

LCI Board Meeting Minutes
October 26, 2022 (Via Zoom)

PRESENT: Patricia Brett, Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)

Absent: Arlevia Samuel (Executive Director),

Guests: Allen McCollum

Meeting called to order at 6:03 P.M.

Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago, Seth Poole, (Nadine Horton arrived after roll call)

Review of LCI Board meeting minutes from September 28, 2022. A motion to approve was made by Alder Santiago, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

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

Evan told the Board the City of New Haven proposes to sell a condominium unit at 48 Grant Street, and vacant land at 239 Ella Grasso, 39 Grant Street, and 0 Plymouth Street for \$350,000 and forgive \$113,690 in liens which are on the property. The condominium was previously used by Hill Health Center for a wellness program. There are two business-zoned condo units in the building and the City's unit represents 22% of the structure. The applicant is owns the other unit and is proposing to acquire the City's unit, and proposing to convert the building to a residential use as an adaptive reuse for "55 and over housing". The structure is a brick building. The applicant has been working with LCI for a long time to acquire this building. The proposal is to redevelop the site in phases. The first phase will occur by rehabilitating the brick structure. Evan noted the liens on the property were for emergency repairs and demolition while Hill Health occupied the site, the City needed to make the building safe and took the necessary action so the wellness program could operate.

Evan said the City needs to get out of this structure, it is a liability. The City has no use for the condominium given the scope of work needed to make the site viable. Evan reviewed Alan's latest site feasibility presentation. The neighborhood is a mix of residential and light industrial. There is also a UI power substation next door. The applicant will seek a PDD or other relief to develop the site. The proposal is to start out with a phase-one and rehabilitate the structure with 50-60 units. A second phase is also contemplated to create additional units. There are a few possible future configurations.

Allen McCollum addressed the Board. He told the Board he purchased his portion of the building about 5 years ago from Allen Slesinger. Mr. McCollum has been working on this acquisition since he acquired his portion of the building.

There are a few options for the site's redevelopment. Allen told the Board last winter a pipe burst in the City's unit and he wants to take control of the site to prevent further damage before winter arrives. Nadine asked when the site would be ready for occupancy? Alan said it would take 12-14 months after all approvals are received. Nadine asked if the brick structure would be preserved. Alan said the brick structure would be preserved, but a cinder block addition may be demolished. Nadine also asked if this type of develop could be done in the WEB neighborhood, Alan said yes.

Alder Santiago asked if Alan had met with the Hill South CMT? Alan said he hasn't meet with them yet. He has talked to alder Singh and he is familiar with the community process. Alder Santiago asked if Alan could pay for half of the lien that is on the building? Alan said there is a question as to the legality of the lien. The previous owner did not agree with the property being liened by the City and was disputing it. The proposal is to pay \$350,000 and forgive the lien.

Pat asked about the project's funding and what is the budget? Alan told the Board it's private funding and the cost is about \$6 million. Alder Furlow said it would be difficult to forgive the liens and he would like more information about the liens. Alder Furlow asked when this item would go to the Board of Alders? Evan said the item would come for the second meeting in November which is November 21, 2022. Alder Furlow asked Allen how many units would be in phase-one of the development? Allen told the board most likely 50 units, but it could be as many as 60. Alder Furlow asked about the AMI for the area. Alan said the units would not be affordable but not expensive like units downtown. Alder Furlow noted the number of units proposed in phase-one is below the threshold of the Inclusionary Zoning Ordinance

Seth asked if there was a study about any health effects due to being near a power station? Alan said he was in the process of looking into this concern. He does not have a definitive answer. Evan asked attorney Pinto to clarify the affordability given this is a City land sale, and Evan believes it is a requirement. Attorney Pinto said he recalls the original proposal was between 10%-20%, but there were ongoing conversations with Allen's counsel. Pat told the board one of the slides in the presentation says there will be 20% affordability. Attorney Pinto will follow up to confirm the percentage of affordable units and the AMI. Allen noted the original proposal was for Allen to collaborate with the City and at that time the percentage of affordable units was 20%. The project scope changed and Allen plans to develop the site and the percentage of affordable units hasn't been finalized. Alder Santiago confirmed the Board of Alder will meet on November 21, 2022 for the second meeting in November. Pat suggested that the slides be edited to remove the 20% affordability if that is not accurate.

Alder Furlow said further clarification is needed about the 20% affordability and the AMI. This information is needed to share with colleagues on the Board of Alders. Seth asked if this would be built in phases while some units are occupied? Allen said some units would be occupied but there should be minimal impact for those living on site. Pat asked for clarification about the number of units in phase-one and phase-two. Allen said phase-one is currently 50 units. Pat said Allen should make the packet consistent with his oral presentation for further

clarification. Seth asked about the units. Allen said the units would be a mix of studio, one-bedroom, and two-bedroom units.

