

BOARD OF ALDERS
REGULAR MEETING
AGENDA
February 21, 2023

Attendance

Divine Guidance

Approval of The Journal of the February 6, 2023, Board of Alders Meeting

UNANIMOUS CONSENT

1. From Tax Collector, Order De Tax Refunds (February 21, 2023).
2. From the Deputy Chief Administrative Officer submitting an Order of the Board of Alders of the City of New Haven approving the road closures associate with the 2023 St. Patrick's Day parade on Sunday, March 12, 2023.
3. From the Vice President of Facilities and Campus Development submitting Resolution of the Board of Alders certifying that no amendment to the Yale University Central/Science Campus Overall Parking Plan is required for the application for development permit/site plan review pertaining to the construction of a new chemical safety building on the Yale University Science Hill Block.
4. Order concerning real property taxes of Ernestine Barnes on motor vehicle tax account 855298
5. Order concerning real property taxes of Melissa M. Cranford on motor vehicle tax accounts 910876, 928049, and 61293.
6. Order concerning real property taxes of Kerry Green, Jr. on motor vehicle tax account 729783
7. Order concerning real property taxes of Cynee M. Hawley on motor vehicle tax accounts 73207, 86683, 73511, and 72365.
8. Order concerning real property taxes of Ibrahima Sangare on motor vehicle tax accounts 97571, 97572, 93872, 98107, and 95717.
9. Order concerning real property taxes of Vanesa Santiago on motor vehicle tax account 737394.
10. Order concerning real property taxes of Matthew J. Stevens on motor vehicle tax account 803317.

COMMUNICATIONS

11. From Alder Brackeen submitting an Order requesting the City of New Haven to develop a traffic-calming neighborhood-approved plan and execute neighborhood-approved plans at the Wright Avenue, Frederick Street, and Green Hill Terrace intersections.
12. From Alder Brackeen submitting an Order requesting the City of New Haven Department of Engineering to execute a plan for installing drainage and mitigation for 140 Curtis Drive, 157 Curtis Drive, odd side of Wright Avenue, 146 Brooklawn Circle, 96 Brooklawn Circle (on the Morton Lane side) due to excessive flooding on city roads; including a bioswale installation at 80 Hemlock Road (on the Birch Drive side of the home) to mitigate flooding.

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13. From Alder Brackeen submitting an Order calling for the City of New Haven traffic authority to install four-way stop signs at the intersection of Ray Road and Judwin Avenue.
14. From Alder Brackeen submitting an Order calling for the City of New Haven Engineering Department and the Transportation, Traffic and Parking Department to install speed-calming traffic humps throughout the entire road strategically placed on the following streets: Fowler Street, Brooklawn Circle, Wright Avenue, Davis Street, Long Hill Terrace, Judwin Avenue, Kohary Drive (placing two humps between 165-220 and one at or near 295 Stevenson Road.
15. From the Chief of Police submitting an Ordinance Amendment to Appropriating Ordinance # 1 authorizing budget transfer #201-23-1 transferring funds from the police services salary accounts to overtime, travel, training, equipment, repairs and maintenance, uniform, printing, and contractual services accounts in the amount of Four Million, Six Hundred Thousand Dollars and Zero Cents (\$4,600,000).
16. From the Deputy Director of Zoning submitting an Ordinance of the Board of Alders amending the Zoning Ordinance of the City of New Haven section 42.6 concerning the responsible and equitable regulation of adult-use cannabis to add the 'BE' zone to section 42.6(c)1 and 42.6(c)2.
17. From the Director of Health submitting an Order authorizing the Mayor of the City of New Haven to enter a one-year contract renewal with Worldwide Travel Staffing Inc for nursing services in the amount of \$400,000 to execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate with respect thereto.
18. From the Executive Director City Plan Department Resolution authorizing the Mayor to apply for, execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate for the Connecticut recreational trails grant from the Connecticut Department of Energy and Environmental Protection for the Mill River Trail.
19. From the City Engineer and Deputy Economic Development Administrator submitting Resolution authorizing the Mayor to apply for and accept funding from the Connecticut Department of Economic and Community Development (DECD) under the Connecticut communities challenge grant for the State Street corridor improvements.
20. From the Office of The Corporation Counsel submitting an Ordinance Amendment to Appropriating Ordinance # 1 authorizing budget transfer #133-23-1 transferred Labor Relations Salary accounts to the Office of Corporation Counsel Legal Services account in the amount of One Hundred Forty-four Thousand Four Hundred Dollars and Zero Cents (\$144,400) and amending the agreement of Berchem, Moses, and Devlin in excess one hundred thousand dollars.
21. From the Office of The Corporation Counsel submitting an Order approving an amendment to a legal service agreement with the law firm of Neubert, Pepe & Monteith, P.C. in connection with the Canal Dock Boathouse project increasing the maximum compensation from \$60,000 to \$210,000 from FY 2022–2023-line item 3c191957-58101.

