

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING December 21, 2022 AT 3:00 P.M.

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

Topic: PAD December 21, 2022

Time: Dec 21, 2022 03:00 PM Eastern Time (US and Canada)

<https://newhavenct.zoom.us/j/83607563785?pwd=b2l3N3oyRFpaL2h5anhlaTJvVU53QT09>

Meeting ID: 836 0756 3785 Password: 1234567a

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

- I. Call to Order
- II. Approval of Minutes from November 16, 2022 PAD Meeting
- III. Action Items / New Business

Schedule of Meeting Dates for PAD Committee for 2023:

January 18, 2023	July 19, 2023	January 17, 2024
February 15, 2023	August 16, 2023	
March 15, 2023	September 20, 2023	
April 19, 2023	October 18, 2023	
May 17, 2023	November 15, 2023	
June 21, 2023	December 20, 2023	

- IV. Discussion of PAD Guidelines / Proposed Amendment /Sliver lot tax deferrals
- V. Adjourn

PAD MEETING MINUTES
November 16, 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 3:03 PM

Roll Call of Committee members

A motion to approve the PAD minutes from September 21, 2022 was made by Clay Williams, seconded by Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

262,263,265, & 269 Dixwell Avenue

Evan told the committee the City is proposing to acquire a portfolio of properties owned by Ocean Management affiliates for \$1,300,000. The properties consist of two partially occupied two-family houses at 262 & 263 Dixwell Avenue, as well as two mixed-use vacant properties at 265 & 269 Dixwell Avenue. 265 Dixwell Avenue is the former "Monterey Club" and 269 Dixwell Avenue is a vacant convenience store with residential uses above. Evan gave an overview of the development occurring on Dixwell Avenue: The Joe Grate's site is being redeveloped as a residential use. The Walt's Cleaners site is on the list for redevelopment (City owned), the adjacent church is being renovated, the City owned property at 308 Dixwell is slated for redevelopment, the City owned lot next to the flower shop is proposed to be redeveloped with a structure to house the flower shop. Evan also noted closer to Downtown the Dixwell Plaza site plan was recently approved by the City Plan Commission. Also, the Q House project has been completed. Evan told the committee it is vital for the City to acquire this portfolio of properties for site control. The current owner has talked about redeveloping this site since the days of the Harp Administration, but nothing has occurred. The City would like to take control of this area. The City is proposing to conduct a simultaneous acquisition and disposition of 262 & 263 Dixwell Avenue and not hold title to occupied properties. LCI is working to select a non-profit to take title to 262 & 263 Dixwell Avenue as part of the acquisition-disposition. The City will retain 265 & 269 Dixwell Avenue and rehabilitate the property for mixed-use purposes. The City is in the process of obtaining appraisals for all the properties. These properties are in the heart of the revitalization area on Dixwell Avenue

The City has dedicated acquisition funds for this site (CDBG). LCI does not want an investor to acquire this portfolio. Acquiring this cluster of properties is key to the revitalization of Dixwell Avenue. As part of our rehabilitation of 265 & 269 Dixwell Avenue, the City will control how many residential units are developed. The properties currently contain several one-bedroom units and LCI may want to create larger units. This acquisition will support the other investment in the Dixwell Avenue corridor. Clay Williams asked about how many occupants are on site and will be displaced? Evan said one unit is occupied at 262 Dixwell Avenue and two units are occupied at 263 Dixwell Avenue. None of the tenants will be displaced by the proposed acquisition-disposition. Clay asked how much tax revenue will be lost due to this acquisition? Evan didn't have an answer about the tax revenue but noted the assessment of the properties are not

high because of the condition of the properties. The City may sell these properties in the future and they would be back on the tax rolls. The end use has yet to be determined. Alder Festa asked what would the City be responsible to do? Evan told the committee the residential properties would be sold immediately and LCI plans to rehabilitate the mix-use properties. Evan noted, the City may decide to sell the mixed-use properties, it could also offer them as an RFP. We could rehab and resell the mixed-use properties. LCI does not want to manage the completed properties, LCI acts as a caretaker for properties. The final plan hasn't been determined yet, there are several possibilities. Evan noted this is a multi-step process and step-one is to gain site control. Alder Festa noted it would be wise to sell the properties to a developer of our choosing to control what occurs during the redevelopment process. Evan noted our plan could change, and LCI could theoretically sell the properties to a developer. We want the community to benefit from this redevelopment. Alder Festa wants to make sure we get a return on our investment.

