

# AGENDA / NOTICE OF MEETING

## CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING MARCH 20, 2024 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

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

Time: March 20, 2024 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/87062696276?pwd=TVS6PIDYijkx8wAggGULLyxu3eczEX.1>

Meeting ID: 870 6269 6276 Password: 1234567a

One tap mobile: +16469313860,,87062696276# US

- I. Call to Order
- II. Approval of Minutes from December 20, 2023 PAD Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
54 Greenwood Street	Sliver lot	MT. Calvary Holy Church of America, Inc.	3
400 Legion Avenue	Sliver lot	MT. Calvary Holy Church of America Inc.	3
21 Haven Street	Sliver lot	E. Medeiros	8

- IV. Old Business / Open Discussion
- V. Adjourn

**PAD MEETING MINUTES**  
**December 20, 2023**

**PRESENT:** Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

**Absent:** Maurine Villani, Tax Office;

**Guests:** Dean Mack, Economic Development

**Meeting called to order at 3:02 P.M.**

**Roll Call of Members**

The PAD minutes from November 15, 2023 were reviewed and approved unanimously.

## New Business

**27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, 18 Waverly Street**

Evan told the committee the City is proposing to sell these vacant lots to the New Haven Land Bank, LLC for \$1.00. The Land Bank was recently created by the Board of Alders. As part of the Land Bank's creation, the City is providing a few parcels that it can sell-off. LCI advertised all of these lots previously as part of an RFP. LCI didn't receive bids on several of the parcels, or the bids were very low, so the parcels were not sold via the RFP. This sale will seed the Land Bank a few properties to sell. The Land Bank will keep rolling over sale proceeds as a revolving fund.

Dean Mack from Economic Development told the committee about the Land Bank and its membership of City staff, Alders, and the public. The Land Bank is an independent entity, and they are applying to be a tax exempt 501 (c)3. Clay Williams asked if selling the parcels for \$1.00 will set a precedent for future transfer for the Land Bank? Evan said no, this is the initial seeding of the Land Bank and was part of the plan that was approved by the Board of Alders. We are teeing up these properties for transfer as the Land Bank is in the process of being completely set up (need executive director, Board, staff, tax exempt status). Dean said the properties would be tax-exempt while held by the Land Bank, but taxable upon future sale. The LLC is eligible for tax exempt status. There are no plans for the parcels to be developed yet.

Dean said the Land Bank will work in parallel with the City to achieve goals of home ownership, affordable housing, and community development. Alder Festa asked a few questions about the parcels. Evan said the lots are buildable, and there was little interest from the public when the lots were offered for sale. The Land Bank will be able to acquire properties outside of the City of New Haven process. Alder Festa asked what role LCI will play given there is a Land Bank? Evan said LCI will continue to buy and sell properties, but the Land Bank will compliment our activities in the open market and will be able to purchase properties much faster than the City's acquisition process. Dean said the Land Bank will act as an LCI-accelerator, and its by-laws focus on affordable housing, owner occupied properties, and community development.

Evan reiterated the proposal is to seed the Land Bank. There were concerns about selling the parcels for \$1.00 total. Alder Festa asked if all sales would be taxable? Dean said it's possible, but the Land Bank may sell to non-profits, so it depends on who is the end buyer, and the use. Alder Festa would like to see taxable uses. Alder Antunes

asked who gets the proceeds from Land Bank sales? Evan said the Land Bank. Alder Antunes said we should sell each parcel for \$1.00 and not set a precedent. Alder Antunes also questioned if Habitat for Humanity had any interest in these parcels. Evan said they didn't apply for these parcels as part of the RFP when they were made available to the public. This proposal is to seed the Land Bank. We can impose requirements in the LDA, but we don't want to tie the hands of the Land Bank. The City imposes restrictions such as 10-year owner-occupancy, 80% AMI rentals for 20-year terms in LDA's. Steve Fontana Made a motion to approve, Alder Antunes offered a friendly amendment to sell the parcels at \$1.00 per parcel. The friendly amendment was approved. Another motion was made to clarify the previous motion.