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22. From the Executive Director of Liable City Initiatives submitting an Order of the Board of Alders of the City of New Haven approving a cooperation agreement between the City of New Haven, the Housing Authority of The City of New Haven and Glendower Group, Inc. and Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC, with respect to the redevelopment of the McConaughy Terrace 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut (McConaughy terrace); and designating 2 south Genesee street and 436 Valley Street to be development property within the meaning of the Connecticut city and Town Development Act, c.g.s § 7-480 et seq., and eligible for tax exemption pursuant to c.g.s §7-498; and providing a tax abatement pursuant to section §28-4 of the New Haven Code Of Ordinances.
23. From the Executive Director of Climate and Sustainability submitting an Order authorizing the Mayor of the City of New Haven to apply for and accept the Community Partnership Initiative Grant award from United Illuminating to increase participation in energy efficiency improvement programs.
24. From the Information Technology Director submitting an order of the New Haven Board of Alders authorizing the Board of Education to enter into a five-year agreement with the State of Connecticut Education Network to provide internet services in the amount \$400,380 before the federal state discount of ninety percent (90%) is applied.
25. From the Economic Development Administrator submitting a Resolution of the New Haven Board of Alders authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$32,100,000 to support the improvement and economic development of the Long Wharf District (\$25,000,000) and the Downtown District (\$7,100,000).
26. From the Executive Director of City Plan submitting the following New Haven City Plan Commission Advisory Reports: **REPORT: 1624-09** RE: Ordinance amending the New Haven Code of Ordinances for the purposes of (I) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (II) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (III) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4. **Submitted by:** Economic Development Administrator. Advice: Approval **REPORT: 1624-10** RE: Order of The Board of Alders Of The City Of New Haven approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone. **Submitted by:** The NHP Foundation. Advice: Approval **REPORT: 1626-01** RE: Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment approving expansion of Science Park Planned Development District #49 to include parcels of land known as 88 Munson Street (Map 257/Block 0356/Parcel 02600), 110 Munson Street (Map 257/Block 0356/Parcel 02700) and 116 Munson Street (Map 257/Block 0356/Parcel 02500) (Collectively “New Parcel M”), Amendment of the General Plans for portions of existing Parcel L And Parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH Zone and the BA Zone for new Parcel M and for existing Parcels B, C and L, and uses for new Parcel M

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and additional uses for existing Parcels B And C. **Submitted by:** Economic Development Administration Advice: Approval with recommendations. The City Plan Commission recommends the Board of Alders carefully consider the issue of a biomedical research facility being situated as close to housing as it could be on Parcel M. **REPORT: 1626-02** RE: Petition to amend the New Haven Zoning Ordinance by adding Section 12.5, RS-3, Special Heritage Mixed Use Zoning District, to the text of the New Haven Zoning Ordinance as a new Zoning District. **Submitted by:** Attorney Marjorie Shansky for East Shore Partners, LLC Advice: Approval with recommendations. The City Plan Commission recommends the Board of Alders carefully consider: Whether or not the proposed new zone increases allowed density, and how the issue of what allowed uses are both added and removed. Other places in the city with a historic structure where such as zone would be helpful to the goal of supporting the preservation of historic structures and making them more viable to redevelop.

FIRST READINGS

27. Finance. Favorable.

- a. Ordinance Amendment to Appropriating Ordinance Number 1, of the Board of Alders approved Fiscal Year 2022-23 budget: seeking approval for the reclassification of general fund positions within the Parks and Public Works department.
- b. Order to Read and File the Updated Budgetary and Financial Reports for the month of September 2022 in compliance with Article VIII Section 5 of the Charter.
- c. Order to Read and File the Updated Budgetary and Financial Reports for the month of October 2022 in compliance with Article VIII Section 5 of the Charter.
- d. Order to Read and File the Updated Budgetary and Financial Reports for the month of November 2022 in compliance with Article VIII Section 5 of the Charter.
- e. Order to Read and File the Updated Budgetary and Financial Reports for the month of December 2022 in compliance with Article VIII Section 5 of the Charter.

28. Finance. Leave to Withdraw.

Leave to Withdraw Order of the Board of Alders of the City of New Haven authorizing the execution of the agreement with Honeywell Building Solutions for the period of July 1, 2022, to June 30, 2023.

29. Legislation. Favorable.

- a. Ordinance amending the new haven code of ordinances for the purposes of (I) classifying the affordable housing component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (II) providing an abatement of real estate taxes for the affordable housing component of the Winchester Green Project and (III) authorizing the mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester green project in accordance with Conn. Gen. Stat. Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, section 28-4.

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- b. Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment approving expansion of Science Park Planned Development District #49 to include parcels of land known as 88 Munson Street (map 257/block 0356/parcel 02600), 110 Munson Street (map 257/block 0356/parcel 02700) and 116 Munson Street (map 257/block 0356/parcel 02500) (collectively “new parcel M”), amendment of the general plans for portions of existing parcel L and parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH zone and the BA zone for new parcel m and for existing parcels B, C and L, and uses for new parcel m and additional uses for existing parcels B and C.

