot Size
\$49,600	N/A	N/A	\$49,600		Total sq. ft.
				\$34,720	25' X 110'
					<b>Disposition</b>
					12.5' X 110'
					<b>Disposition</b>
					3049 Total
					Per Assessor
					<b>Disposition</b>
					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 <sup>th</sup> Ward	N/A	Yes



### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
Jesus G. Navarro 133 Pearl Street Enfield CT 06082			
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
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 1406								
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	Assessed
8950 0332	02-21-2013	U	V	0	14	2021	21	34,720	2020
7463 0089	01-12-2006	U	I	75,000	25				
6251 0110	11-07-2002	Q	I	49,000	00				
6137 0156	06-11-2002	Q	I	22,500	U				
5271 0209	02-10-1998	U	I	0	1				
Total								34,720	30,520

EXEMPTIONS									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Notes
Total 0.00									

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	Tracing	Batch						
1900	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									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
B-12-237	03-13-2012	DE	Demolish	35,000	04-09-2012	100	04-09-2012	APPLICATION TO DEMOLISH	04-09-2012
08-2940	10-22-2008	RH	Rehab		10-14-2009			RENO/CONVERT 2F TO 1F	09-21-2011

LAND LINE VALUATION SECTION									
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.
1	902V CITY MDL-00	RM2	0		3,049	SF	16.26	1.00000	5
Total Card Land Units 3,049 SF Parcel Total Land Area 0									

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	0	49,600	0	49,600	C			
Total Appraised Parcel Value 49,600									

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
04-09-2012	CA	02		47	BP Inspection				
09-21-2011	CA	02		47	BP Inspection				
08-16-2011	VA	02		DM	Data Mailer Sent				
06-01-2011	JW/1	04		70	Field Review				
01-07-2011	JEW	03		01	Measured				
11-16-2010	CA	02		47	BP Inspection				
04-06-2010	CA	04		45	Review Against Field Cd				

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

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

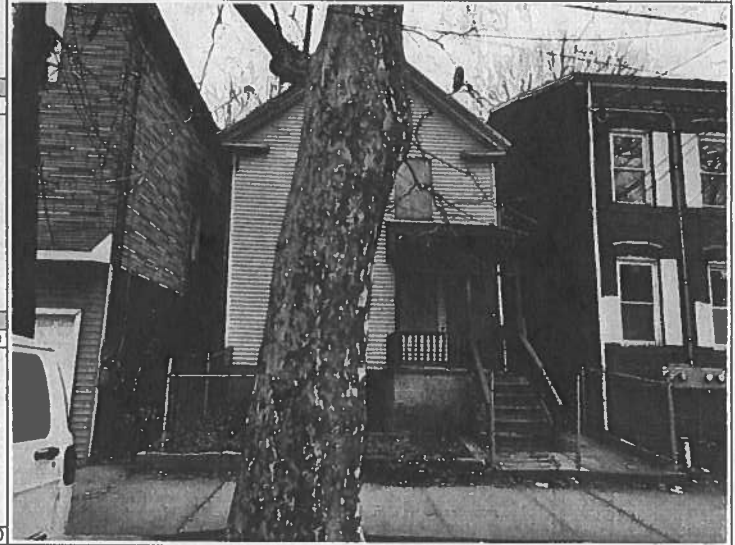
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 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	Ci	Owne	
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			