**A motion was by Clay Williams to move the item as amended, seconded by Alder Antunes, roll call was taken, approved unanimously at \$1.00 per parcel.**

#### **2024 Meeting Dates**

It was noted June 19, 2024 is a holiday and thus, we won't be meeting on that date.

**A motion was made by Clay Williams to accept the 2024 meeting dates, seconded by Steve Fontana, roll call was taken, approved unanimously.**

#### **Open Discussion**

Clay thanked everyone for their hard work on this committee and wished everyone well for the holidays and New Year. Alder Antunes thanked Evan for his work, and thanked everyone for their hard work. Alder Festa thanked Antunes for his work and wished him the best in his future endeavors. Alder Antunes thanked Alder Festa and the Committee. Steve Fontana thanked Alder Antunes for his public service and the committee for its work. Evan also thanked Alder Antunes for helping him grow in his role over the last 10-years, and the committee for their work by sharing knowledge and helping him grow.

**A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:38 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>	
54 Greenwood Street		314 0155 01800	BA	3	Sliver lot	NA	
<b>2022 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>
\$4,300	N/A	N/A	\$ 4,300	\$3,010		32' X 41'	1280 Total Per Assessor

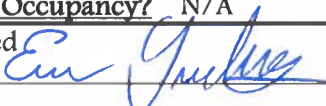

### Property Value Information

<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>
\$ 4,300	Vision	10/1/2022	Non-profit	\$1.00 per Sq./Ft.	NA	\$1,280

### 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. Ron Hurt 3 <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>	
MT Calvary Holy Church of America, Inc. 392 Legion Avenue New Haven CT 06510			
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	3/11/2024	Staff	Current
<b>Proposal:</b> The City of New Haven proposes to dispose of a sliver lot to a local non-profit to be utilized as a side-yard area.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a sliver lot at 54 Greenwood Street to MT Calvary Holy Church of God, Inc to be used as a side-yard area. An emergency exit from the adjacent property opens onto this parcel.			
<b>Owner Occupancy?</b> N/A			
Prepared by: 		Concurred by: 	
Date: 3/11/2024		Date: 3/11/2024	

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

# PRIOR NOTIFICATION FORM

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

TO : Alder Ron Hurt 3<sup>rd</sup> Ward

DATE: **February 13, 2024**

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 54 Greenwood Street to MT Calvary Holy Church of America, Inc. The lot will be utilized as a side-yard area for an existing emergency exist and a play-space area.**

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					Description Code Appraised Assessed EX COM LN 21 4,300 3,010
165 CHURCH ST	SUPPLEMENTAL DATA				Total 4,300 3,010
NEW HAVEN CT 06510	Alt Prcd ID 03	WARD 03	I/E REPO		
	TAXABLE 1406	TAX DIST	GIS PROP		
	CENSUS 4002				
	BLOCK				
	QUERY G				
	GIS ID 20019	Assoc Pld#			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)
CITY OF NEW HAVEN	5700 0117	07-20-2000	U	I	0	1	Year Code Assessed Year Code Assessed V Year Code Assessed 2023 21 3,010 2022 21 3,010 2021 21 3,010 Total 3,010 3,010 3,010

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm Int  
 Total 0.00

OTHER ASSESSMENTS	Year	Code	Description	Number	Amount	Comm Int
<b>ASSESSING NEIGHBORHOOD</b>						
			Tracing			
<b>NOTES</b>						
CHANGED LAND CODE TO UNBUILDABLE						

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	104987	12-14-1995	DE	Demolish	0		100		

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	BA	0		1,280 SF	35.75	1.00000	X	0.15	Y	0.620	UNB	1.0000	3.32	4,300

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	0	0	0	4,300	3,010	4,300

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	03-30-2004	WI			14	Quality Cntrl
	07-11-2001	TM			45	Review Against Field Cd