30. Joint Community Development/ Health & Human Services. Favorable.

Order of the New Haven Board of Alders authorizing the Mayor or Controller of the city of New Haven to apply for and accept a grant award from the United States Department of Housing And Urban Development Home Investment Partnerships Program- American Rescue Plan (HOME-ARP) funding in the amount of \$4,852,875.00 for the period of September 20, 2021- September 30, 2030 and to meet the housing and service needs of New Haven’s homeless population by creating affordable housing or non-congregate shelter units , or supportive services.

31. Joint Community Development/Legislation. Favorable.

- a. New Haven Zoning Ordinance Text Amendment to add Section 12.5, RS-3, Special Heritage Mixed Use Zoning District, to the text of the New Haven Zoning Ordinance as A New Zoning District.
- b. Petition to amend the New Haven Zoning Map (Map # 13) to change the designation of approximately 26.56± Acres of Land Located At 701 Townsend Avenue, 709 Townsend Avenue, 725 Townsend Avenue, 745 Townsend Avenue (Including M-B-P 024/0920/02700, M-B-P 024/0920/02800, M-B-P 024/0920/02900, M-B-P 024/0920/03000, And M-B-P 024/0920/02701) From RS-2 (General Single-Family) To RS-3 (Special Heritage Mixed Use) Zoning District Classification.

SECOND READINGS

32. Aldermanic Affairs. Favorable.

- a. Order of the New Haven Board of Alders approving the appointment of Sharon Bass to the Homeless Advisory Commission.
- b. Order of the New Haven Board of Alders approving the appointment of Kelonda Maull to the Commission on Youth.
- c. Order of the New Haven Board of Alders approving the appointment of Kyle Hovannesian to the Commission on Youth.
- d. Order of the New Haven Board of Alders approving the reappointment of Mildred Melendez to the Board of Zoning Appeals.

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- e. Order of the New Haven Board of Alders approving the reappointment of Unedra Muley to the Homeless Advisory Commission.
- f. Order of the New Haven Board of Alders approving the reappointment of Matthew Wilcox to the Board of Education.

33. Community Development. Favorable.

- a. Resolution of the Board of Alders of the City of New Haven authorizing the City of New Haven to apply for, act as pass through for, and accept a grant in an amount not to exceed five million dollars and zero cents (\$5,000,000.00) from the State of Connecticut Office of Policy and Management for the Science Park/Winchester works project specifically for the purposes of the Winchester Infrastructure Plan.
- b. Order of the New Haven Board of Alders authorizing the city to apply for and accept a grant from the U.S. Department of Transportation, reconnecting communities pilot program in an amount not to exceed \$1,558,800 to support the Long Wharf reconnection initiative in furtherance of the Long Wharf responsible growth plan.
- c. Order to read and file the communication calling for an informational workshop regarding the acquisition of properties located at 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue by the City of New Haven.

34. Legislation. Favorable.

- a. Ordinance amendment amending the New Haven Code of Ordinances Chapter 14 (food service and restaurant establishments) to require food service or restaurant establishments post rating signage based on their most recent inspection.
- b. Ordinance amendment amending the New Haven Code of Ordinances regarding parking, stopping, and standing - parking of oversized vehicles.

35. Tax Abatement. Favorable.

Order abating (deferring collection of) real property taxes due from Linwood Garland on his residence grand list of 2021.

36. Tax Abatement. No Recommendation.

From West River Housing Company LLC, project name Route 34 West Parcel 1 Housing (MLK Tyler Street), located at 16 Miller Street.

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37. Joint Education / Finance. Favorable.

Order of the New Haven Board of Alders, appropriating \$3 million from the American Rescue Plan Act to provide literacy and math tutoring to New Haven Public School students.

MISCELLANEOUS

38. Motion to Discharge.

From the Chair of the Finance Committee submitting a motion to discharge the Finance Committee from consideration of item LM-2022-0579 an Order of The New Haven Board of Alders, authorizing the execution of the collective bargaining agreement between the New Haven Board of Education and the New Haven Federation of Teachers, local 933, AFT-CIO July 1, 2023, to June 30, 2026, submitted February 6, 2023, to take it up for immediate action.

39. Motion to Amend.

- a. From Alder Crespo Submitting a Motion to Amend LM-2021-0397, An Order of the Board of Alders previously adopted on September 23, 2021, forgiving the interest due from Steven F. Harvin on his motor vehicle tax account numbers 73171, 86710, 73124, 73125, 73423, and 73424 and extending the period to pay the taxes to April 21, 2023.
- b. From Alder Crespo Submitting a Motion to Amend LM-2020-0271, An Order of The Board of Alders Previously Adopted on July 6, 2020, on his motor vehicle tax account numbers 939221, 962569, and 96327 extending the period for Pedro Santiago pay the taxes to March 22, 2023.
- c. From Alder Edwards submitting a motion to amend LM-2018-0458 An Order regarding 551 Winchester Avenue and 108 Starr Street by amending the expiration from “November 4, 2022 unless extended (a) by the Board of Alders, or (b) by the executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”, to “this order will expire and be of no further force and effect twelve months from the date of amendment of this order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”.