

LCI Board Meeting Minutes
January 24, 2024 (Via Zoom)

PRESENT Hon. Richard Furlow, Nadine Horton, Addie Kimbrough, Seth Poole, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff) Michael Pinto (Office of Corporation Counsel)

Absent: Taneha Edwards

Meeting called to order at 6:03 P.M.

Roll call of members

Review of LCI Board meeting minutes from November 29, 2023 Special Meeting. A motion to approve was made by Nadine Horton, seconded Addie Kimbrough, roll call of members was taken, approved unanimously.

New Business

815 East Shore Parkway

Evan told the Board that LCI proposes to sell this sliver lot to the New Haven Port Authority for \$430.00 as a commercial sliver lot sale at \$2.00 per square foot. The parcel is only 215 square feet. The Port owns several adjacent parcels. The lot will be utilized for port activities such as laydown and storage. There isn't any other use for this parcel given its size. This proposal is consistent with the Comprehensive Plan of Development.

Board members asked about this location. Evan described the parcel being near the highway and near the Colony Hardware site. There has been some illegal dumping of tires at this location, but they will be cleaned up as part of this sale.

Seth Poole made a motion to approve the disposition of 815 East Shore Parkway for \$430.00 to the New Haven Port Authority, seconded by Nadine Horton, roll call was taken, approved unanimously.

756-762 Congress Avenue

Evan told the Board LCI proposes to sell these vacant lots as part of an RFP. LCI Board approved a few RFP items in the fall, this item was held back because the applicant needed a Residential Rental License for her adjacent property at 744 Congress Avenue. The property has been inspected and licensed, and LCI is moving forward with this proposal. The applicant seeks to develop an apartment building at this location. There is a narrative in the file stating that the apartments will be geared towards seniors, but the applicant will also rent to non-seniors. This sale will be subject to a minimum of 20% of the units being deed restricted at 80% AMI for a 20-year minimum term per local

regulations. The applicant has estimated that she will develop 20-units, but that number is subject to change. Evan explained that the property is in a BA zone and the size of the building is based upon a floor area ration (FAR). The FAR increases if the applicant opts into the Inclusionary Zoning Ordinance (IZ). The proposal will be subject to further review by the City Plan Commission and possibly the Zoning Board of Appeals. There is a preliminary site plan in the file. Evan said the Board is looking at this proposal for the purposes of entering into an LDA. Evan noted that several LCI objectives are met by this proposal such as eliminating blight, increasing the tax base, creating affordable housing, and increasing density. Evan also told the Board LCI may also sell the applicant 169 West Street for additional parking in the future.

Nadine asked a few questions. How many senior units will be developed and will she be redeveloping her existing structure? Evan said her existing building has been improved and the applicant will continue to improve her building. The new building will likely be a mix of senior housing and market units. The final number of units hasn't been established. As the proposal works through the Zoning and City Plan review the final number will be determined. Nadine asked about the funding. Evan noted the applicant's narrative mentions several sources of funding. LCI will require proof of funding prior to closing the file. Evan told the Board the applicant's existing building was not constructed by the applicant, it is an existing structure.

Seth asked about the parking, what is the plan? Evan said the applicant will likely opt into the Inclusionary Zoning program (IZ) so there are no parking requirements. The current site plan shows 5 parking spaces. Evan noted the site plan also shows additional parking at 169 West Street. Evan said there is ample on-street parking on Congress Avenue. Utilizing the land for housing is a better use than utilizing the land for parking and the IZ program embodies that concept. LCI staff do not believe that parking is an issue. Attorney Pinto noted that if the proposal doesn't go through IZ it will go to Zoning. This proposal is in keeping with the new way the City is approaching in-fill housing. This proposal is appropriate for a BA zone and there are some larger buildings on Congress Avenue. This proposal will fill a void in the block. There will be much more review of this project if an LDA is approved. Seth asked about the terms of the LDA. Evan said it will be a standard LDA to pull a permit within 6 months and complete the project within 18 months. Seth noted the purchase price is \$43,025 which is \$5.50 per square foot.

Nadine Horton made a motion to approve the disposition of 756-762 Congress Avenue for \$43,025, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

PAD Guidelines / Motion to amend

Seth asked the Board if they would like to have more time to review the Guidelines? Attorney Pinto told the Board staff need to make some minor tweaks. The concept of the LCI Director or Development Administrator signing a contract subject to Board of Alder approval may violate the Charter. Staff will

make updates and circulate the proposed changes. **Item passed over / No action taken**

LCI election of officers

Seth told the Board that Pat Brett recently resigned to spend more time with her family. Seth said he no longer intends to take some time away from the Board after April 2024 when his term expires. Nadine noted that her term expired some time ago and she will be resigning after tonight's meeting. Nadine thanked the Board and staff for their work. Nadine is planning to join another Board in the City and has been approached by two Boards that interest her. Nadine said she wanted to lift-up the policy piece of LCI in addition to approving real estate sales. Nadine encouraged LCI to focus on policy changes and there is so much more LCI can do. She wants to see more policy changes and she currently hasn't seen much. Leaving the Board wasn't an easy decision. Nadine wants to affect policy elsewhere. Arlevia thanked Nadine for her service. Arlevia would like to hear Nadine's policy ideas. Nadine will share her ideas.

Item passed over / No action taken.

A motion to adjourn was made by Seth Poole, seconded by Addie Kimbrough, all were in favor.

Meeting adjourned 6:45 PM