

# AGENDA / NOTICE OF MEETING

## CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING DECEMBER 20, 2023 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](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Topic: PAD December 20, 2023 Time: Dec 20, 2023 03:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting:**

<https://newhavenct.zoom.us/j/81351998783?pwd=xbfBXsXOUiNIZDty33dDd8LlM46Fasl.1>

**Meeting ID: 813 5199 8783 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 15, 2023 PAD Meeting
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
27 County Street	Negotiated	New Haven Land Bank, LLC	28
107 Farren Ave	Negotiated	New Haven Land Bank, LLC	13
21 Kimberly Avenue	Negotiated	New Haven Land Bank, LLC	5
16 Waverly Street	Negotiated	New Haven Land Bank, LLC	23
18 Waverly Street	Negotiated	New Haven Land Bank, LLC	23

**2024 PAD Committee Meeting Dates:**

January 17, 2024

July 17, 2024

January 15, 2025

February 21, 2024

August 21, 2024

March 20, 2024

September 18, 2024

April 17, 2024

October 16, 2024

May 15, 2024

November 20, 2024

June 19, 2024

December 18, 2024

IV. Open Discussion

V. Adjourn

**\*\*\*FULL ZOOM NOTICE ATTACHED BELOW\*\*\*\*\***

**PAD MEETING MINUTES**  
**November 15, 2023**

**PRESENT:** Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Esther Rose-Wilen, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

**Guests:** Donnell Hilton, City Plan

**Meeting called to order at 3:06 P.M.**

**Roll Call of Members**

The PAD minutes from October 18, 2023 were reviewed and approved unanimously.

## New Business

### 815 East Shore Parkway

Evan told the committee the City is proposing to sell this sliver lot to the New Haven Port Authority for \$2.00 per square foot as a commercial sliver lot sale. The lot is only 215 square feet. The Port owns several adjacent parcels. Alder Festa asked about the GIS map and the shading on the map. Evan explained some areas are paved and some areas are unimproved, and they are different colors. Structures are also shown on the map. Steve Fontana said this is part of a larger initiative for the Port to gain site control of the entire block. Evan noted that staff from City Plan joined the call and asked if they had any comments. Esther said they had no issue with the sale.

**A motion was by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously.**

### Old Business

#### 756-762 Congress Avenue

Evan told the committee the City is proposing to sell this vacant lot as part an RFP process. This proposal was tabled in August because the applicant needed to comply with Residential Licensing, the applicant is in compliance. Denise Keyes is the applicant, and she is proposing to acquire the lot for \$43,025 and will develop a mixed-use structure. The applicant will develop affordable rental units at this location at 80% AMI with a 20-year affordable term. The applicant submitted a narrative explaining her proposal. The applicant owns an adjacent mixed-use structure at 744 Congress Avenue. The applicant would also like to acquire 169 West Street in the future to gain additional parking because it is adjacent to 744-762 Congress Avenue. Evan contact Alder Rodriguez about this development back in August.

LCI believes this project will have a positive influence on the neighborhood. Alder Festa asked about the 80% AMI affordability. Evan said applicants typically need subsidy to bring the AMI below 80%. Evan said the applicant can opt into the Inclusionary Zoning Ordinance if they desire to do so. Alder Antunes mentioned that there is a need for housing at 25%-60% AMI, 80% AMI isn't deeply affordable. Evan noted that he agrees with Alder Antunes that a need exists. Through the PAD disposition process we have

been creating a lot of workforce housing. This project will bring new people to the community and the property will be back on the tax rolls. Alder Festa asked about the elderly housing component. Evan said LCI is treating this as a normal disposition with affordability, it will not be a deed restricted senior development. Alder Festa asked how many units will be affordable. Evan said 20% of the units will be required to be affordable at 80% AMI. Evan wasn't sure if there would be Section 8 vouchers as part of the development. Esther told the committee the applicant mentions a PDU in their narrative, but the site isn't eligible to a PDU, the it may be possible to opt-in to the IZ program. Evan summarized that the project will eliminate blight, create affordable housing at 80% AMI, and pay taxes. Clay noted that a project at 16 Miller Street will have some deeply affordable units. Alder Festa also noted the appraised value is about \$100,000 and we are selling below that value. Evan said the sale price acts as catalyst towards developing affordability, which creates a community benefit. Evan said the applicant's proposal was the most impactful because they would also make improvements to their building at 744 Congress Avenue as part of this sale.

