

**NOTICE OF ALDERMANIC MEETING  
OF  
THE CITY OF NEW HAVEN  
GREETINGS**

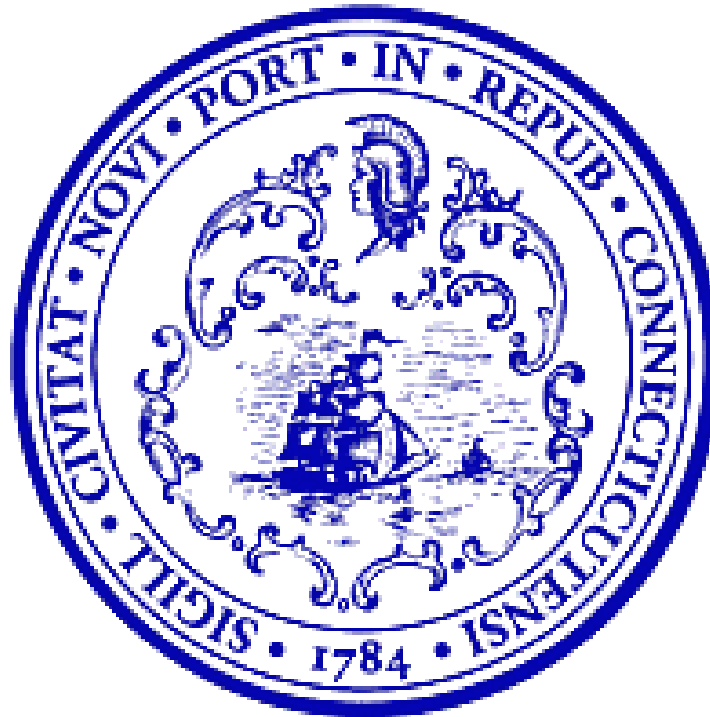
You are hereby required to meet in the Aldermanic Chambers of the City of New Haven on the date and time below.

**MONDAY 20<sup>th</sup> DAY NOVEMBER 2023**

**At 7:00 PM**

Given under my hand this 17th Day of November 2023

  
(Hon Justin Elicker)



The Seal of The City of New Haven

BOARD OF ALDERS  
REGULAR MEETING  
AGENDA  
November 20, 2023

Attendance.

Divine Guidance.

Special Presentation

Approval of The Journal of November 9, 2023, Board of Alders Meeting.

**UNANIMOUS CONSENT**

1. From Tax Collector, Order De Tax Refunds (November 20, 2023)
2. Order concerning real property taxes of Travis Brown Jr. on motor vehicle tax accounts 709985, 709986, and 725488
3. Order concerning real property taxes of Vonya Mention on motor vehicle tax accounts 547205.
4. Order concerning real property taxes of Clyde Toles on motor vehicle tax accounts 100726, 103394, 100813, 100814, 951255.
5. From the Deputy Economic Development Administrator submitting an Order authorizing the City of New Haven, acting through its Economic Development Administration, to negotiate fees for an extended duration event with the Long Wharf Theater at the Canal Dock Boathouse.

**FIRST READINGS**

**6. Legislation. Favorable.**

Ordinance Amendment amending Title IV of the City of New Haven's Code Of Ordinances, the Flood Damage Prevention Ordinance, as amended in September 2023, to correct inconsistency between this Ordinance and the recently approved Zoning Ordinance creating the "Light Industrial Coastal Overlay" area within the Mixed-Use Long Wharf District.

**SECOND READINGS**

7. From Attorney Bridget M. D'Angelo, legal counsel for The United Illuminating Company, submitting an Order of the New Haven Board of Alders granting a temporary workspace easement of approximately 0.33 acres and a permanent easement of approximately 0.093 acres with temporary workspace of approximately 0.34 acres in favor of the United Illuminating Company (owned by Avangrid) for the siting and construction and erection of certain electrical transmission poles and towers over properties owned by the City of New Haven known as 230 Ella T. Grasso Boulevard (MBLU 272-0017-00100, PID 15805) and Ella T. Grasso Boulevard (MBLU 272-0017-00400, PID 15807); and accepting \$46,724.00 as compensation.

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**8. Aldermanic Affairs. Favorable.**

- a. Order of the New Haven Board of Alders approving the reappointment of Joyce Alton to the GNHWPCA Board of Directors.
- b. Order of the New Haven Board of Alders approving the appointment of Roseann, aka Rose Chatterton, to the Humane Commission.
- c. Order of the New Haven Board of Alders approving the appointment of Alisha Crutchfield to the Cultural Affairs Commission.
- d. Order of the New Haven Board of Alders approving the reappointment of Eliezer Lee Cruz to the Board of Library Directors.
- e. Order of the New Haven Board of Alders approving the appointment of Lena Esposito to the Commission on Disabilities.
- f. Order of the New Haven Board of Alders approving the appointment of IfeMichelle Gardin to the Cultural Affairs Commission.
- g. Order of the New Haven Board of Alders approving the appointment of Zoë Gluck to the Commission on Equal Opportunities.
- h. Order of the New Haven Board of Alders approving the reappointment of Jean C. Jenkins to the Civilian Review Board.
- i. Order of the New Haven Board of Alders approving the appointment of Kelly Wuzzardo to the Cultural Affairs Commission.

**9. Aldermanic Affairs. Leave to Withdraw.**

Order granting leave to withdraw to the communication to approve “the appointment of Mark Congdon to the Commission on Equal Opportunities.”

**10. City Services and Environmental Policy. Favorable.**

- a. Order of the Board of Alders designating the corner of Thompson Street and Newhall Street as “Mrs. Pearlie M. Napoleon Way,” in perpetuity, for her love, commitment, great contributions, and service to people in the Newhallville community and citywide.
- b. Order of the Board of Alders designating the corner of Thompson Street and Shelton Avenue as “Geneva Pollock Way” in perpetuity for her love, commitment, great contributions, and service to people in the Dixwell community and citywide.
- c. Order of the Board of Alders of the City of New Haven approving the termination of the lease agreement between the City of New Haven and Bigelow Square, LLC., executed with respect to a

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certain parcel of land known as 198 River Street in the River Street Municipal Development Project Plan Area.

- d. Order of the Board of Alders of The City of New Haven approving the execution and delivery of a proposed Development and Land Disposition Agreement between the City of New Haven and Bigelow Square, LLC, providing for the conveyance of a portion of Reuse Parcel 'P' in the River Street Municipal Development Project Area, being known as 198 River Street in accordance therewith.
- e. Order of the Board of Alders of the City of New Haven approving the execution and delivery of a proposed ground lease between the City of New Haven and Bigelow Square, LLC, with respect to a portion of Reuse Parcel 'P' in the River Street Municipal Development Project Area, now known as 194 River Street.
- f. Order of the Board Of Alders of the City of New Haven approving the execution and delivery of a proposed ground lease between the City of New Haven and Bigelow Square, LLC, with respect to a portion of Reuse Parcel 'P' in the River Street Municipal Development Project Area, now known as 200 River Street.
- g. Order 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 in an amount not to exceed \$969,750.00 to support the environmental cleanup of 198 River Street in the River Street Municipal Development Project Plan Area.
- h. Order of the Board of Alders of the City of New Haven approving a grant of an amount not to exceed \$400,000 to Bigelow Square, LLC, to offset the cost of improving a portion of Reuse Parcel 'P' in the River Street Municipal Development Project Area, consisting of 198 River Street pursuant thereto, for commercial and industrial use.