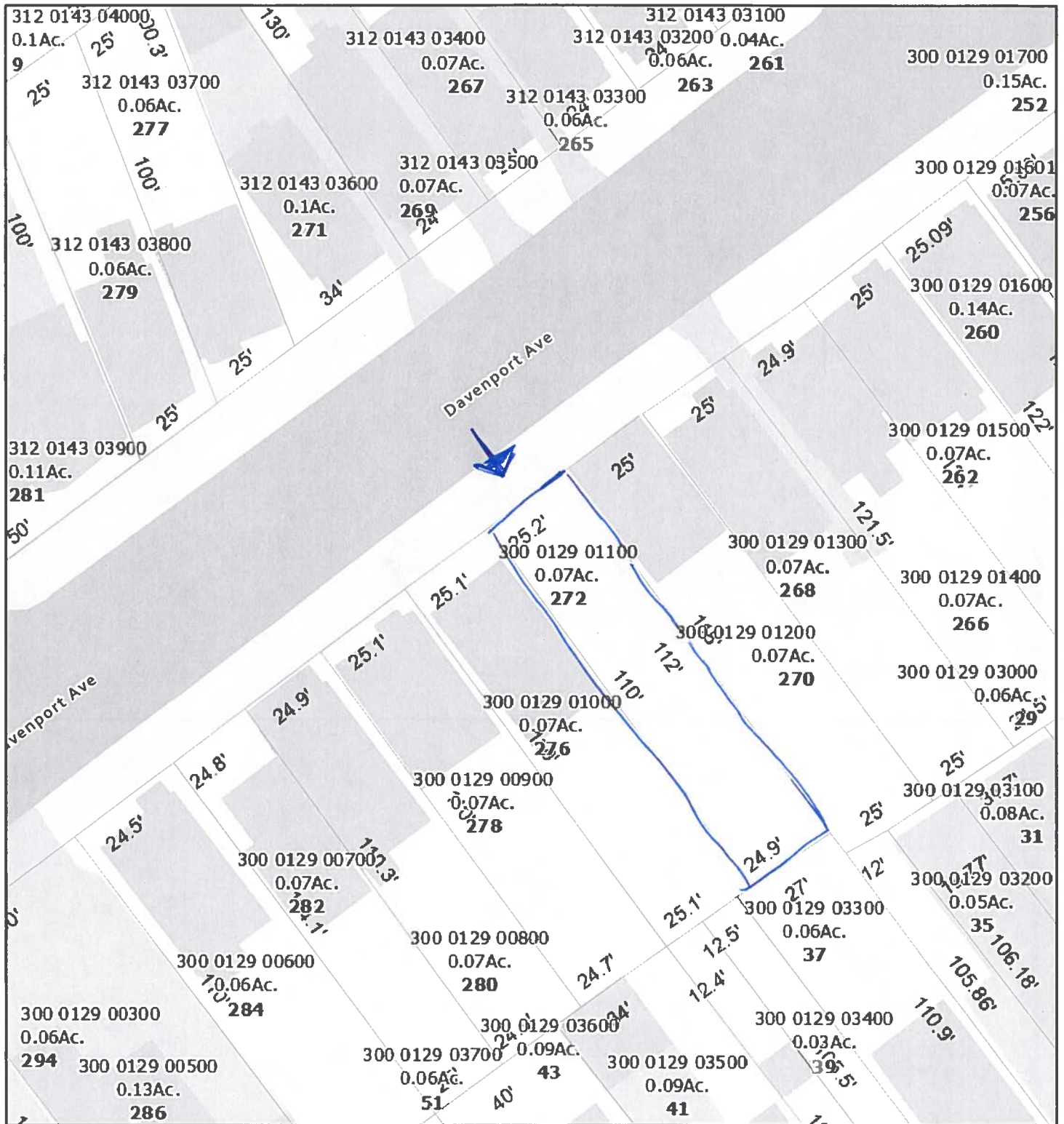
No Sketch

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



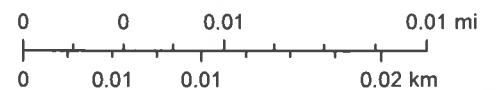
# 272 Davenport Avenue Sliver lot



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	
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
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	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 50,700	Vision	10/1/20 21	Sliver lot	\$1.50 per Sq./Ft. non- owner-occupant	N/A	\$5,880