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

Alder Festa noted that Alder Antunes is not seeking reelection, and this may be his last PAD meeting. She thanked Alder Antunes for his work and wished him a happy Thanksgiving. Other committee members also thanked Alder Antunes. Alder Antunes will be missed. Alder Antunes thanked Alder Festa and the Committee.

**A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:38 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units		
27 County Street	320 0300 00300	RM-2	28	Building Lot	Per Zoning		
107 Farren Avenue	084 0990 00300	RM-2	13	Building Lot			
21 Kimberly Avenue	266 0028 00900	BA	5	Building Lot			
16 Waverly Street	315 1290 01700	RM-2	23	Sliver lot			
18 Waverly Street	315 1290 01600	RM-2	23	Sliver lot			
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size		
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$46,600	N/A	N/A	\$256,100	\$ 179,270		50' X 100'	4792
\$56,700						50' X 100'	4566
\$52,600						64' X 90'	6336
\$50,100						31' X 106'	3485
\$50,100						31' X 106'	3485
						Total Per Assessor 22,664 Sq./ft.	

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 256,100	Vision	10/1/2022	Negotiated	\$1.00	N/A	\$1.00

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Tom Ficklin 28 <sup>th</sup> Ward Hon. Rosa Santana 13 <sup>th</sup> Ward Hon. Kampton Singh 5 <sup>th</sup> Ward Hon. Tyisha Walker-Myers 23 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
New Haven Land Bank, LLC 165 Church Street 4R, New Haven CT 06510		C/O John Ward, Member	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	12/12/2023	Staff	Current
<b>Proposal:</b> The City of New Haven proposes to dispose of several buildable lots to the New Haven Land Bank.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a few vacant lots to the New Haven Land Bank as part of the creation of the land bank. The properties will be marketed and sold by the Land Bank.			
<b>Owner Occupancy?</b> N/A			

Prepared by: *Alex G...* Date 12/12/23 Concurred by: *[Signature]* Date 12/12/23

Committee	Date	Action
PAD	12/20/2023	
City Plan	1/17/2024	

L.C.I.	1/24/2024	
Board of Alders	2/20/2024	

# PRIOR NOTIFICATION FORM

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

TO :                      Hon. Tom Ficklin 28<sup>th</sup> Ward  
                                 Hon. Rosa Santana 13<sup>th</sup> Ward  
                                 Hon. Kampton Singh 5<sup>th</sup> Ward  
                                 Hon. Tyisha Walker-Myers 23<sup>rd</sup> Ward

DATE:            **December 13, 2023**

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 building lots at 27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, and 16-18 Waverly Street as part of the creation of the New Haven Land Bank, LLC for \$1.00.**

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.

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT
CITY OF NEW HAVEN					Code Assessed 6093 Assessed 32,620
165 CHURCH ST					Code Assessed 21 46,600 Assessed 32,620
NEW HAVEN CT 06510					NEW HAVEN, CT
<b>VISION</b>					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEW HAVEN	6077	0045	03-26-2002	U	I	0	14	Year	Code	Assessed V	Year	Code	Assessed
RACCIO CONCETTA M	0	0	05-24-1973	V		0		2022	21	32,620	2021	21	32,620
Total										32,620			32,620

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total								0.00

OTHER ASSESSMENTS		ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	1600	Nbhd Name	NEWHALLVILLE	Tracing	Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	46,600
Special Land Value	32,620
Total Appraised Parcel Value	46,600
Valuation Method	C