**11. Community Development. Favorable.**

Ordinance Re: Zoning Map Amendment to Change the Zoning Designation of A Property Located On Thorn Street From Light Industrial (IL) To Business A (BA)

**12. Health & Human Services. Favorable.**

Resolution to the Board of Alders Authorizing the New Haven Health Department to accept an American Rescue Plan Act Voucher from The State of Connecticut Department of Public Health in The Amount Of \$1,956,240 To Conduct Epidemiological Investigations in Response to Children Found to Have Venous Blood Lead Levels of 5 Micrograms Per Deciliter or Greater in The City for The Period July 1, 2023, to December 31, 2026.

**13. Public Safety Favorable.**

- a. Resolution of The Board of Alders of The City of New Haven Authorizing The Mayor Of The City of New Haven To Submit An Application To The State Of Connecticut, Office of Policy And Management, In An Amount Not To Exceed \$120,000.00 To Support The Operations of the NHPD

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Crime Gun Intelligence Center, Including Data Tracking And Management And LPR Cameras For Gun Violence Case Investigations, and to Accept Such Funds If Offered And To Execute All Documents And Contracts As Necessary.

- b. Order of the New Haven Board of Alders Authorizing the City of New Haven (Mayor or Controller) to Enter into a One-Year Agreement with the Connecticut Violence Intervention Program in The Amount of Two Hundred and Fifty Thousand Dollars (\$250,000) To Implement Peer Life Coaching with High-Risk Youth Through the Youth Connect Program.

**MISCELLANEOUS**

**14. MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED:**

From Alder Herrera submitting a motion to amend LM -2020-0517, the land disposition agreement for the property known as 388 Blatchley Avenue, by amending the expiration from “February 7, 2023, 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”.

ACCT#	NAME	ADDRESS	TAX	APPROVED	REFUND AMOUNT
105549	ALLY FINANCIAL	LOUISVILLE PPC PO BOX 9001951 LOUISVILLE, KY 40290	\$85.45		\$85.45
60973	CONDUCT STEPHEN	100 YORK ST APT 15A NEW HAVEN, CT 06511	\$55.83		\$55.83
27698	CORELOGIC	PO BOX 9202 ATTN: CENTRALIZED REFUNDS COPPELL, TX 75019	\$2,887.31		\$2,887.31
62636	DAIMLER TRUST/MERCEDES BENZ FINANCIAL SERVICES	PO BOX 685, ROANOKE	\$500.37		\$500.37
64996	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$48.46		\$48.46
64997	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$48.46		\$48.46
64998	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$125.54		\$125.54
64999	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$58.20		\$58.20
65000	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$47.16		\$47.16
65001	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$47.16		\$47.16
65002	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$74.42		\$74.42
65003	DRIGGINS DAVID	37 KNEELAND RD NEW HAVEN, CT 06512	\$48.46		\$48.46
70807	GRAYSON LAWRENCE	342 MEADOWBROOK COURT WEST HAVEN, CT 06516	\$474.58		\$474.58
86078	GRAYSON LAWRENCE	342 MEADOWBROOK COURT WEST HAVEN, CT 06516	\$641.54		\$641.54
59228	GUARINO ALYSSA	529 M WOODWARD AVENUE APT D NEW HAVEN, CT 06512	\$170.09		\$170.09
404222	MORALES NICOLE	26 HENRY ST. NEW HAVEN, CT 06511	\$1,961.67		\$1,961.67
87974	NISSAN INFINITI LT LLC	PO BOX 650214 DALLAS, TX 75265	\$439.68		\$439.68
88603	OHLY SARA	200 LEEDER HILL DRIVE APT 337 HAMDEN, CT 06517	\$71.18		\$71.18
88605	OHLY SARA	200 LEEDER HILL DRIVE APT 337 HAMDEN, CT 06517	\$48.21		\$48.21
19832	SANTANA LUIS	127 TAFT AVE WEST HAVEN, CT 06516	\$374.11		\$374.11
19832	SANTANA LUIS	127 TAFT AVE WEST HAVEN, CT 06516	\$712.94		\$712.94
103883	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$769.54		\$769.54
103904	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$542.42		\$542.42
103912	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$657.32		\$657.32
103931	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$361.65		\$361.65
103945	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$602.75		\$602.75
104013	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$319.24		\$319.24
104025	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$260.82		\$260.82
104026	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$457.05		\$457.05
104041	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$344.70		\$344.70
104062	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$216.42		\$216.42
104070	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$207.16		\$207.16
104077	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$108.52		\$108.52
104092	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$230.79		\$230.79
104099	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$216.42		\$216.42
104100	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$88.53		\$88.53
104134	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$178.53		\$178.53
104165	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$178.53		\$178.53
104214	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$1,104.34		\$1,104.34
104238	TOYOTA LEASE TRUST	20 COMMERCE WAY, SUITE 800 WOBURN, MA 01801-1057	\$174.54		\$174.54
12037	WELLS FARGO TAX OPERATIONS	ATTN: FINANCIAL SUPPORT, PO BOX 14506 DES MOINES, IA 50306	\$8,540.59		\$8,540.59
	11/20/2023				
	PENDING BOA		\$24,480.68		\$24,480.68

**FROM TAX COLLECTOR, ORDER DE TAX REFUNDS (NOVEMBER 20,2023)**

ORDERED by the New Haven Board of Aldermen that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

<b>NAME</b>	<b>ACCT#</b>	<b>REFUND AMOUNT</b>
<b>ALLY FINANCIAL</b>	<b>105549</b>	<b>\$85.45</b>
<b>CONDICT STEPHEN</b>	<b>60973</b>	<b>\$55.83</b>
<b>CORELOGIC</b>	<b>27698</b>	<b>\$2,887.31</b>
<b>DAIMLER TRUST/MERCEDES BENZ FINANCIAL SERVICES</b>	<b>62636</b>	<b>\$500.37</b>
<b>DRIGGINS DAVID</b>	<b>64996</b>	<b>\$48.46</b>
<b>DRIGGINS DAVID</b>	<b>64997</b>	<b>\$48.46</b>
<b>DRIGGINS DAVID</b>	<b>64998</b>	<b>\$125.54</b>
<b>DRIGGINS DAVID</b>	<b>64999</b>	<b>\$58.20</b>
<b>DRIGGINS DAVID</b>	<b>65000</b>	<b>\$47.16</b>
<b>DRIGGINS DAVID</b>	<b>65001</b>	<b>\$47.16</b>
<b>DRIGGINS DAVID</b>	<b>65002</b>	<b>\$74.42</b>
<b>DRIGGINS DAVID</b>	<b>65003</b>	<b>\$48.46</b>
<b>GRAYSON LAWRENCE</b>	<b>70807</b>	<b>\$474.58</b>
<b>GRAYSON LAWRENCE</b>	<b>86078</b>	<b>\$641.54</b>

<b>GUARINO ALYSSA</b>	<b>59228</b>	<b>\$170.09</b>
<b>MORALES NICOLE</b>	<b>404222</b>	<b>\$1,961.67</b>
<b>NISSAN INFINITI LT LLC</b>	<b>87974</b>	<b>\$439.68</b>
<b>OHLY SARA</b>	<b>88603</b>	<b>\$71.18</b>
<b>OHLY SARA</b>	<b>88605</b>	<b>\$48.21</b>
<b>SANTANA LUIS</b>	<b>19832</b>	<b>\$374.11</b>
<b>SANTANA LUIS</b>	<b>19832</b>	<b>\$712.94</b>
<b>TOYOTA LEASE TRUST</b>	<b>103883</b>	<b>\$769.54</b>
<b>TOYOTA LEASE TRUST</b>	<b>103904</b>	<b>\$542.42</b>
<b>TOYOTA LEASE TRUST</b>	<b>103912</b>	<b>\$657.32</b>
<b>TOYOTA LEASE TRUST</b>	<b>103931</b>	<b>\$361.65</b>
<b>TOYOTA LEASE TRUST</b>	<b>103945</b>	<b>\$602.75</b>
<b>TOYOTA LEASE TRUST</b>	<b>104013</b>	<b>\$319.24</b>
<b>TOYOTA LEASE TRUST</b>	<b>104025</b>	<b>\$260.82</b>
<b>TOYOTA LEASE TRUST</b>	<b>104026</b>	<b>\$457.05</b>
<b>TOYOTA LEASE TRUST</b>	<b>104041</b>	<b>\$344.70</b>
<b>TOYOTA LEASE TRUST</b>	<b>104062</b>	<b>\$216.42</b>
<b>TOYOTA LEASE TRUST</b>	<b>104070</b>	<b>\$207.16</b>
<b>TOYOTA LEASE TRUST</b>	<b>104077</b>	<b>\$108.52</b>