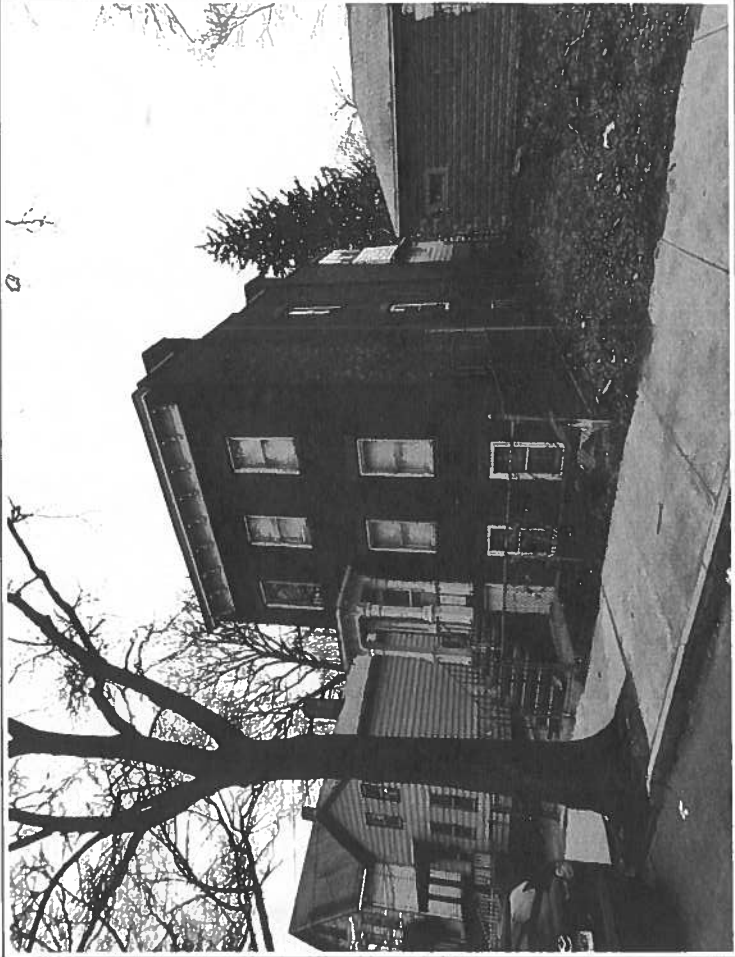
**VISION**

6093  
NEW HAVEN, CT

Total Card Land Units 1,280 SF Parcel Total Land Area 0

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Element	Cd							
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Interior Conditio Fin Bsmnt Area Fin Bsmnt Qual NBHD Code	99 00  Vacant Land Vacant									
<b>CONDO DATA</b>										
Parcel Id	C	Owne	S							
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
<b>COST / MARKET VALUATION</b>										
Building Value New	0									
Year Built	0									
Effective Year Built	0									
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol	0									
External Obsol	0									
Trend Factor	1									
Condition										
Condition %										
Percent Good	0									
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value				
	Ttl Gross Liv / Lease Area	0	0	0	0	0				

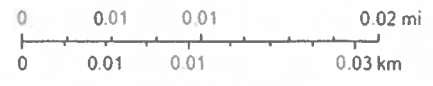
No Sketch





12/15/2023, 3 11 27 PM

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## 54 Greenwood Street / Sliver lot sale





392 LEGION AVENUE  
P.O. Box # 7694  
NEW HAVEN, CT 06519

T (203) 785-1253  
F (203) 785-1258  
E [info@mcRevivalCenter.org](mailto:info@mcRevivalCenter.org)

Elder Daniel B. Bland, Sr. Pastor

[www.mcRevivalCenter.org](http://www.mcRevivalCenter.org)

March 25<sup>th</sup>, 2019

Evan Trachten  
165 Church Street, 3<sup>rd</sup> Floor  
New Haven, CT 06510

**Re: Goodwood Street**

Dear Mr. Trachten:

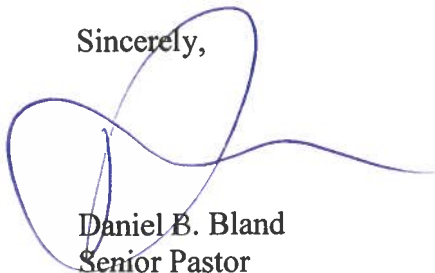
Mount Calvary Holy Church Revival Center has been charged with an ongoing assignment to be a positive influence in the New Haven community. To work towards fulfilling this obligation, we would like to solidify and secure the secondary exit from the building, in case of an emergency. When the inquiry was made regarding this small piece of property, it was our understanding that it was being reserved for our church, when we were in a better financial position to purchase it. We are aware that this a "business rated" parcel. However, we are also aware that the church does not qualify under this rating.

Therefore, we are asking that you consider our offer of \$1,750 as we are a small and growing congregation anxious to move forward. Consider this an investment into a budding future. It is imperative that we make some expansion adjustments if we are to be an effective influence in this community.

If you have any further questions or concerns, please feel free to contact me at (203) 645-2838. Otherwise, we shall await your instructions on how we should address the check for this property. Remember to Invest in "God's plan" is never a bad move!

We look forward to a positive response from you.

Sincerely,



Daniel B. Bland  
Senior Pastor



Giralda Lanier  
Director of Christian Education

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
400 Legion Avenue		314 0155 01500		BA	3	Sliver lot	NA
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$52,700	N/A	\$8,200 (Paving)	\$ 60,900	\$42,630		39' X 109'	4,436 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 60,900	Vision	10/1/2022	Non-profit	\$1.00 per Sq./Ft.	NA	\$4,436

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> MT Calvary Holy Church of America, Inc. 392 Legion Avenue New Haven CT 06510		<b>Name, address &amp; telephone of contact person:</b>	
<b>Applicant's City property tax status:</b> Current	<b>Review date:</b> 3/11/2024	<b>Reviewed by:</b> Staff	<b>Comments:</b> Current
<b>Proposal:</b> The City of New Haven proposes to dispose of a sliver lot to a non-profit to be utilized as a side-yard area.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a sliver lot at 400 Legion Avenue Greenwood Street to MT Calvary Holy Church of God, Inc., to be used as a parking area. The applicant has been maintaining this lot for many years and paved the lot many years ago.			
<b>Owner Occupancy?</b> N/A			

Prepared by: *Emm J...* Date: 3/11/2024 Concurred by: *[Signature]* Date: 3/11/24

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

# PRIOR NOTIFICATION FORM

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

TO: Alder Ron Hurt 3<sup>rd</sup> Ward

DATE: February 13, 2024

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 400 Legion Avenue to MT Calvary Holy Church of America, Inc. The lot will be utilized as a parking area. The applicant has been utilizing this lot for many years.**

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 165 CHURCH ST						Code	Assessed
CITY OF NEW HAVEN	06510	03				21	36,890
NEW HAVEN CT		1406				24	5,740
		4002				Total	42,630
		20016					

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)					
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
5327 0188	06-18-1998	U	I	0	1	2023	21	36,890	2022	21	36,890
4652 0075	09-22-1993	U	I	17,000			24	5,740		24	5,740
Total						42,630		42,630		42,630	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Year	Code	Description	Amount
			0.00				