Clay has some concerns and would like to modify the motion because of the unknowns. Clay doesn't have enough information and will likely abstain. Clay supports the acquisition but needs more details to vote yes on the item. Alder Festa asked if the Alders were contacted. Evan said Arlevia reached out to the Alders and Evan hand delivered the Prior Notification forms. Alder Festa doesn't want the City to rush and make a mistake. Evan said the current proposal is to pay \$1.3 million for the site. Alder Festa ask why we are paying above the assessed value? The purchase price was negotiated by LCI. There is a community benefit and staff don't expect the City to be overpaying by \$400,000 relative to the assessed value. The area will be cleaned up and this will eliminate the blight and vacancies, which will have a huge impact on this area. Steve Fontana spoke in favor of the proposal. Steve understands the concerns expressed by the Alders. Steve said this is precisely the time to utilize scarce City resources to act as a catalyst to further the development of this corridor. The City hasn't been able to act quickly to acquire sites like this and this is a great opportunity. Steve noted he understands Clay's concerns but based on his experience in development this is exactly what needs to be done.

Alder Festa noted that she is afraid of gentrification. Steve said with LCI owner in charge we shouldn't worry about gentrification. Evan said the residential units in the mixed-use structures will be affordable and Arlevia cares deeply about affordable housing and is focused on helping the residents of this area. Alder Festa wants to make sure the AMI of the rental units keeps people in this area. Alder Antunes noted we also need to focus on affordable ownership, there is a lot of focus on affordable rentals. Evan told the committee LCI builds affordable homeownership properties and so do several local non-profits.

A motion was made by Alder Antunes seconded by Steve Fontana, roll call was taken, approved 5-0 with Clay Williams abstaining.

79 Morris Street

Evan told the committee this proposal is to sell a sliver lot to an owner occupant to use as a yard area. The sliver lot is small at 25' X 150' so developing a structure is difficult. Evan offered to sell a portion of the lot to the other adjacent property owner but they didn't respond to the certified letter. It costs the City to cut the grass and shovel the snow at this site. The property will eventually be back on the tax rolls. Alder Antunes asked what does the City do when the adjacent property owner doesn't want to buy a sliver lot? Evan said a greenspace, garden, or park are the typical options. Nate told the committee under the zoning code a single-family house is permitted on a non-conforming lot (sliver lot) as of right. When the lot is small it may not be possible to

develop a single-family house. This lot was too small for Habitat for Humanity to develop a house. LCI wanted to support the owner occupant because they rehabilitated a vacant property.

A motion was made by Nate Hougrand, seconded by Clay Williams, roll call was taken, approved unanimously

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since our last update. Evan will work internally to review the Guidelines with Arlevia because she wasn't involved previously. Evan hopes to have this item as an action item in the new year. Evan reached out to Pat Solomon and she is pulling data on sliver lot tax abatements. Evan will share this information in the future.

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

Meeting Adjourned 3:41 P.M.