..Title

ORDER CONCERNING REAL PROPERTY TAXES OF **TRAVIS BROWN JR.** ON MOTOR VEHICLE TAX ACCOUNTS **709985, 709986 AND 725488**

..Body

WHEREAS: **Travis Brown Jr.**, has old motor vehicle tax accounts; and

WHEREAS: **Travis Brown Jr.**, wants to pay these tax bills; and

WHEREAS: **Travis Brown Jr.**, is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers **709985, 709986, and 725488** be forgiven

BE IT FURTHER ORDERED that **Travis Brown Jr.**, will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts **709985, 709986, and 725488**

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION [IF A GRANT]:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** 11/3/2023

**Meeting Submitted For:** 11/9/2023

**Regular or Suspension Agenda:** SUSPENSION AGENDA

**Submitted By:** Michael Piscitelli, Economic Development

**Title of Legislation:**

AN ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH ITS ECONOMIC DEVELOPMENT ADMINISTRATION, TO NEGOTIATE FEES FOR AN EXTENDED DURATION EVENT WITH THE LONG WHARF THEATER AT THE CANAL DOCK BOATHOUSE

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**Comments:** Legistar File ID: LM-2023-0615

Respectfully requesting Unanimous Consent

**Coordinator's Signature:**

  
N/A

**Controller's Signature (if grant):**

**Mayor's Office Signature:**

Call (203) 946-7670 or email [bmontalvo@newhavencf.gov](mailto:bmontalvo@newhavencf.gov) with any questions.

**\*\*PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED\*\***



Justin Elicker  
Mayor

**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Michael Piscitelli  
Economic Development  
Administrator

November 20, 2023

The Honorable Tyisha Walker-Myers  
President, New Haven Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**RE: AN ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH ITS ECONOMIC DEVELOPMENT ADMINISTRATION, TO NEGOTIATE FEES FOR AN EXTENDED DURATION EVENT WITH THE LONG WHARF THEATER AT THE CANAL DOCK BOATHOUSE**

Dear Honorable President Walker-Myers:

Enclosed for the Board of Alders' ("BOA") consideration is an Order requesting approval to amend the fee schedule for the Canal Dock Boathouse ("the Boathouse") that will enable the City of New Haven (the "City") to negotiate an agreement for a six ("6")-week residency with the Long Wharf Theatre (the "Theatre") at the Boathouse. The currently approved fee schedule only considers costs and fees for one day events.

As you know, at present the Theatre is itinerant. Its first show of the 2023-24 season is moving between private homes in the region, institutional spaces like colleges/universities and public libraries as well as not for profits like the Jewish Community Center and ConnCAT.

For the second show of the season, and first of 2024, the Theater has approached the City about the possibility of a 6-week, 30 performance "residency" of "A View From The Bridge" taking place at the Boathouse between January 29, 2024 and March 11, 2024. We think this is an exciting proposal that would assist a strong partner cultural institution as it reimagines itself while bringing needed activation and attention to the Boathouse during a time when it is often "dark". Further, this would also strengthen the partnership between the Theatre, the City's Arts and Culture team and the Boathouse at a time when we are contemplating how the future operation of the Boathouse will look.

In addition to increasing attention to the Boathouse and raising revenue during the winter months, the Theater's residency would bring an additional 6,000 people to the Boathouse while providing the usual free student matinee performances as well as free tickets for all K-12 students.

However the BOA-approved fee schedule for the Boathouse does not contemplate long term residencies and even at a discounted day rate, the City's quote to the Theatre was well over \$80,000. For a full year this would come out to approximately \$700,000 in rent. The Theatre's budget can reasonably support \$25,000 for venue costs for this production (the total production cost is approximately \$500,000) and for the reasons given, the City's Economic Development Administration ("EDA") believes that this request should be supported.

The EDA has already submitted a proposed ordinance amendment to the fee schedule for the Boathouse to allow the City to negotiate extended duration agreements for events similar to the Theatre's proposed residency, which are more in line with market rates for longer term events. This proposed ordinance amendment was submitted on November 9, 2023 and is already in committee.

The proposed order regarding the Theatre's 6-week residency at the Boathouse is being submitted with a request for Unanimous Consent at the November 20, 2023 meeting so we can assure all necessary agreements between and the City and the Theatre are completed well in advance of their proposed residency dates. This also ensures the Theatre has ample time to promote the residency at the Boathouse to the public.

Thank you for your timely consideration of this matter, please do not hesitate to contact me with further questions or concerns.

Sincerely,



Carlos Eyzaguirre  
Deputy Economic Development Administrator

CC:

Barbara Montalvo, Legislative Liaison to Board of Alders  
Albert Lucas, Director, Office of Legislative Services  
Michael Piscitelli, EDA  
Erika Flowers, Event Manager, Canal Dock Boathouse

..title

AN ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH ITS ECONOMIC DEVELOPMENT ADMINISTRATION, TO NEGOTIATE FEES FOR AN EXTENDED DURATION EVENT WITH THE LONG WHARF THEATER AT THE CANAL DOCK BOATHOUSE

..body

WHEREAS, the Long Wharf Theatre (the “Theatre”) is one of New Haven’s premiere arts and culture institutions and is a performing arts center of national renown; and

WHEREAS, professional theater houses nationally are suffering a loss of attendees and revenue even in a post-COVID economy and from which the Theatre has not been immune; and

WHEREAS, the Theatre no longer maintains a permanent location to stage performances; and

WHEREAS, the Theatre approached the City of New Haven (the “City”) about securing the Canal Dock Boathouse (the “Boathouse”) for an extended duration event (6-week residency) to stage their second show of the 2023-2024 season; and

WHEREAS, the proposed length of the Theatre’s extended duration event is to last for 6 weeks between January 29, 2024 and March 11, 2024 and encompass 30 performances; and

WHEREAS, in order to deliver revenue from an extended duration event to be held at the Boathouse during winter months in which few events are scheduled at the Boathouse; and

WHEREAS, the approved Boathouse fee schedule does not contemplate extended duration events with said schedule having been enacted with primarily short-term events in mind; and

WHEREAS, due to the Theatre’s enduring cultural significance to the Greater New Haven community but constrained not for profit budget, the City is prepared to accept a discounted extended duration event rate of \$25,000 to cover venue costs for the length of the residency

NOW, THEREFORE, BE IT ORDERED, by the City’s Board of Alders that the City is authorizing the Boathouse to enter into a license agreement with the Theatre for an extended duration event as described above

LET IT BE FURTHER ORDERED, that the City, acting through its Economic Development Administrator (the “EDA”), may authorize and execute any required documentation in order to enact and finalize this negotiated extended duration event

FISCAL IMPACT STATEMENT

DATE: 11/3/2023  
FROM (Dept.): Economic Development Administration  
CONTACT: Carlos Eyzaguirre PHONE 203-946-5761

SUBMISSION ITEM (Title of Legislation):

AN ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH ITS ECONOMIC DEVELOPMENT ADMINISTRATION, TO NEGOTIATE FEES FOR AN EXTENDED DURATION EVENT WITH THE LONG WHARF THEATER AT THE CANAL DOCK BOATHOUSE

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
<b>A. Personnel</b>				
1. Initial start up	N/A	N/A		
2. One-time	N/A	N/A		
3. Annual	N/A	N/A		
<b>B. Non-personnel</b>				
1. Initial start up	N/A	N/A		
2. One-time	N/A	N/A		
3. Annual	N/A	N/A		

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO   
YES

1. One time: \$25,000.00

2. Annual:

**Other Comments:** As stated in the cover letter, if able to reach an agreement with Long Wharf Theatre for a residency at the Boathouse, the City would receive \$25,000.