**ASSESSING NEIGHBORHOOD**

Nbhd Y Name B Description Tracing Batch

**NOTES**

PARKING FOR MT CALVARY HOLY CHURCH

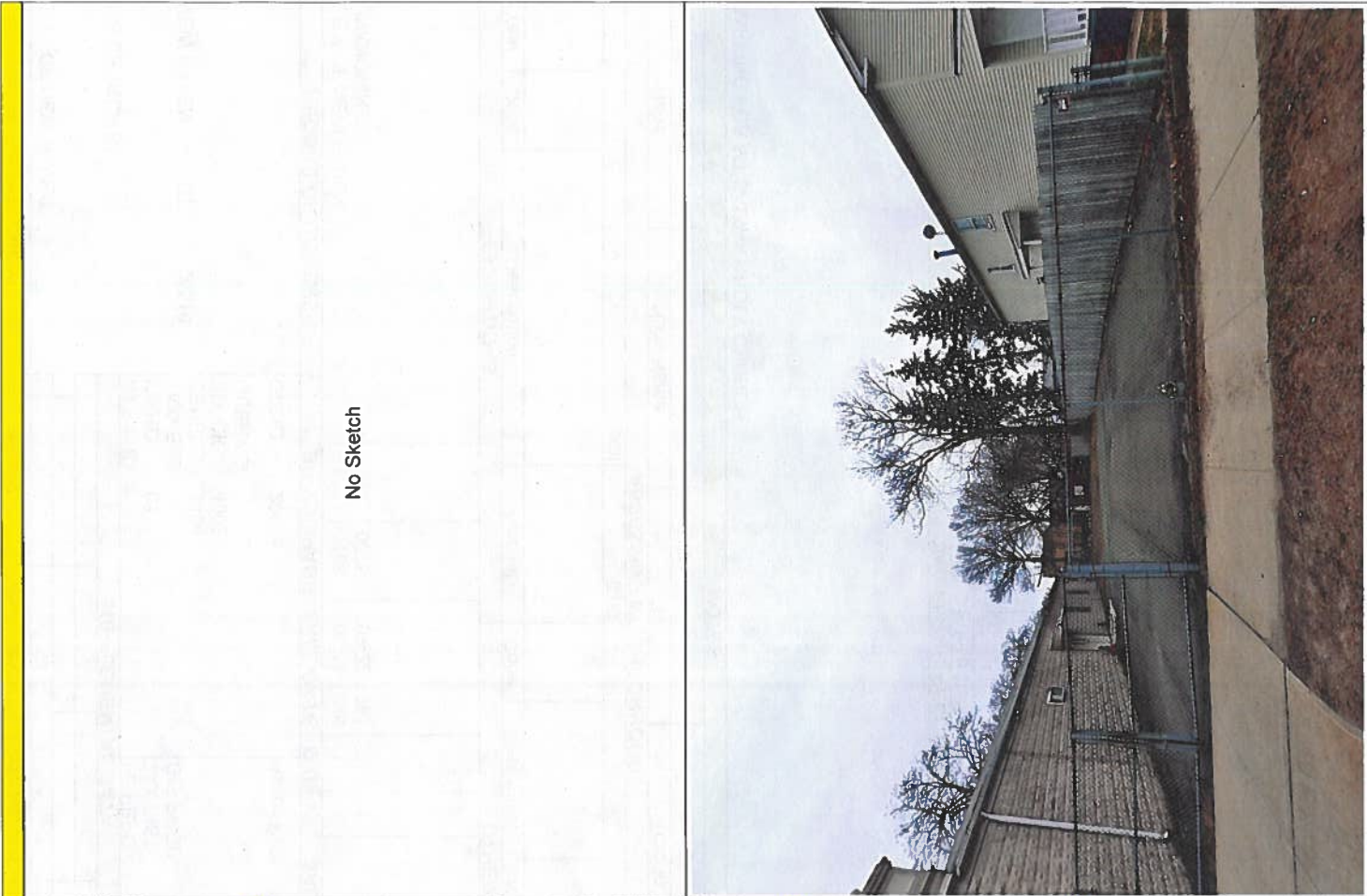
**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 0  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 8,200  
 Appraised Land Value (Bldg) 52,700  
 Special Land Value 36,890  
 Total Appraised Parcel Value 60,900  
 Valuation Method C