M/B/P	TAXPAYER NAME	TAXPAYER ADDRESS	CODE	DEFER AMT
172 0776 01100	SERNA LUZ M	MAIN ST E8	GIA	115
290 0469 01600	MCFADDEN JOE	SHELTON AV	GIA	173
299 0144 05300	KEENE ROBERT	STEVENS ST	GIA	174
303 0094 02101	BELL ANTHONY	WEST ST	GIA	210
167 0767 01000	DEGREGORIO JOSEPH & TRESA & *	CLAY ST	GIA	243
275 0033 00700	LEON ELEAZOR	ROSETTE ST	GIA	277
253 0524 01900	HUCKABY ERNESTINE	NEWHALL ST	GIA	326
302 0048 00600	RIVERA MIGUEL A	SPRING ST	GIA	334
286 0449 00300	SANTANA JOEL FRANCISCO	STARR ST	GIA	350
172 0776 01000	ALMONTE VICTOR R	MAIN ST	GIA	361
273 0020 00400	NUNEZ JOSE & ELVIS M	PLYMOUTH ST	GIA	420
265 0053 02401	RIVERA LUZ M	EDGAR ST	GIA	434
316 0266 00100	215 EDGEWOOD LLC	EDGEWOOD AV	GIA	461
303 0071 00101	GARCIA JOSE L	WEST ST	GIA	588
303 0064 01700	WELLS MARSHALL FRANK & WELLS	TRUMAN ST	GIA	595
303 0067 01000	GARZON SANDRA G	ADELIN ST	GIA	664
303 0067 00800	SANTIAGO LYDIO N	ADELIN ST	GIA	698
173 0712 02600	GONZALES KATHERINE A	SALTONSTALL AV	GIA	707
267 0011 01200	SANTILLO WILLIAM A	GREENWICH AV	GIA	711
312 0143 02200	WOODS ELSHMERE T	STEVENS ST	GIA	768
320 0298 03600	BROWN GERALDINE	HUDSON ST	GIA	812
287 0489 01300	BARKER LINCOLN	WINCHESTER AV	GIA	823
287 0489 01400	ANTUNES ANTHONY FX & ESTELLA	WINCHESTER AV	GIA	837
320 0298 03700	BROWN GERALDINE	HUDSON ST	GIA	854
275 0031 02500	EMPRONTO MICHELE A	LAMBERTON ST	GIA	906
265 0057 01101	BRACERO MIGUEL	PUTNAM ST	GIA	943
172 0776 01300	CALDERON JOSE	ALTON ST	GIA	955
169 0809 02000	VAZQUEZ MARLENY	FERRY ST	GIA	1,008
167 0767 00901	ORNATO ANTHONY	BLATCHLEY AV	GIA	1,046
286 0451 02900	PEARSON LEROY JR & TAMEKA BARNES	STARR ST	GIA	1,329
303 0071 00200	GARCIA JOSE L	COLUMBUS AV	GIA	1,470
156 0820 00500	SHANNON CYNTHIA	DOVER ST	GIA	1,565
172 0754 03000	BONILLA NICHOLAS	SHELTER ST	GIA	1,575

286 0451 02200	NEW HAVEN COMMUNITY DEVELOPMENT	HAZEL ST	GIA	1,610
034 0851 00800	EHRLER THOMAS J & CHARLOTTE A	CART RD	GIA	1,643
301 0098 01100	SHEHADEH ABDULLAH Y	DAGGETT ST	GIA	1,810
301 0098 01300	NIEVES JORGE & BETHZAIDA	DAGGETT ST	GIA	1,889
034 0851 00200	CANGIANO ANTHONY JR & ELIZABET	LIGHTHOUSE POINT T	GIA	2,300
316 0266 03400	PROVIDENCE KENNETH L	EDGEWOOD AV	GIA	2,385
255 0453 04101	ZEMPOALTECA FRANCISCO	STARR ST	GIA	2,450
166 0722 02200	MEDINA ELIAS	WOLCOTT ST	GIA	2,800
254 0490 03400	MOYE DEBORAH & TIFFANY A	WINCHESTER AV	GIA	2,835
166 0723 00800	GELFAND VLADIMIR & FRYDMAN NANCY	SALTONSTALL AV	GIA	3,045
237 0056 00901	REYES GLENDA R	CARLISLE ST	GIA	3,150
277 0101 00100	SOCIETY REGIONALE	CEDAR ST	GIA	3,686
172 0754 02801	VELEZ MILAGROS	SHELTER ST	GIA	4,410
286 0448 04400	NELSON CALVIN JR	SHELTON AV	GIA	4,655
265 0059 00901	VALDEZ HERNAN & YAMILE	PUTNAM ST	GIA	5,075
290 0469 01700	SUPREME COUNCIL OF THE HOUSE *	SHELTON AV	GIA	5,810
293 0324 03000	CHEN AVRAHAM & LEVITIN MENACHEM	ORCHARD ST	GIA	6,048
266 0024 02200	APICELLA THERESA & LORICCO**	LAMBERTON ST	GIA	6,678
299 0146 01100	JOHN CALVIN	ASYLUM ST	GIA	6,748
173 0739 00800	PENA JULIO A & JULIO C	EXCHANGE ST	GIA	7,252
320 0298 03000	MORTON PIERRE & GIULIANO MICHAEL	HUDSON ST	GIA	7,490
275 0031 02600	EMPRONTO MICHELE	HURLBURT ST	GIA	8,470
316 0244 02501	ADAR INVESTMENTS LLC	KENSINGTON ST	GIA	9,702
286 0449 00500	SANTANA JOEL FRANCISCO	STARR ST	GIA	11,242
276 0060 00700	HILL CENTRAL LLC & JGE LLC &	HOWARD AV	GIA	12,040
156 0820 00600	MCGEE ERNESTINE & MAYNARD	CLINTON PL	GIA	12,565
275 0038 00700	MIGHTLY JASMINE A	BUTTON ST	GIA	12,747
304 0044 02800	SMART TONYA A	FRANK ST	GIA	12,747
312 0143 02100	JACKSON ALBERTA	STEVENS ST	GIA	13,062
237 0081 01900	BERRIOS LUISA	LIBERTY ST	GIA	13,720
237 0081 01800	BERRIOS LUISA	CARLISLE ST	GIA	14,728
172 0766 02500	LI YONGFANG	CLAY ST	GIA	14,826
316 0244 02400	ADAR INVESTMENTS LLC	KENSINGTON ST	GIA	14,910
181 0603 00400	SANTILLO WILLIAM A	MILL RIVER ST	GIA	15,057