**Long Wharf Theatre @ the Canal Dock Boathouse**

**What:** Long Wharf Theatre opened its doors in 1965 with a two-week run of *The Crucible* by Arthur Miller. In 2024, we will return to Miller’s writing with a powerful revival of *A View from the Bridge*. ***We aim to announce this show, the dates, the venue and our partnership with the City of New Haven’s Department of Arts, Culture and Tourism on October 24, 2023.***

**When: 6 Weeks Total (see attached calendar)**

Load-in: January 29, 2024	Opening Night Performance: February 16, 2024
Technical Rehearsal: February 6, 2024	Closing Performance: March 10, 2024
1st Preview Performance: February 10, 2024	Load-out: March 11, 2024

**SHOW DESCRIPTION**

1950s, Brooklyn: Eddie Carbone makes his living as a longshoreman while he and his wife Beatrice raise their niece, Catherine, poised delicately on the cusp of adulthood. When Beatrice’s cousins Rodolpho and Marco arrive illegally from Italy and Rodolpho and Catherine fall in love, Eddie’s entire world is shaken, and he reckons with the drastic measures he will take to maintain his own status quo. *A View from the Bridge* is a deeply relevant and classic story about family, xenophobia, power, and the complexities of the American dream.

**THE MOMENT**

59 years ago, we couldn’t have predicted that Long Wharf Theater would be on the forefront of an evolution of the American Regional Theatre, featured in The New York Times, The Washington Post and, most recently, [PBS NewsHour](#) for our determination to thrive in a moment when most theaters are struggling under the weight of dysfunction and unsustainability. Spirited by our city, the creative capital of Connecticut, we choose invention, imagination and inclusion – embracing a model where we produce theatre throughout the region, activating “stages” around our city and bringing theater to our neighbors to make our world-class performances accessible to all.

**WHY THE BOAT HOUSE?**

In view of the harbor and in the shadow of the Pearl Harbor Memorial Bridge, The Canal Dock Boathouse is the perfect site for a story about a working-class, immigrant family living near the docks. It is an accessible, safe, and well-appointed venue with infrastructure that can hold up to 200 people for each of our 30 planned performances. As a city owned building, it sends a message to our audiences that this show is for everyone and anyone in the city and we invite all to share in the experience. To our regional audiences, it is an invitation to explore a beautifully restored gem in downtown New Haven.

**PARTNERSHIP**

This production will bring nearly 6,000 people to the Canal Dock Boathouse during the area’s quiet season, introducing them to the possibilities of using the space for their own needs. We will spread the word of our activation of this treasured city building with our 25,000-member e-mail list at least weekly between October 24 and the end of performances in March, as well as in print media, digital media, outdoor advertising and on our social channels. Additionally, for middle and high school students, we will host two student matinee performances with in-depth study guides and post-show conversations. As always, our tickets are free for all K-12 students.

As a key partner to this production, the City will be listed in our marketing materials, including all show programs, emails, event signage, and print advertising. We suggest crediting the partnership as follows: Long Wharf Theatre in partnership with New Haven’s Department of Arts, Culture and Tourism presents Arthur Miller’s *A View From The Bridge*. We are happy to discuss other opportunities for celebrating our partnership, such as speaking opportunities and a presence at other special events.

As a non-profit organization heavily focused on achieving a sustainable model, we must be thoughtful and responsible with every financial decision in order to emerge from the pandemic and this moment of transition successfully. Our budget can reasonably hold up to \$25,000 all-in for the venue costs for this production. We need the City of New Haven and the Department of Arts, Culture and Tourism to partner with us to make this vision of an accessible, sustainable and equitable regional theater possible as we drive with determination towards our historic 60th anniversary celebration.





**Arlevia T. Samuel, M.S.**  
*Executive Director*

**CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

**LIVABLE CITY INITIATIVE**

*165 Church Street, 3<sup>rd</sup> Floor*

*New Haven, CT 06510*

*Phone: (203) 946-7090 Fax: (203) 946-4899*



**CITY OF NEW HAVEN**

**AN ECONOMIC DEVELOPMENT DEPT.**

*Michael Piscitelli*

*Economic Development*

*Administrator*

November 1, 2023

The Honorable Tyisha Walker-Myers, President  
Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**Re: 388 Blatchley Avenue Motion to Amend**

Dear President Walker-Myers:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 388 Blatchley Avenue which was adopted by the Board of Alders on December 21, 2020 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Arlevia T. Samuel".

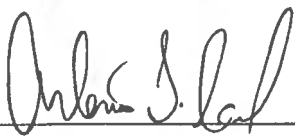
Arlevia T. Samuel, M.S., CPM  
Executive Director

## MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 388 Blatchley Avenue, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2020, and which was adopted by the Board of Alders on December 21, 2020 and amended to extend the expiration of the said Order on February 7, 2022. The property was to be evenly split between Hong Guo at 386 Blatchley Avenue and Agilsberto Montalvo and Nilda Reyes at 394 Blatchley Avenue. The purchase of this property was delayed due to the Covid-19 crisis and a back log of files at the Office of Corporation Counsel. The applicants desire to purchase this property.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from "February 7, 2023 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".



Arlevia T. Samuel, M.S., CPM  
Executive Director

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 388 BLATCHLEY AVENUE BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM "FEBRUARY 7, 2023 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".

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 388 Blatchley Avenue (the "Property"), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on December 21, 2020, and amended on February 7, 2023, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6<sup>th</sup>, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from "February 7 2023, 2 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".

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 388 BLATCHLEY AVENUE. Disposition of vacant sliver lot for parking and side yard. (Applicants: Agilsberto Montalvo, Nilda Reyes, and Guo Hong)  
**REPORT:** 1576-03  
**ADVICE:** No Advice

### PROJECT SUMMARY:

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**Applicants:** Agilsberto Montalvo & Nilda Reyes; Guo Hong  
**Disposition Price:** \$435.63 (A. Montalvo & N. Reyes); \$2,613.7 (G. Hong)  
**Site:** 6,649sf  
**Zone:** RM-2  
**Use:** Parking & side yard  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to evenly split the 3,485 SF sliver lot located at 388 Blatchley Avenue between adjacent property owners (15' of frontage each). The applicants will utilize the land for additional parking and side yard area.

### PLANNING CONSIDERATIONS:

The proposal will create more on-site parking spaces for two existing residential developments (one multi-family and one single-family) and alleviate existing off-site parking needs on a block where only one-side off-street parking is permitted. Should the proposed parking areas either site exceed ten total parking spaces, the applicant must seek Site Plan Review approval from the City Plan Commission.

### ADVICE:

No advice. The Commission didn't have enough information to determine if the sale of the property for the use of parking is the best use feasible for this location.