### Prior Notifications Sent to

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

### Applicant's Information

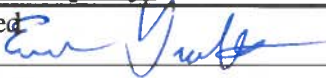

Applicant's name, address & telephone:	Name, address & telephone of contact person:
62 Elliott LLC C/O Moshe Katz 1338 President St, Brooklyn, NY, 11213	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/9/2022	Staff	Current

**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

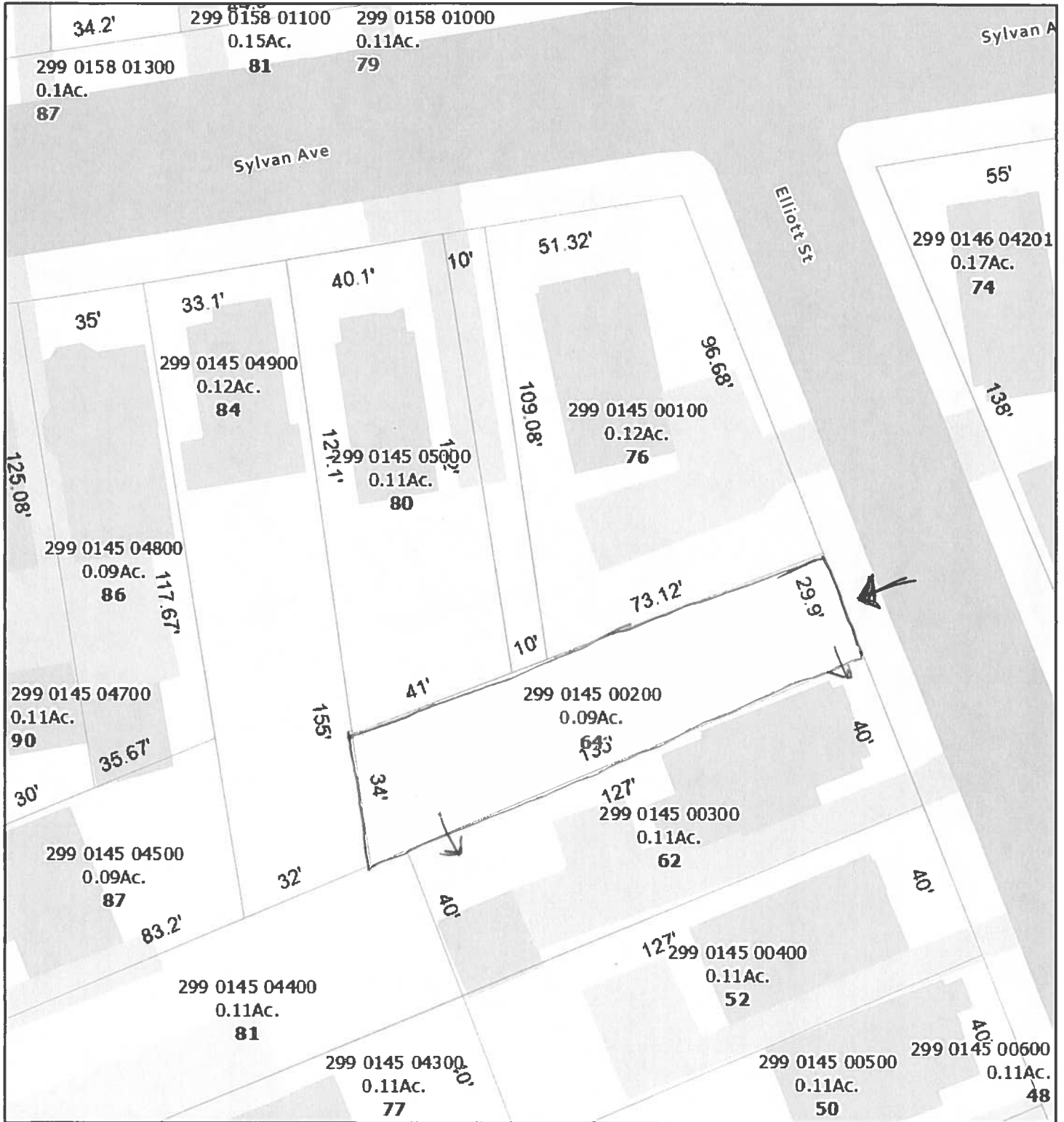
**Valuation History****Appraisal**

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

**Assessment**

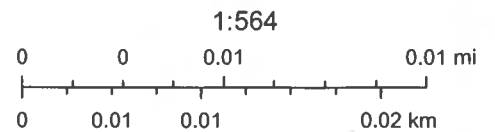
Valuation Year	Improvements	Land	Total
2021	\$0	\$35,490	\$35,490
2020	\$0	\$31,220	\$31,220
2019	\$0	\$31,220	\$31,220

# 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

<b>Property Address</b> 281 Newhall Street		<b>Map-Block-Parcel</b> 254 0503 03100		<b>Zoning</b> RM-1	<b>Ward</b> 20	<b>Property Type</b> Sliver lot	<b>Total legal units</b> N/A
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>	<b>For Tax Purposes</b>		<b>Lot Size</b>	<b>Total sq. ft.</b>
\$ 44,600			\$ 44,600	\$ 31,200		38' X 77'	3,049 Sq./ Ft.
						37' X 35'	Per Assessor
						<b>Portion</b>	<b>1295 sq./ft. portion</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>
\$ 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

<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 20 <sup>th</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
Bertram I. Goldson III 402 Huntington Street New Haven CT 06511			
<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

**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: *Carly Gutter* 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	

# 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
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment</b>		<b>Property Size</b>	
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 <sup>th</sup> Ward	N/A	N/A

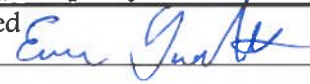

### Applicant's Information

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:  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	

# 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		<b>SUPPLEMENTAL DATA</b>				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				<b>VISION</b>								
			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																	
Nbhd	Nbhd Name	B	Tracing	Batch													
1600	NEWHALLVILLE																
NOTES																	
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
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	