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
106192	04-04-1997	DE	Demolish	0		100		DEMOLISH BLDG	02-15-2011	TMM	03		94	Vacant with Outbuilding

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	BA	0		4,436 SF	19.17	1.00000	X	1.00	Y	0.620		1.0000	11.89	52,700		
Total Card Land Units											4,436 SF	Parcel Total Land Area		0	Total Land Value		52,700

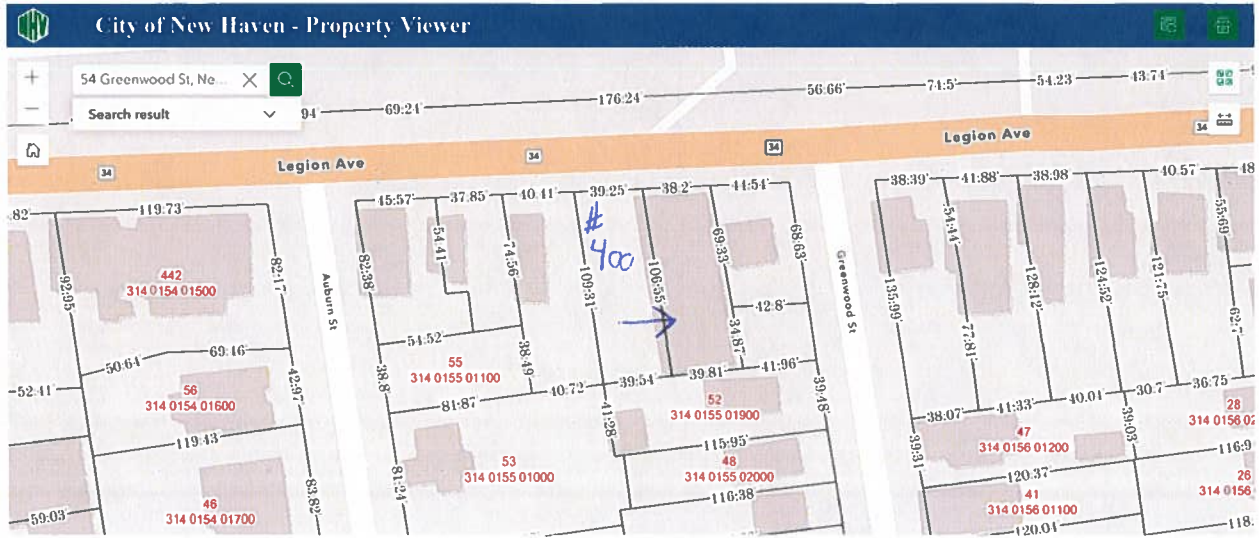




CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
94 00	Outbuildings Vacant										
<b>CONDO DATA</b>											
Parcel Id	C	Owne	S								
Adjust Type	Code	Description	Factor%								
Condo Fir											
Condo Unit											
<b>COST / MARKET VALUATION</b>											
Building Value New		0									
Year Built		0									
Effective Year Built		0									
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol		0									
External Obsol		0									
Trend Factor		1									
Condition											
Condition %											
Percent Good											
RCNLD		0									
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	4,000	4.10	2011	A	50	03	1.00		8,200
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
		0	0	0	0	0					
Ttl Gross Liv / Lease Area		0	0	0	0	0					

No Sketch

# 400 Legion Avenue / Sale of Sliver lot



# 400 Legion Avenue / Sliver lot sale





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
21 Haven Street		174 0737 00500		RM-2	8	Sliver lot	NA
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$55,100	N/A	N/A	\$55,100	\$38,570		36' X 100'	3485 Total Per Assessor

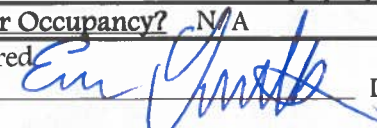
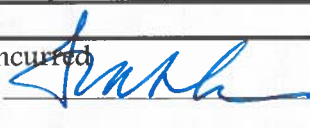
### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 55,100	Vision	10/1/2022	Sliver lot to owner occupant / CD Area	\$0.25 per Sq./Ft.	NA	\$871.25