**ADOPTED:** November 4, 2020  
Ed Mattison  
Chair

**ATTEST:** Aicha Woods  
Aicha Woods  
Executive Director, City Plan Department



**Arlevia Samuel**  
*Acting Executive Director*

## **CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

### **LIVABLE CITY INITIATIVE**

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New Haven, CT 06510  
Phone: (203) 946-7090 Fax: (203) 946-4899*



**CITY OF NEW HAVEN**

**AN ECONOMIC DEVELOPMENT DEPT.**

*Michael Piscitelli*  
*Economic Development  
Administrator*

December 10, 2020

The Honorable Tyisha Walker-Myers, President  
Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Re:

Dispositions: 388 Blatchley Avenue, 627 Washington Avenue

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5<sup>th</sup>, 2006, as well as the Board of Alder's May 20<sup>th</sup>, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia Samuel  
Acting Executive Director

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** December 10, 2020

**Meeting Submitted For:** December 21, 2020

**Regular or Suspension Agenda:** Regular

**Submitted By:** Arlevia Samuel

**Title of Legislation:**  
Disposition of Property

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**Comments**    Permission per Board of Alders Order:  
                         Dispositions:  
                         388 Blatchley Avenue  
                         627 Washington Avenue

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**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_

**LIST OF PROPERTIES PROPOSED FOR DISPOSITION**  
**December 21, 2020**

<b>ADDRESS</b>	<b>Type</b>	<b>Price</b>	<b>Owner</b>	<b>USE</b>	<b>WARD</b>
388 Blatchley Avenue	Sliver lot	\$435.63  1742.5 Sq./ft. @ \$0.25 per square foot Owner occupant in CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Agilsberto Montalvo and Nilda Reyes who will utilize this land as a side yard and parking area.	8
388 Blatchley Avenue	Sliver lot	\$2613.75  1742.5 sq./ft. @ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Hong Guo who will utilize this this land as a side yard and parking area	8
627 Washington Avenue	Sliver lot	\$5,227.50  3485 Sq./ft.@ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to 623-625 Washington AVE, LLC who will utilize this sliver lot as a side yard. <b><u>No driveway is permitted on any portion of this parcel and no parking is permitted on this parcel.</u></b>	4

**ORDER APPROVING THE DISPOSITIONS OF: A PORTION OF 388 BLATCHLEY AVENUE TO AGILSBERTO MONTALVO AND NILDA REYES FOR \$435.63; A PORTION OF 388 BLATCHLEY TO HONG GUO FOR \$2,613.76; 627 WASHINGTON AVENUE TO 623-625 WASHINGTON AVE, LLC FOR \$5,227.50**

BE IT FURTHER ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated December 21, 2020 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6<sup>th</sup>, 2009.

This Order will expire and be of no further force and effect twelve months from the date of passage 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.



**LCI Board Special Meeting Minutes**  
**November 18, 2020 (Via Zoom)**

**PRESENT:** Timothy Yolen, Neil Currie, Seth Poole, Hon. Delphin Clyburn, Arlevia Samuel, Evan Trachten

**Absent:** Hon. Ernie Santiago, Patricia Brett

**Meeting called to order at 6:06 P.M.**

**Review of LCI Board meeting minutes from September 23, 2020. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie, Approved unanimously**

**New Business**

**388 Blatchley Avenue**

Evan told the Board that the City proposes to dispose of this sliver lot to the two adjacent property owners. One applicant is an owner occupant (Montalvo / Reyes) and pays \$0.25 per square foot for their 1742.5 sq./ft. portion (\$435.63). The other applicant does not live on site and will pay \$1.50 per square foot per the Guidelines for an equal sized portion and the purchase price will be \$2613.75.

Evan told the Board LCI demolished a property at this site that could not be rehabilitated. The parcel is a sliver lot. The Alder (Decker) supports the sale per the PAD Minutes. Off street parking is needed on Blatchley Avenue because it's a dense neighborhood and a narrow street. This is a straightforward sliver lot disposition. Alder Clyburn said she will support the Alder if he approves this disposition. Alder Clyburn has issues in her ward with some investment properties so when she hears the owner does not live on site that can be a concern to her (based on what happens in her ward).

**Tim made a motion to approve the item, seconded by Alder Clyburn, Approved unanimously**

**627 Washington Avenue**

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owner 623-625 Washington Ave, LLC. This is a corner lot so developing a structure is difficult due to it having two front yards. This is also a busy street with limited open space or parking. This parcel will be used as a yard area. The PAD Committee approved this with the condition that no parking is permitted on this parcel do to Zoning regulations about front yard parking. There is a letter of support from Alder Rodriguez.

The property owner owns 623 Washington Avenue as well as 615 Washington Avenue. All of the tenants from both properties park at 623 Washington Avenue and this will create open space for the occupants to enjoy as a yard / play space. Neil told the Board he is concerned this lot will eventually be used for parking, what safeguards exist to ensure compliance? Evan told the Board the LDA would restrict the use. Legal action could be taken but that would be unlikely. The City does enforcement and if this came to

our attention we could send a letter based on the LDA or Zoning. LCI could send a violation letter, a lawsuit may be needed if compliance was not achieved based on a letter.

Alder Clyburn talked about enforcement issues in her ward. She walks her ward and sees violations that need to be addressed and LCI is not able to resolve every issue about front yard parking. Evan explained front yard parking is an issue, a lot of people are home during the pandemic and LCI sees this as a trend. Zoning enforcement is coordinated by Jim Turcio. LCI assists and we do send some letters (zoning / anti blight) to address front yard parking. We don't like front yard parking it's unsightly. It's been tough for Alder Clyburn to get resolution for some issue in her ward.

Evan noted that this lot has attracted a lot of illegal dumping over the years. This sale will put it back on the tax rolls. Seth noted that the Google aerial view shows 6 cars parked on 623-625 Washington. Alder Clyburn made a motion to approved. There was a second and further discussion. Tim wanted to make sure the LDA would restrict parking, Evan said it would. Seth asked if there was parking for the adjacent parcel on King Place, Evan told the Board it had a driveway and parking, and due to City Planning considerations we don't typically split parcels in odd shapes we try to maintain the lot lines.

Neil pointed out he sees a curb cut and a gate on this parcel via Google Street view. There was discussion about why there is a curb cut here? Evan told the Board when areas receive new sidewalks the engineering department plans ahead and assumes development may occur on certain parcels. Neil offered a friendly amendment and Alder Clyburn agreed to modify the previous motion.

**Neil Currie made a motion to approve the item with the condition that a no driveway may be placed on this parcel and no parking is permitted on this parcel, seconded by Alder Clyburn, Approved unanimously**

## **LCI Election**

**Evan talked about the Election. Corporation Counsel said it was property noticed. Alder Clyburn asked about the rules for an election. Evan told Alder Clyburn the meeting has been noticed. A motion was made to hold the vote because it was noticed. The LCI Board bylaws were not violated. We also put the Election on this agenda so if the Board wanted to revote tonight, or a future meeting notice of this matter has been posted. If we have a quorum in attendance the powers of the Board are vested in its members. Seth noted that Alder Santiago has not been in attendance frequently, Alder Clyburn said that Alder Santiago had been dealing with some issue and she too had been away taking care of family. Alder Clyburn understands that a full Board is not required to hold the LCI Board Election, only a quorum is needed. Seth Poole said that he too had reviewed the LCI Bylaws concerning the election.**

**Alder Clyburn also asked about members terms. Why did Mary Wadley's term end. Evan said she was not reappointed because hit her term limit (10 years). Her reappointment was given leave to withdraw. Evan was advised by the Board of**

