

BOARD OF ALDERS  
REGULAR MEETING  
AGENDA  
September 3, 2024

Attendance

Divine Guidance

Approval of the Journal of August 5, 2024, Board of Alders Meeting.

**UNANIMOUS CONSENT**

1. From former Alder Antunes submitting a communication concerning the critical issue of school safety and constructive measures for improvement.
2. From the Tax Collector, Order De Tax Refunds (September 3, 2024).
3. From the Director of Health submitting a Resolution authorizing the application to and acceptance of a Ryan White HIV/aids treatment Modernization Act grant from March 1, 2025, to February 29, 2028, in the amount of \$5,722,896 from the U.S. Department of Health and Human Services' Health Resources and Services Administration (HRSA), for emergency healthcare services for individuals living with or affected by HIV/aids in New Haven and Fairfield counties.
4. Order concerning the real property taxes of Ahmad Z. Arham on motor vehicle tax accounts 52316, 52450, and 52472.
5. Order concerning real property taxes of Ebony V. Bon on motor vehicle tax account 40127.
6. Order concerning the real property taxes of Helen Carabalto on motor vehicle tax accounts 82292, 57774, 57775, 57776, 58153, 58154, and 58135.
7. Order concerning real property taxes of Madelyn A. Gaines on motor vehicle tax accounts 778647, and 794254.
8. Order concerning real property taxes of Darcy Hudson-Monroe on motor vehicle tax account 75509.
9. Order concerning the real property taxes of Carmen Martinez on motor vehicle tax accounts 82712, 89447, 83171, and 81490.
10. Order concerning real property taxes of Angel Rivera on motor vehicle tax accounts 92667, 92468, 94472, 94411, 90287, 92486, 92467.
11. Order concerning the real property taxes of Pablo J. Rivera on motor vehicle tax accounts 90373, 90374, 92798, and 92787.
12. Order concerning the real property taxes of Tianna Reeves on motor vehicle tax accounts 93304 and 92084.
13. Order concerning the real property taxes of Misty Smith on motor vehicle tax accounts 98020, 94314, 98021, 100322, and 100289.

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14. Order concerning the real property taxes of James G. Szelest on motor vehicle tax accounts 94804, 99712, and 102114.
15. Order abating (deferring collection of) real property taxes due from Ann T. Demayo on her residence grand list of 2023.
16. order abating (deferring collection of) real property taxes due from Inez Donelson on her residence grand list of 2023.
17. Order abating (deferring collection of) real property taxes due from William B. Meyer on his residence known as 193 Dover Street, grand list of 2023.
18. Order abating (deferring collection of) real property taxes due from Mary Lou Palumbo on her residence, grand list of 2023.
19. Order abating (deferring collection of) real property taxes due from Joanne Sockwell on her residence, grand list of 2023.
20. Order abating (deferring collection of) real property taxes due from Kate M. Wilson on her residence grand list of 2023.

**COMMUNICATIONS**

21. From Alder Redente submitting an Ordinance Amendment, amending Title III of the New Haven Code Of Ordinances, Chapter 29, Division One, Section 29-35 (I) – parking prohibited in certain places to change from 72 hours to 24 hours concerning abandoned vehicles, vehicles with no license plates, unregistered or inoperable vehicles, and transferring the powers, duties, authority from the New Haven Police Department To The Transportation, Traffic And Parking Department.
22. From Alder Redente submitting an Order approving the discontinuance of a portion of Peck Alley between Maltby Street and Downing Street to the extent that there has been either formal or implied acceptance of the alley and said discontinuance is to allow any abutting landowner to assert any claims that they may lawfully have to the ownership of the alley.
23. From the Mayor submitting the required Updated Budgetary and Financial Reports for the month ending June 30, 2024, in compliance with Article VIII section 5 of the Charter.
24. From the Mayor submitting the required Updated Budgetary and Financial Reports for the month ending July 31, 2024, in compliance with Article VIII section 5 of the Charter.
25. From the NHPS Operations Department submitting an Order authorizing the execution of an agreement with Artis Energy Solutions for energy monitoring the Board of Education for the period of July 1, 2024, to June 30, 2025.