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8th Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone: Elizabeth Medeiros 25 Haven Street New Haven CT 06513		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 3/11/2024	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven proposes to dispose of a sliver lot to the adjacent owner occupant.			
General discussion: The City of New Haven proposes to dispose of a sliver lot at 21 Haven Street to the adjacent owner occupant at 25 Haven Street. The property will be utilized as a driveway and side yard area.			
Owner Occupancy? N/A			
Prepared by:  Date: 3/11/2024		Concurred by:  Date: 3/11/24	

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

# PRIOR NOTIFICATION FORM

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

TO : Ellen Cupo 8<sup>th</sup> Ward

DATE: **February 13, 2024**

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 21 Haven Street to adjacent property owner. The property will be utilized as a driveway and side yard.**

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	DESCRIPTION	CODE	APPRAISED	ASSESSED
CITY OF NEW HAVEN					EX COM LN	21	55,100	38,570
165 CHURCH ST								
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
Alt Prcld ID 08					I/E REPO			
WARD TAXABLE CENSUS BLOCK QUERY G					TAX DIST GIS PROP			
GIS ID 9822					Assoc Pld#			
CITY OF NEW HAVEN NALLEY ANNE G								
BK-VOL/PAGE 6552 0003 2893 0114					SALE DATE 09-16-2003 02-03-1981	QU / VI U V	SALE PRICE 7,300 0	VC
Total					Year Code Assessed	Year Code Assessed	Year Code Assessed	Year Code Assessed
					2023 21 38,570	2022 21 38,570	2021 21 38,570	2021 21 38,570
Total					38,570	55,100	38,570	38,570

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN NALLEY ANNE G	6552 0003 2893 0114	09-16-2003 02-03-1981	U V	7,300 0		2023	21	38,570	2022	21	38,570
Total						2021	21	38,570	2021	21	38,570
Total						38,570	55,100	38,570	38,570	38,570	38,570

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS	AMOUNT	COMM INT
Total									
0.00									

ASSESSING NEIGHBORHOOD	NBHND	NBHND NAME	TRACING	BATCH
	1100	FAIR HAVEN S	B	
NOTES				
Total Appraised Parcel Value				
55,100				

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
Total Appraised Parcel Value									
55,100									

VISIT / CHANGE HISTORY	DATE	ID	TYPE	IS	CD	PURPOST/RESULT
	05-18-2011	JW1	04		70	Field Review
	11-24-2010	GM2	03		99	Vacant
	09-10-2001	DA			45	Review Against Field Cd

LAND LINE VALUATION SECTION	USE CODE	DESCRIPTION	ZONE	LA	LAND TYPE	LAND UNITS	UNIT PRICE	SIZE ADJ	SITE INDEX	COND.	NBHND.	NBHND. ADJ	NOTES	LOCATION ADJUSTMEN	ADJ UNIT P	LAND VALUE
	B	Use Code														
	1	903V MUNICIPAL MD	RM2	0		3,485 SF	14.38	1.00000	5	1.00	1100	1.100		1.0000	15.82	55,100
Total Card Land Units 3,485 SF Parcel Total Land Area 0 Total Land Value 55,100																

APPRAISED VALUE SUMMARY	ASSESSED BLDG. VALUE (CARD)	APPRAISED Xf (B) VALUE (BLDG)	APPRAISED Ob (B) VALUE (BLDG)	APPRAISED Land Value (BLDG)	SPECIAL Land Value	TOTAL APPRAISED Parcel Value	VALUATION METHOD
	0	0	0	55,100	38,570	55,100	C



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Model: 00					
Grade: Vacant					
Stories: Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