**Alders Aldermanic Affairs committee staff person that an expired term plus a leave to withdraw effectively takes a person off a board unless the bylaws state otherwise. Alder Clyburn thought there was a past practice that allows members to stay on the Board. Seth said the LCI Bylaws need to be updated.**

**Alder Clyburn also asked about the sale of 261-265 Starr Street. Why did this item not return to the LCI Agenda?**

**Evan told the Board this item was approved by LCI Board and sent to the Board of Alders (BoA). The BoA took no action. This item does not come back to LCI to be reconsidered because there are changes to this proposal, thus it is a new proposal and must restart the disposition process (it is essentially a new proposal). This item was approved at LCI Board and discharged to the BoA. This sale has come to LCI several times and per the Guidelines it must be sold to a Church at fair market value as it was proposed the last time it was on our agenda. Alder Clyburn said a Church member submitted info to Serena and thought it would be on our agenda. Alder Clyburn said a letter was submitted with this information. Evan recalled a spreadsheet of values but not backup info. Our guidelines require a sale at fair Market value because the applicant is a religious organization. Neil Currie thinks this violates Federal law (RLUIPA) and we need to revise the guidelines and put them on our agenda immediately. Seth said we need to come into the 21<sup>st</sup> century and deal with Disposition Guidelines and the LCI bylaws.**

**Seth congratulated Arlevia Samuel on becoming the LCI Director and looks forward to working with her. Alder Clyburn congratulated everyone for their positions. Arlevia thanked the Board and is glad to be back on the Board (as the LCI Director)**

**Motion to adjourn by Alder Clyburn , second by Neil, All were in favor, meeting adjourned 7:03PM.**

# PAD Meeting Minutes October 21, 2020

**Present:** Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

**Absent:** Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:03 P.M.

A motion to approve the PAD Minutes from August 19, 2020 was made by Steve Fontana, seconded by Alder Antunes, Approved **Unanimously**

## Action items

### 388 Blatchley Avenue

Evan Trachten explained that the City is proposing to evenly split this sliver lot between the adjacent property owners (15' of frontage each). One applicant is an owner occupant and pays \$0.25 per sq.ft (Reyes / Movtavo) and the other applicant is paying \$1.50 per sq./ft. because they are not owner-occupants (Hong). Evan will verify the pricing because there may be a typo on the cover sheet.

Evan told the committee there was a house on this lot that the City demolished because the house had deterrirated after a fire. Photos were shown of the old house and the curent vacant lot. It was noted that Alder Decker contacted Alders Antunes and Alder Festa about this sliver lot sale.

**A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously**

### 83 Butler Street

Evan Trachten explained that the City is proposing to sell this vacant lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will develop a two-family owner-occupied property with a 5-year minimum occupancy period on this parcel. Several parcels were recently sold NHS and this parcel should have been included with those addresses, but this parcel was delayed inadvertently. There is a letter of support from Alder Clyburn in the file supporting this disposition.

Nate talked about the lot being able to site two units because it has 4000+ sq./ft with 50' of frontage. The lot is non-conforming because it has less than 5400 sq., /ft. Nate confirmed the item will need zoning approval. Alder Festa asked about parking. Does Butler Street have ample on street parking? Evan told the committee a driveway would be developed for this property and there is plenty of on street parking. Nate said 2 parking spaces are needed and if they are unable to have two spaces, they can apply for a special exception from the BZA

**A motion was made by Steve Fontana to approve the item, seconded by Alder Antunes , roll call was taken and the item was approved unanimously**

### **627 Washington Avenue**

Evan told the committee this lot has attracted a lot of illegal dumping over the years. The City had approached the owner who is an LLC to purchase the property. The owner finally has submitted the paperwork for this sale. This parcel is a sliver lot and a corner lot. It is difficult to develop housing on a corner parcel like this one sized at 35' X 100'. The applicant pays \$1.50 per sq./ft. as a non-owner occupant. There was no interest in building on this site from our non-profit partners. The applicant will use this area as a side yard.

Evan noted that the property owner owns both 623 and 615 Washington Avenue and all his tenants currently park at 623 Washington Avenue. This lot will create a larger yard and green space area for the occupants. Parking is not permitted in front yards and this parcel has 2 front yards as a corner lot which makes this area a side yard. Alder Antunes noted some of the parcels in this area have odd measurements. Evan noted the need for yard area as well as the limited parking on-street.

Nate asked about a curb cut. Evan said there will not be any curb cut because the lot will remain a grassy area / open space. There was discussion about a condition that prohibits parking on the lot. If we make a condition it can be removed by the Board of Alders in the future via an amendment, Evan is comfortable about adding the condition.

Alder Festa wants to make sure the owner knows he can't add a new residential structure to the lot and that he must maintain the lot as well as shoveling the snow. Evan told the committee there are deed restrictions in the LDA. Alder Festa noted that there is no letter of support from Alder Rodriguez in this file. Evan told the committee he has discussed this with the Alder, and we don't always have communications in the file or a letter of support on a sliver lot file. Evan will add an email or letter of support to the file to document the accuracy of his statements to the committee. Alder Antunes told the committee adding this information will help document why the item is before the committee if the Alder changes their position on a given matter in the future.

**A motion was made by Alder Antunes to approve the item with the condition that the lot can't be used for parking, seconded by Clay Williams, roll call was taken and the item was approved unanimously**

A motion to adjourn was made by Alder Antunes, seconded by Alder Festa, all were in favor, Adjourned at 3:25 P.M.

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>	
388 Blatchley Avenue		168 0779 01700	RM-2	9	Sliver Lot	NA	
<b>2018 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>			<b>Lot Size</b>	<b>Total sq. ft.</b>
\$30,100			\$ 30,100	\$20,070		30' X 120' Total	3485 Sq./ Ft. Per Assessor
						15'X120' Disposition	<u>1742.5 Sq./ft</u> per Applicant

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Owner-occupant CD area @ \$0.25 per sq./ft.	\$435.63  1742.5sq.ft X \$0.25 per sq./ft.	N/A	\$435.63

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 <sup>th</sup> Ward	NA	N/A

### Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Agilsberto Montalvo & Nilda Reyes 394 Blatchley Avenue New Haven CT 06513	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current

**Proposal:** LCI proposes the sale of a portion of a sliver lot..

**General discussion:** The applicant will utilize this land for parking and side yard area.

**Owner Occupancy?** The applicants are owner occupants

Prepared by: Am Jones Date 10/6/20 Concurred by: [Signature] Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>	
388 Blatchley Avenue		168 0779 01700	RM-2	9	Sliver Lot	NA	
<b>2018 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>			<b>Lot Size</b>	<b>Total sq. ft.</b>
\$30,100			\$ 30,100	\$20,070		30' X 120' Total	3485 Sq./ Ft. Per Assessor
						<b>15'X120' Disposition</b>	<b>1742.5 Sq./ft per Applicant</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>
\$30,100	Vision	10/1/19	Sliver lot to Non Owner-occupant CD area @ \$1.50 per sq./ft.	\$2613.75  1742.5 sq. ft X \$1.50 per sq./ft.	N/A	\$2613.75

### 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. Charles Decker 9 <sup>th</sup> Ward	NA	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>	<b>Name, address &amp; telephone of contact person:</b>
Guo Hong 90-4 Cosey Beach Avenue East Haven CT 06512	

<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	9/3/2020	Staff	Current

**Proposal:** LCI proposes the sale of a portion of a sliver lot..

**General discussion:** The applicant will utilize this land for parking and side yard area.

**Owner Occupancy?** N/A

Prepared by: [Signature] Date 10/16/2020 Concurred by: [Signature] Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Charles Decker 9<sup>th</sup> Ward

DATE: September 1, 2020

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.