288 0523 03000	MUTTS CAROLYN P	READ ST	GIA	15,309
265 0059 02000	BROWNING MATTHEW	CARLISLE ST	GIA	16,800
291 0431 02800	INVEST NEW HAVEN LLC	DIXWELL AV	GIA	17,115
253 0506 00500	JONES WILLIAM J & TAMELA B	READ ST	GIA	17,155
287 0488 00800	ROBINSON JASON & BAILEY CAROL	BASSETT ST	GIA	18,039
172 0766 00100	GREEN ROSEMARIE	MONROE ST	GIA	18,732
300 0129 02800	STEVENS SHIRLEY	ANN ST	GIA	19,572
299 0144 05200	KEENE ROBERT	STEVENS ST	GIA	19,614
301 0098 05200	EAGLE PAMIR LLC	HALLOCK ST	GIA	19,782
276 0060 02001	HILL CENTRAL LLC JGE LLC &	PUTNAM ST	GIA	20,650
275 0030 02800	CABASPUINI MARIA & COLON*	LAMBERTON ST	GIA	21,245
302 0073 01300	21 WEST LLC	WASHINGTON AV	GIA	21,245
167 0769 01900	KIN FAI PROPERTY CORP	FILLMORE ST	GIA	21,420
284 0392 00900	JOE VONETTA	MUNSON ST	GIA	22,736
299 0146 02401	RIVERA FREDDIE & JACQUELINE	DAVENPORT AV	GIA	23,688
341 1281 02500	JAMES GLENDON & ANGELA	SCRANTON ST	GIA	24,850
312 0143 04500	ALICEA ADALBERTO	WINTHROP AV	GIA	26,285
266 0022 01800	BENNETT GAYLIA M	HOWARD AV	GIA	26,390
310 0091 02800	CENTRO CRISTIANO DE RESTAURACION	COLUMBUS AV	GIA	26,992
332 0297 00600	GETHERS CORRINE W	CARMEL ST	GIA	28,735
158 0801 01700	CLAUDIO SAMUEL	MALTBY ST	GIA	29,785
314 0154 00500	REGUEIRO MOISES	WINTHROP AV	GIA	33,355
161 0759 02700	SANTOS LUISA & ANTONIO &	PINE ST	GIA	38,220
304 0043 00200	439 ELLA GRASSO BLVD LLC	BARCLAY ST	GIA	40,950
277 0100 01600	SANTANA JOSUE	WASHINGTON AV	GIA	107,205

948,186