A motion was made by Pat Brett to sell 48 Grant Street, 39 Grant Street, 239 Ella Grasso Boulevard, and 0 Plymouth Street for \$350,000 and forgive the liens, seconded by Nadine Horton, roll call as taken, approved 3-2 (Yay: Seth Poole, Pat Brett, Nadine Horton / Nay: Alder Furlow, Alder Santiago)

After the vote Alder Furlow had a point of order: Alder Furlow noted it is customary to have further discussion after a motion is made and second, but the Board moved to a roll call and is a deviation from the Robert's Rules of Order. This gives an opportunity for people voting no to explain why they may be doing so. Alder Furlow would be happy to speak with the Developer and the Alder of the Ward to help clarify some of the concerns. Attorney Pinto noted it's a better practice to ask for "any further discussion" after a motion and a second and not go to a roll call.

139 Frank Street

Evan told the Board LCI is proposing to sell a 12' strip of this sliver lot. The remaining portion will be combined with a City owned lot at 137 Frank Street, which would create a buildable lot. NHS would like to develop a property in the future at 137 Frank Street. The applicant will utilize this land as a driveway. The applicant's property at 141 Frank Street has two structures and no off-street parking. Alder Evelyn Rodriguez is supportive of this proposal. The price is \$1.50 per square foot for a total of \$2,088.

A motion was made by Alder Santiago, seconded by Alder Furlow, roll call was take, approved unanimously.

565 Columbus Avenue

Evan told the Board this is a sliver lot sale to a Church which is a non-profit sliver lot sale at \$1.00 per square foot for a total of \$4356. The Church has been working with the City for a few years to acquire this site but didn't because the City was seeking fair market value. The area is already fenced into their property. The use will be side-yard area for a possible play space and overflow parking. There is a letter of support from Alder Rodriguez. LCI did not offer a portion of the lot to the adjacent property because it's vacant and blighted. The applicant is an active church in the neighborhood that does food drives and other outreach. Attorney Pinto added that a Federal law called RLUPA says that Churches are treated "no better and no worse", thus they are treated as a non-profit for a sliver lot sale.

A motion was made by Alder Santiago, seconded by Alder Furlow, roll call was take, approved unanimously

272 Davenport Avenue

Evan told the Board we are proposing to evenly split this sliver lot. The applicants will develop a driveway to create off-street parking. The applicants are paying \$1.50 per square foot because they do not live on-site. The applicants will work together and create a common driveway. There is a tree along the sidewalk, so they are creating a common driveway along the front 50' portion of the lot. The cars will park behind their properties. Off-street parking is needed in this area. Alder Furlow asked about the easement. Evan told the Board nobody will be allowed to park in the driveway, parking will occur beyond the initial 50' easement and in their yards.

A motion was made by Alder Furlow, seconded by Alder Santiago, roll call was take, approved unanimously

64 Elliott Street

Evan told the Board LCI is proposing to sell the entire lot to the applicant for \$1.50 per square foot for a total of \$5,880. The applicant recently purchased the adjacent property at 62 Elliott Street which was vacant. The applicant was approved by the Board of Zoning to convert the property to a three-family. This area will provide additional yard area. Evan noted that Habitat for Humanity was asked if they wanted to develop a house on this parcel, they said the lot was too small. Nadine noted that yard area is needed, and this is exactly what we should be doing. It is wise to not develop a house on this lot because there would be no space between the houses. It costs the City to maintain this lot cutting the grass and doing snow removal.

A motion was made by Nadine Horton, seconded by Pat Brett, roll call was take, approved unanimously

281 Newhall Street

Evan told the Board this proposal came to the LCI several years ago when Alder Clyburn was the Alder, but she didn't support the sale because she told the garden at 49 Bassett Street, they could use this area. Evan told the Board the current Alder Devin Avshalom-Smith supports the sale to the applicants because they are owner occupants. Their yards are smaller than the other properties on Huntington Street and this sale will enlarge their rear yards. Evan noted the importance of supporting owner-occupants. One buyer is purchasing a slightly large portion of the lot because the width of their property is slightly wider. Nadine said she was happy to see this sale move forward and it has been a long time coming.

A motion was made by Pat Brett, seconded by Nadine Horton, roll call was take, approved unanimously

Old Business / Discussion

Seth opened the discussion by noting that Arlevia shared information about LCI in a power point presentation. Seth would like to discuss representation of the Neighborhood Specialists. He would like to discuss representation across the City at various management teams. The organizational structure of LCI will be a topic on the agenda. Seth and Nadine noted they hear concerns about Neighborhood Specialists.

A motion to adjourn was made by Alder Santiago, seconded by Pat Brett, roll call was taken, approved unanimously.

Meeting adjourned 7:30PM