**Sale of sliver lot at 388 Blatchley Avenue to adjacent property owners. The land will be used for side yard area and parking for both applicants.**

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.



<b>CURRENT OWNER</b> CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN, CT 06510 Additional Owners:	<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT./ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>
					Code 21 Description EX COM LN Appraised Value 30,100 Assessed Value 21,070	Yr. Code Yr. Code 2019 21 2018 1-1 2019 22 2018 1-3 2017 1-1 2017 1-3
					6093 NEW HAVEN, CT	Assessed Value 21,070 21,070

**SUPPLEMENTAL DATA**

Other ID: 09  
WARD TAXABLE CENSUS TRAC 1424 BLOCK 4000  
I/E REPORT TAX DISTRI  
ASSOC PID#

**RECORD OF OWNERSHIP**

CITY OF NEW HAVEN  
BEULAH LAND DEVELOPMENT\*  
PAEL ANKUR  
SECRETARY OF HOUSING AND URBAN  
BAC HOME LOANS SERVICING LP  
VALDIVIA MARCO

Year	Type	Description	Amount	Code	Description	q/u	w/	SALE PRICE	V.C.
9808/195									
9522/129									
9009/281									
8975/19									
8589/53									
7155/260									
<b>Total:</b>									192,000 00

**EXEMPTIONS**

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<b>OTHER ASSESSMENTS</b>								
<b>ASSESSING NEIGHBORHOOD</b>								
NBHD / SUB		NBHD Name			Tracing			
0900/A		FAIR HAVEN N						
<b>NOTES</b>								
4/08/2015 ELEC. PERMITS CLOSED.NO VALUE CHANGE.								
01/2018, FIRE-FD-VP, INSPECT 2019								
01/2019 CITY OF NEW HAVEN PURCHASE								
1/8/19 TO EXEMPT								
01/2020 BLDG DEMO 1/6/2020								

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
B-19-1647	11/15/2019	DE						
E-13-897	10/18/2013	EL	Demolish	3,000	04/08/2015	100	01/06/2020	APPLICATION TO DEMOLITION UPGRADE TO 200A

**LAND LINE VALUATION SECTION**

Use Code	Use Description	Zone	D	Front	Depth	Units	Unit	Price	I	Factor S.A.	C	ST	Factor	ST	Adi.	Notes-Adi
902V	CITY MDL-40	RM2	0	31	120	3,485	SF	11.51	1.0000	5	1.00	0900	0.75			
<b>Total Card Land Units: 3,485 SF Parcel Total Land Area: 3,485 SF</b>																

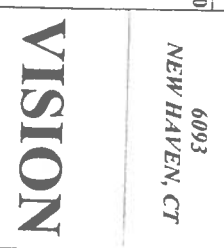
**APPRAISED VALUE SUMMARY**

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	30,100
Special Land Value	0
Total Appraised Parcel Value	30,100
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>30,100</b>

**VISIT/CHANGE HISTORY**

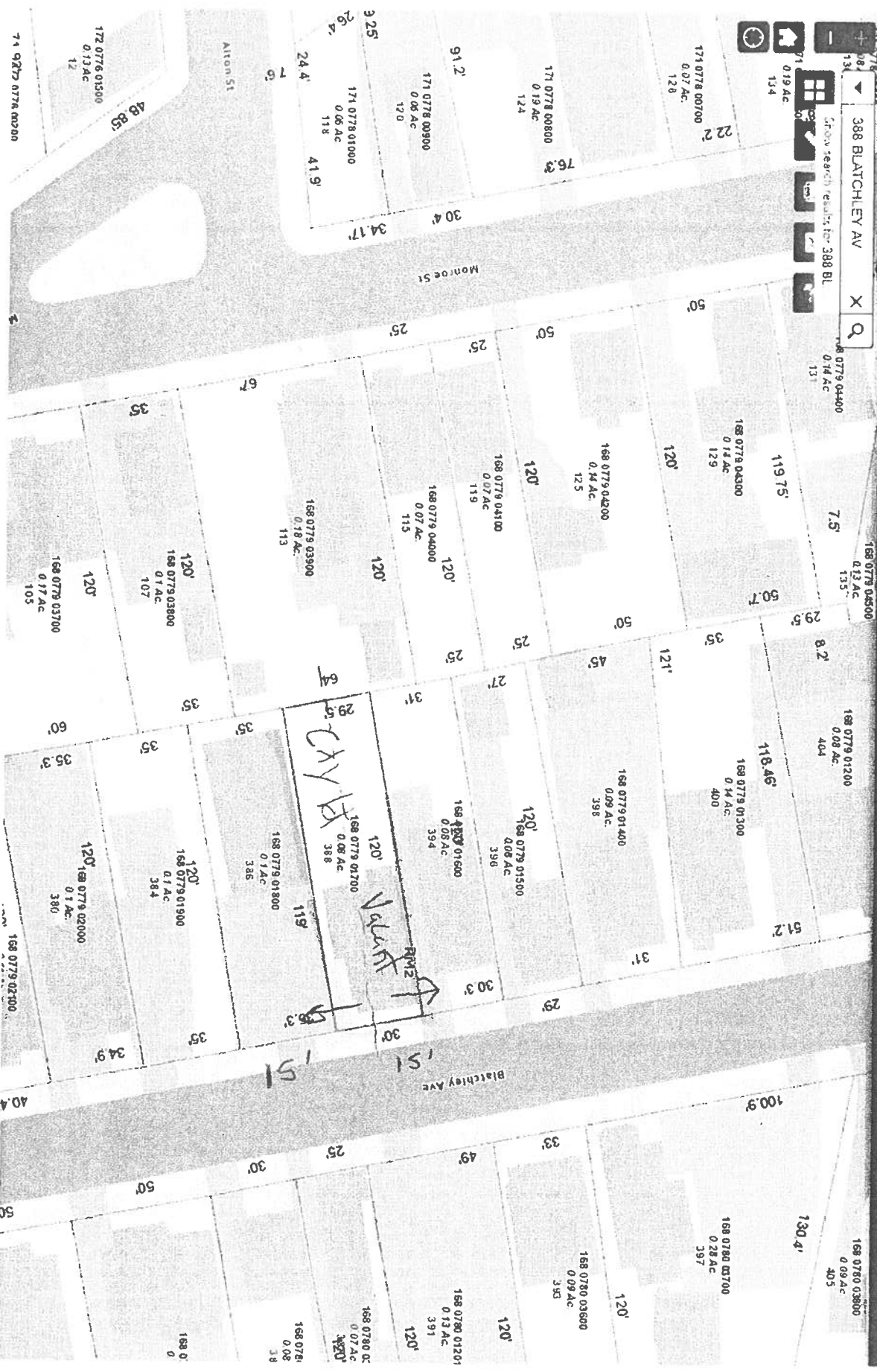
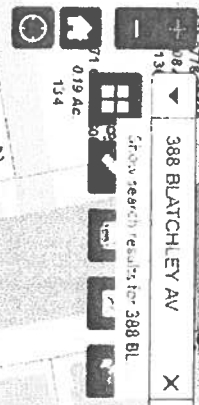
Date	Type	IS	ID	Cd.	Purpose/Result
04/08/2015	02		SF	47	BP Inspection
08/19/2011	04		V/A	DM	Data Master Sent
05/11/2011	03		JW1	70	Field Review
12/29/2010			GM2	01	Measured
08/15/2001			MJ	45	Review Against Field Cd