**CONDO DATA**

Parcel Id		C	B	Owne	S
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					

**COST / MARKET VALUATION**

Building Value New	0
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

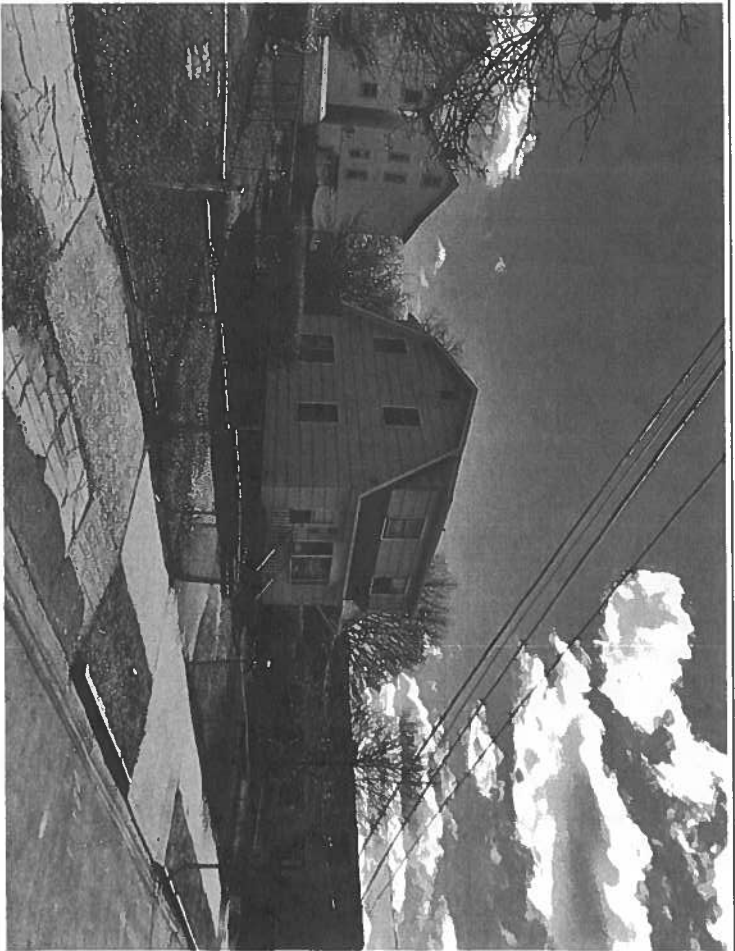
No Sketch

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

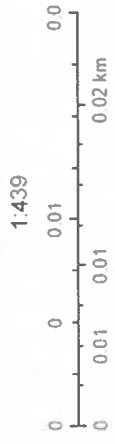
Code	Description	VB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



# ArcGIS Web Map



Esri Community Maps Contributors, MassGIS, U  
CTDEEP © OpenStreetMap, Microsoft, Esri,  
Garmin, SafeGraph, GeoTechnologies, Inc. METI  
USGS, EPA, NPS, US Census Bureau, USDA

## 21 Haven Street / Sliver lot sale to 25 Haven Street



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

**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: March 20, 2024 PAD Committee Meeting**

**Time: Mar 20, 2024 03:30 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://newhavenct.zoom.us/j/87062696276?pwd=TVS6PIDYijkx8wAggGULIyxu3eczEX.1>**

**Meeting ID: 870 6269 6276**

**Password: 1234567a**

**One tap mobile**

**+16469313860,,87062696276# US**

**+19292056099,,87062696276# US (New York)**

**Dial by your location**

**+1 646 931 3860 US**

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

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

**+1 305 224 1968 US**

**+1 309 205 3325 US**

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

**+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**

**+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**

**833 548 0276 US Toll-free**

**833 548 0282 US Toll-free**

**877 853 5257 US Toll-free**

**888 475 4499 US Toll-free**

**Meeting ID: 870 6269 6276**

**Password: 51165704**

**Find your local number: <https://newhavenct.zoom.us/j/k5WCu5smmour> local number:  
<https://newhavenct.zoom.us/j/kdA8dT2oUM>**