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	903V MUNICIPAL MD	RM2	0		4,792 SF	10.82	1.00000	5	1.00	1600	0.900		1.0000	9.73	46,600
Total Card Land Units 4,792 SF Parcel Total Land Area 0 Total Land Value 46,600															

This signature acknowledges a visit by a Data Collector or Assessor









**CURRENT OWNER**  
 CITY OF NEW HAVEN THE  
 165 CHURCH ST  
 NEW HAVEN CT 06510  
 GIS ID 20202  
 Assoc Pid#

**TOPO**  
 ALT PLOT ID  
 WARD 23  
 TAXABLE  
 CENSUS 1408  
 BLOCK 1006  
 QUERY G  
 GIS ID 20202

**UTILITIES**  
 I/E REPO  
 TAX DIST  
 GIS PROP

**STRT / ROAD**  
 EX COM LN  
 50,100

**LOCATION**  
 Description  
 Code  
 21  
 Assessed  
 35,070

**CURRENT ASSESSMENT**  
 Code  
 21  
 Assessed  
 50,100  
 Assessed  
 35,070

6093  
 NEW HAVEN, CT  
**VISION**

**RECORD OF OWNERSHIP**  
 CITY OF NEW HAVEN THE  
 ALLEN WOODROW

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
6840 0266	06-23-2004	U	V	0	14
4757 0106	07-14-1994		I	27,500	
<b>Total</b>				<b>35,070</b>	<b>35,070</b>

**PREVIOUS ASSESSMENTS (HISTORY)**  
 Year Code Assessed Year Code Assessed V Year Code Assessed  
 2022 21 35,070 2021 21 35,070 2021 21 35,070  
**Total** 35,070 **Total** 35,070 **Total** 35,070

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm Int

**OTHER ASSESSMENTS**  
 Description Number Amount Comm Int  
 CHAPEL WEST B Tracing Batch  
 1800

**ASSESSING NEIGHBORHOOD**  
 CHAPEL WEST

**NOTES**  
 2002 BLDG DEMOLISHED

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	50,100
Special Land Value	0
Total Appraised Parcel Value	50,100
Valuation Method	C

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Comp	Date Comp	Comments
BP-0245	03-11-2002	DE	Demolish	35,000	11-19-2002	100	100	11-19-2002	DEMOLISH 3 DWELLING UNI
104961	11-29-1995	RH	Rehab			100			INT & EXT RENOVATIONS

**LAND LINE VALUATION SECTION**

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2 0		3,485	SF	14.38	5	1.00	1800	1.000		1.0000	14.38	50,100

**VISIT / CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
01-14-2011	GIM2	03		99	Vacant
11-19-2002	JV	DA		47	BP Inspection
07-10-2001	DA			45	Review Against Field Cd

**Total Appraised Parcel Value** 50,100

**Total Card Land Units** 3,485 **SF** Parcel Total Land Area 0  
**Total Land Value** 50,100

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
CITY OF NEW HAVEN THE										Code Assessed 21 50,100 Assessed 35,070	
165 CHURCH ST										Description EX COM LN	
NEW HAVEN CT 06510		GIS ID 20203 Assoc Pid#		SUPPLEMENTAL DATA I/E REPO TAX DIST GIS PROP						Code Assessed 21 50,100 Assessed 35,070	
Ait Prcl ID WARD 23 TAXABLE CENSUS 1408 BLOCK 1006 QUERY G GIS ID 20203										Total 50,100 Assessed 35,070	

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>V/I</b>		<b>SALE PRICE</b>		<b>VC</b>	
CITY OF NEW HAVEN THE		7235 0336		06-27-2005		U		V		0		14	
OUTLEY JULIUS & EARL		0 0								0			
		Total		0.00						Total		35,070	

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Code	Description	Amount
			Comm Int
			Amount
<b>ASSESSING NEIGHBORHOOD</b>			
Nbhd	Nbhd Name	Tracing	Batch
1800	CHAPEL WEST		

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	50,100
Special Land Value	0
Total Appraised Parcel Value	50,100
Valuation Method	
C	