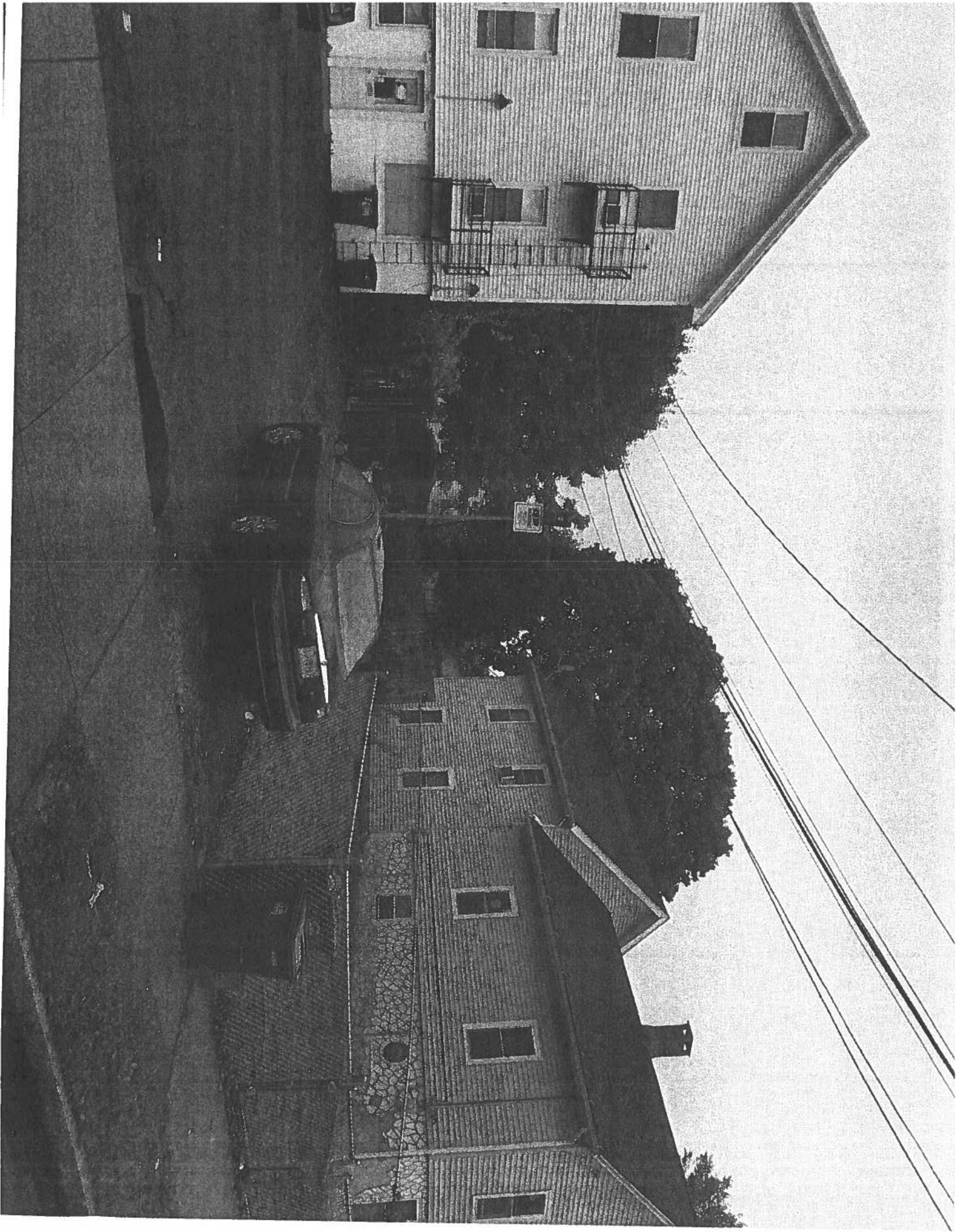


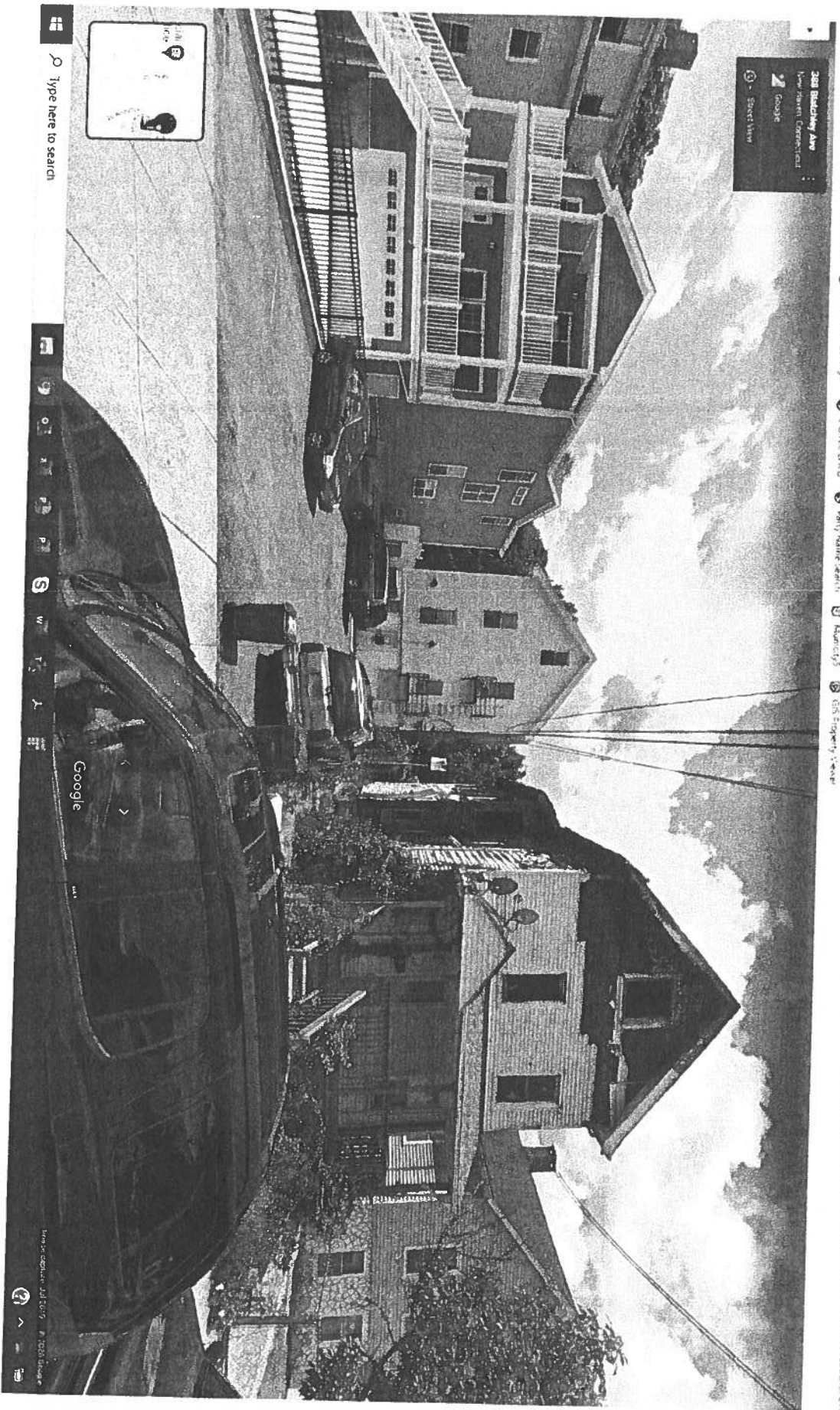
### New Haven Zoning Map

388 BLITCHLEY AV

Grow search results for 388 BL







388 Blatchley Ave - (Vacant lot)  
Property demolished