

LCI Board Meeting Minutes
April 26, 2023 (Via Zoom)

PRESENT: Hon. Richard Furlow, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Ernie Santiago Michael Pinto (Office of Corporation Counsel * arrived mid-meeting), Evan Trachten (LCI staff)

Absent: Patricia Brett, Arlevia Samuel (Executive Director),

Guests: Addie Kimbrough

Meeting called to order at 6:04 P.M.

Roll call of Members: Nadine Horton, Taneha Edwards, Hon. Richard Furlow, Hon. Ernie Santiago, Seth Poole

Review of LCI Board meeting minutes from March 22, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Taneha Edwards, roll call of members was taken, approved unanimously.

New Business

37 Hallock Street

Evan told the Board the City of New Haven proposes to sell this sliver lot to the adjacent owner occupant Daisy Pitter for \$871.50 which is the owner-occupied price of \$0.25 per square foot. The land will be utilized as a driveway and side-yard area. LCI did not offer this lot to the other abutting property owner because the owners of 33-35 Hallock Street already own a parcel that is a similarly sized sliver lot that is used as a side-yard. The sale of this parcel will bring the applicant's property into zoning conformity. Hallock Street is a one-way street and creating off-street parking is beneficial, there are also many multi-family properties on this street so there are a lot of cars on this block. LCI offered this lot to Habitat for Humanity but they said it was too narrow for development. LCI believe this sale is in the best interest of the City of New Haven.

Alder Santiago made a motion to approve the disposition of 37 Hallock Street, seconded by Taneha Edwards, roll call was taken, approved unanimously.

88 Hudson Street

Evan told the Board this is a proposal to sell a sliver lot to the adjacent owner occupant Ute Brinkmann for \$544.50 at \$0.25 per square foot. The land will be used as a driveway. The applicant is already utilizing this property because her former neighbor allowed her to use it. The City recently foreclosed on this parcel and we are quickly turning this around to get it back on the tax rolls. The parcel is very narrow at 18' wide, thus not buildable. LCI did not offer to split this lot because LCI previously sold an adjacent sliver lot at 94 Hudson

Street to the property owners at 90 Hudson Street. This is a textbook example of what the sliver lot program was designed to do. The applicant owns both 86 & 88 Hudson Street and both parcels abut this lot, so both parcels will benefit from this sale. Alder Furlow asked if there were any liens on the property that needed to be paid, Evan said no. Alder Santiago asked if an ADU could be constructed on this lot? Evan said this sale will contain restrictions and covenants that prevent the development of a structure. The owner of 86 & 88 Hudson could be eligible to develop an ADU on their existing parcel subject to the current zoning regulations. There are currently discussions at LCI about creating a process to amend previously sold sliver lots to allow the develop of owner occupied single-family and two-family structures with 10-year occupancy requirements, or to develop affordable rental units at 80% AMI with 20 year deed restrictions. LCI would likely charge a fee to amend the use potentially \$10,000 - \$15,000. Evan will update the LCI Board about these conversations.

Taneha Edwards made a motion to approve the disposition of 88 Hudson Street, seconded by Alder Santiago, roll call was taken, approved unanimously

922 Winchester Avenue

Evan told the Board the City of New Haven proposes to sell this vacant lot to the Town of Hamden for \$1.00. LCI has been working with the Town of Hamden to demolish the blighted and fire damaged structure that was in both towns. The Town of Hamden paid for the demolition, there was no cost to the City of New Haven. LCI has been working closely with Hamden to conduct simultaneous foreclosures to acquire title to this property. The property was recently demolished and now we are proposing to transfer the site. The Town of Hamden will sell this site to a local non-profit such as NHS to create an owner-occupied property at this site. New Haven will still receive taxes and the town-line will not shift. Evan noted there are many properties that pay taxes to both towns. The future developer will file site plans in both towns and obtain permits.

Seth asked Evan if he knew how much the demolition cost? Evan said no, but believes the cost would likely be over \$50,000 based on previous demolitions. Evan noted the site is a small sliver lot, so it is non-buildable without the portion in Hamden.

Alder Furlow express concerns and asked why we did not utilize this as an opportunity to keep the parcel within New Haven and make distinct town-lines? Evan said the goal was to not have the end result be two sliver lots. Our goals are eliminating blight, creating homeownership, and creating affordable housing. Our proposal will create an owner occupant. LCI feels our overarching goal of blight removal and homeownership is more important than a defined town-line. The redevelopment of this site will support LCI development along the Winchester Avenue corridor where the City has invested a lot of money. This proposal creates added value for the City. Albertus Magnus asked the City to take action to remove this blight, they are very close to this location. Seth noted when property owners pay taxes to two towns, they can select either school

district which is a perk. Nadine asked about the taxes. Evan said based on the assessment of \$50,000 and a mill rate of 40 the taxes are likely \$2,000. Evan said when the property is sold, deeds will be recorded in both Hamden and New Haven. There are many properties that pay taxes to both towns and have deeds recorded in two towns. Alder Furlow noted adding the condition about remaining taxable and the town-line not moving will help clarify our intent, and facilitate this item when it goes before the Board of Alders.

Alder Furlow made a motion to approve the disposition of 922 Winchester Avenue for \$1.00 with the condition that the property remain taxable, and the town-line will not be moved unless approved by LCI Board and the Board of Alders, seconded by Alder Santiago, roll call was taken, approved unanimously

Seth highlighted that Addie Kimbrough is in attendance. Evan noted, Addie was nominated to join the LCI Board and went to the Aldermanic Affairs Committee this week. She will likely be joining the Board in the near future, if approved by the Board of Alders.

Old Business / Discussion

Seth opened the discussion portion of the meeting. Evan updated the Board about the status of the new Neighborhood Specialists; four new staff are onboard: Dixwell, Hill, Downtown and Beaver Hills.

Evan said the PAD committee has reviewed LCI recommendations for updating the PAD Guidelines. Now, LCI Board will review them and make recommendations to the Board of Alders. The Board of Alders has full control and review of any proposed changes. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: Decreasing the committee to 7 members from 10, updating the objectives, eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales (sale to owner occupants and affordable rental). Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update.

The Board will review this proposal and will follow up on this topic in the future.

A motion to adjourn was made by Seth, seconded by Alder Furlow, all were in favor.

Meeting adjourned 6:56 PM