<b>BUILDING PERMIT RECORD</b>		<b>VISIT / CHANGE HISTORY</b>	
Permit Id	Issue Date	Type	Description
106500	06-25-1997	DE	Demolish
		% Comp	100
		Insp Date	
		Date Comp	
		Comments	DEMOLISH BLDG
		Date	01-14-2011
		Id	MA 03
		Type	99
		Is	45
		Cd	Vacant
		Purpose/Result	Review Against Field Cd

<b>LAND LINE VALUATION SECTION</b>																			
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj	Unit P	Land Value			
1	902V CITY MDL-00	RM2	0		3,485	14.38	1.00000	5	1.00	1800	1.000			14.38	14.38	50,100			
														1.0000					
Total Card Land Units															3,485	SF	Parcel Total Land Area 0	Total Land Value	50,100

This signature acknowledges a visit by a Data Collector or Assessor



# ArcGIS Web Map



12/2023, 8:33:42 AM

1:1,058



Esri Community Maps Contributors, MassGIS, UCo  
CTDEEP, © OpenStreetMap, Microsoft, Esri, HEI  
Garmin, SafeGraph, GeoTechnologies, Inc, MET/INA,  
USGS, EPA, NPS, US Census Bureau, USDA



# ArcGIS Web Map



12/2023, 8:35:18 AM

1:955



Esri Community Maps Contributors, MassGIS, UCo  
CTDEEP, © OpenStreetMap, Microsoft, Esri, HEI  
Garmin, SafeGraph, GeoTechnologies, Inc, MET/NA,  
USGS, EPA, NPS, US Census Bureau, USDA