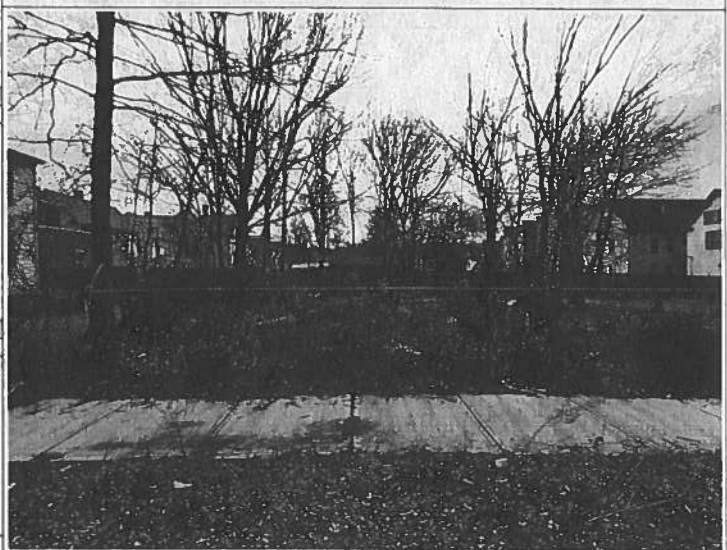
No Sketch

**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

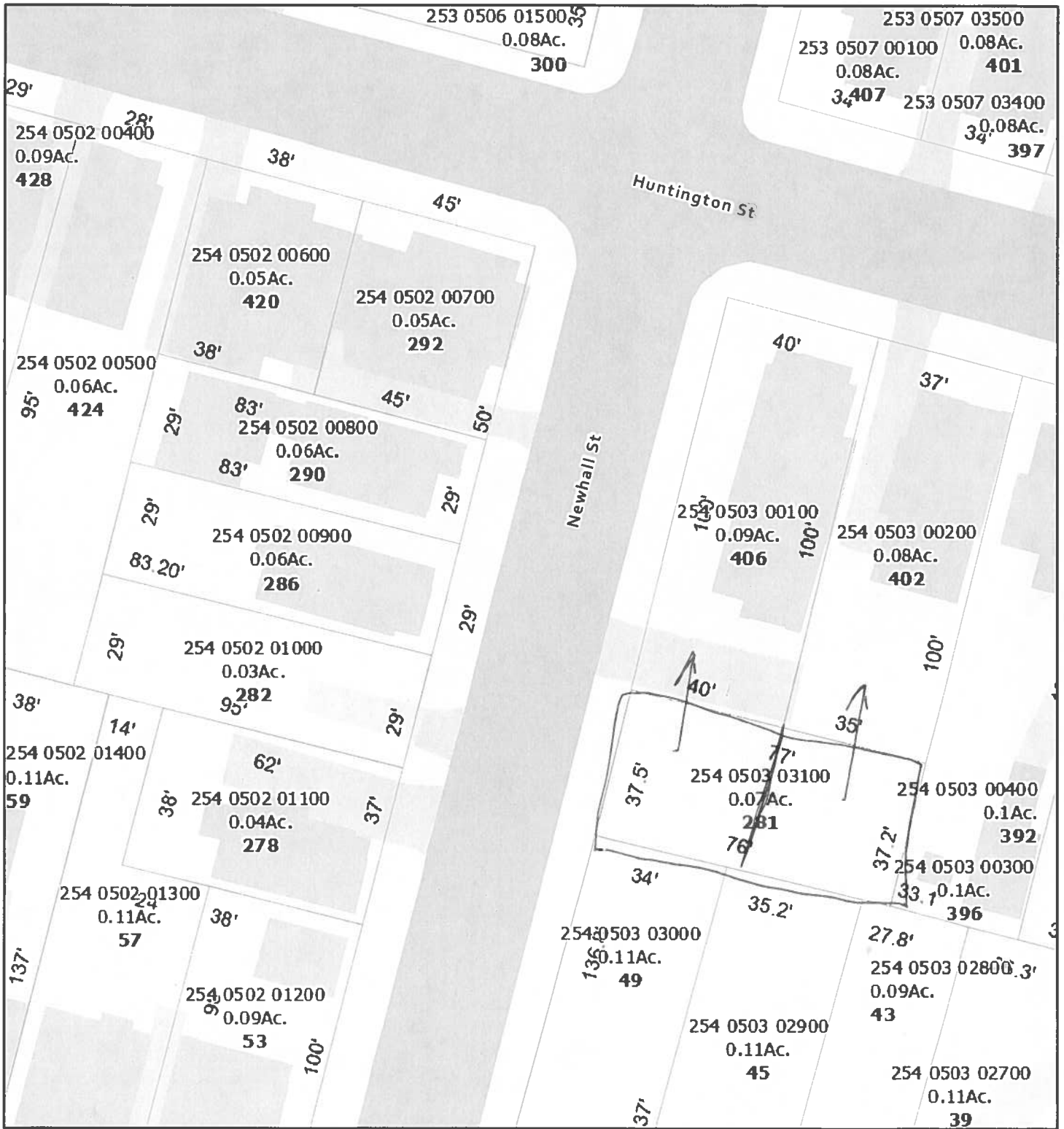
**BUILDING SUB-AREA SUMMARY SECTION**

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



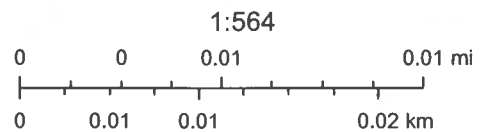


# 281 Newhall Street / Sliver lot sale



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

 NewHaven\_Parcels



**281 Newhall Street / Sliver lot sale**