# ArcGIS Web Map



12/2023, 8:32:40 AM

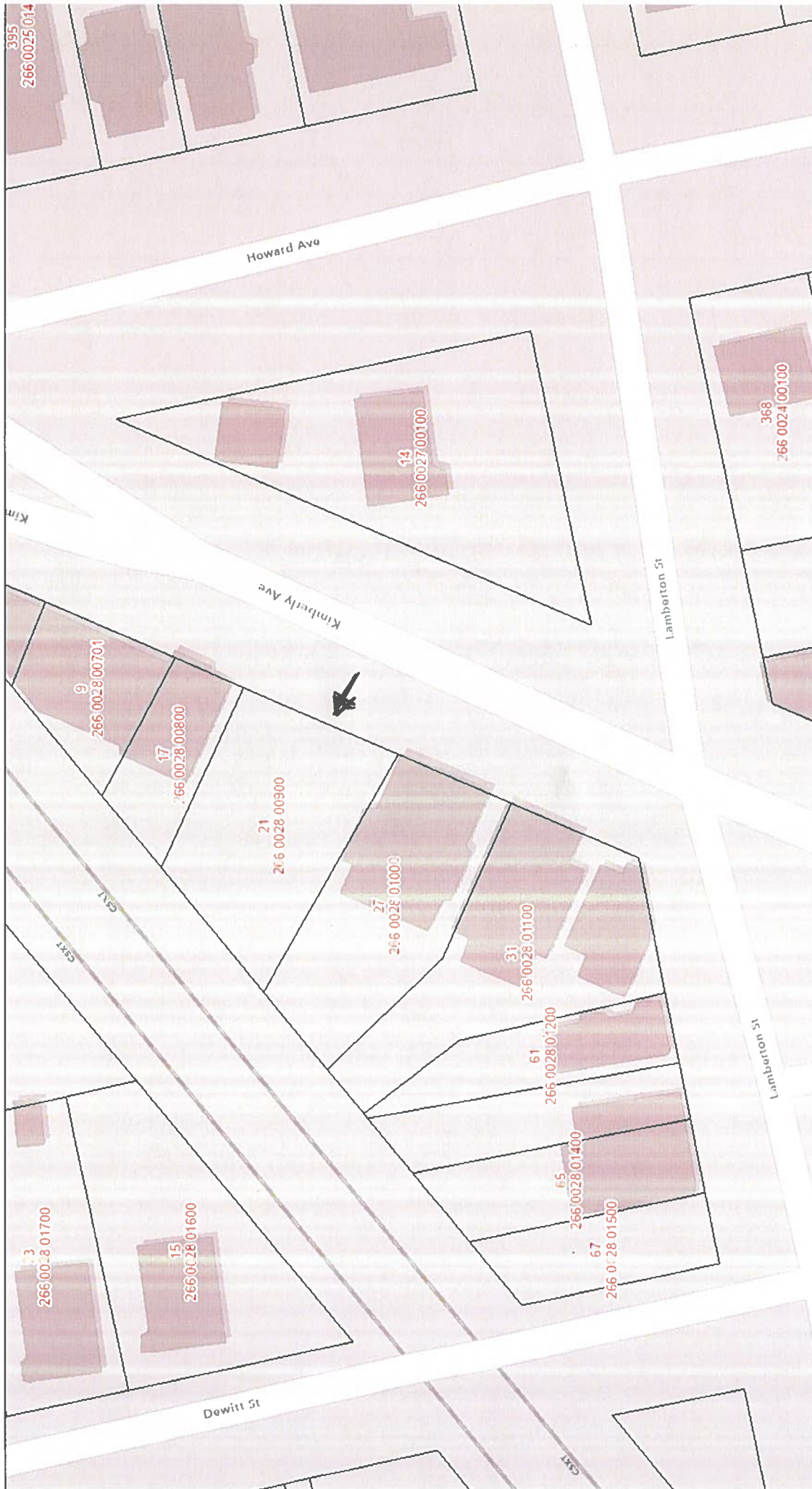
1:635



Esri Community Maps Contributors, MassGIS, UCo  
CTDEEP, © OpenStreetMap, Microsoft, Esri, HEI  
Garmin, SafeGraph, GeoTechnologies, Inc. MET/INA  
USGS, EPA, NPS, US Census Bureau, USDA

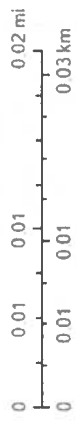


# ArcGIS Web Map



12/2023, 9:58:45 AM

1:635



Esri, Community Maps Contributors, MassGIS, UCo  
CTDEEP, © OpenStreetMap, Microsoft, Esri, HEI  
Garmin, SafeGraph, GeoTechnologies, Inc. MET/INA,  
USGS, EPA, NPS, US Census Bureau, USDA



27 County Street



107 Farren Avenue



21 Kimberly Avenue



16-18 Waverly Street



**Evan Trachten is inviting you to a scheduled Zoom meeting.**

**If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store**

**Topic: PAD December 20, 2023**

**Time: Dec 20, 2023 03:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://newhavenct.zoom.us/j/81351998783?pwd=xbfBXsXOuNIZDty33dDd8LIM46Fasl.1>**

**Meeting ID: 813 5199 8783**

**Password: 1234567a**

**One tap mobile**

**+19292056099,,81351998783# US (New York)**

**+16469313860,,81351998783# US**

**Dial by your location**

**+1 929 205 6099 US (New York)**

**+1 646 931 3860 US**

**+1 305 224 1968 US**

**+1 309 205 3325 US**

**+1 312 626 6799 US (Chicago)**

**+1 301 715 8592 US (Washington DC)**

**+1 253 205 0468 US**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 360 209 5623 US**

**+1 386 347 5053 US**

**+1 507 473 4847 US**

**+1 564 217 2000 US**

**+1 669 444 9171 US**

**+1 669 900 6833 US (San Jose)**

**+1 689 278 1000 US**

**+1 719 359 4580 US**

**833 548 0282 US Toll-free**

**877 853 5257 US Toll-free**

**888 475 4499 US Toll-free**

**833 548 0276 US Toll-free**

**Meeting ID: 813 5199 8783**

**Password: 12388105**

**Find your local number: <https://newhavenct.zoom.us/j/kd37Z17loj>**

**Join by Skype for Business**

**<https://newhavenct.zoom.us/join/81351998783>**