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26. From the NHPS Operations Department submitting an Order authorizing the New Haven Board of Education to enter into an agreement with Connecticut Controls Corporation for HVAC control repairs and maintenance in the amount of three hundred sixty thousand dollars (\$360,000.00) for the period of July 1, 2024, to June 30, 2025.
27. From the Deputy Chief Administrative Officer submitting an Ordinance Amendment to Sec 19-16 of the New Haven Code of Ordinances to update the golf course fees and associated rules.
28. From the Department of Community Resilience submitting an Order authorizing the city of New Haven (Mayor, Controller, or Budget Director) to extend at no cost the multi-year agreement with Yale University (a22-1176) in the amount not to exceed three million five hundred thirteen thousand eight hundred forty-two dollars and zero cents (\$3,513,842.00) for one year through June 30, 2026, to continue implementation and operation of the Elm City Compass Pilot Program.
29. From the Economic Development Administrator submitting the following: (a) An Order approving the execution and delivery of the proposed development and Land Disposition Agreement between the city of New Haven and Art CT 770 land, LLC, providing for the conveyance of reuse parcel 'a' in the River Street municipal development project area, known as 112 Chapel Street. (b) A Resolution authorizing the acceptance of additional grant funds from the Connecticut Department Of Economic and Community Development for remediation of said reuse parcel "A.
30. From the Economic Development Administrator submitting an Order approving Amendment 1 to the lease, operating, and funding agreement with the State of Connecticut Department of Transportation for the management and operation of the New Haven Union Station and State Street Station campus.
31. From the Executive Director of City Plan submitting the following report from the City Plan Commission meeting of July 31, 2024, **REPORT:** 1651-13 RE: order of the Board of Alders designating the corner of Dixwell Avenue and Argyle Street as "Dr. Ann. E Garrett Robinson Way" in perpetuity, for her love, commitment, great contributions, and service to people in the Dixwell community and city-wide. Submitted by: Troy Streater, Ward 21 Advice: *approval* **REPORT:** 1651-14 RE: resolution of the New Haven Board of Alders authorizing the Mayor to sign an easement in favor of the Connecticut Department of Transportation for traffic purposes in Middletown Ave park submitted by: Giovanni Zinn, PE, City Engineer Advice: *approval* **REPORT:** 1651-16 re: order of the board of alders of the city of new haven implementing overhead canopy lighting improvements on orange street between center street and crown street. Submitted by: Win Davis, executive director, town green special services district Advice: *approval* **REPORT:** 1651-17 RE: order of the New Haven Board of Alders approving the disposal of a portion of land located on the northerly side of present Pond Lily avenue and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this order. submitted by: CAO'S office Advice: *approval* **REPORT:** 1652-10 RE: order of the New Haven Board of Alders authorizing the City Plan Department to enter into a two-year multi-year contract with Fitzgerald & Halliday, Inc. (FHI) for the purpose of completing vision 2034, the City of New Haven's Plan of Conservation and Development also known as The Comprehensive Plan. Submitted by: Laura

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Brown, Executive Director, City Plan advice: *approval* **REPORT:** 1652-11 RE: order of the New Haven Board of Alders to authorize the city of New Haven to apply for and accept a grant from the Connecticut Department of Economic and community development in the amount of \$8,769,517 for alterations and improvements to the Floyd little athletic center at Hillhouse high school submitted by: Michael Piscitelli, Economic Development Administrator Advice: *approval* **REPORT:** 1652-12 RE: resolution of the new haven board of alders authorizing the city of new haven to apply for and accept a grant from the Connecticut department of economic and community development pursuant to the urban action grant program in the amount of \$5,000,000 for planning and redevelopment and public infrastructure purposes with respect to the mill river district. Submitted by: Michael Piscitelli, economic development administrator Advice: *approval* **REPORT:** 1652-13 RE: order of the New Haven Board of Alders authorizing the mayor to apply for and accept us environmental protection agency community change grant to reduce pollution and build community strength, and to enter into associated agreements to accept grant funding and carry out the associated grant program activities submitted by: steven winter, director, office of climate & sustainability Advice: *approval*.

32. From Theresa J. Ferriola submitting a petition to the Board of Alders for abatement (deferral of collection) of taxes due on her residence grand lists of 2021, 2022, and 2023.

**FIRST READINGS**

**33. Community Development. Favorable.**

- a. Order approving an amended and restated Development and Land Disposition Agreement between the City of New Haven and District NHV, LLC.
- b. Resolution authorizing the City of New Haven to apply for and accept a grant from the Department of Economic and Community Development pursuant to the Urban Action Grant program in the amount of \$250,000 to promote the redevelopment and transformation of the Goffe Street Armory.
- c. Resolution authorizing the Mayor to accept funding from the Housing Authority of New Haven to construct improvements in and around Trowbridge Square.

**34. Joint Community Development/Tax Abatement. Favorable.**

Order authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven, Glendower Group, Inc., and Glendower Level Heights Limited partnership with respect to the Heights at West Rock Redevelopment of 34 Level Street (including a tax abatement pursuant to section §28-4 of the Code of Ordinances).

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**SECOND READINGS**

**35.** From the Co-Chairs of the Joint Community Development and Legislation Committee submitting a Motion to discharge the committee from consideration of the legislative item titled, “Zoning Ordinance Text Amendment and Zoning Ordinance map amendment approving a petition by Chapel Haven Schleifer Center, Inc. for a change of zone from rm-2, high-middle density residential, to establish a planned development district (PDD # 131) on approximately 3.03 acres of land known as 1040 Whalley avenue (map 389/block 1139/parcel 01300), 34 Emerson street (map 405/block 1138/parcel 03400), and 38 Emerson street (map 405/block 1138,” and take them up for immediate action.

**36. Community Development. Favorable.**

Resolution of the New Haven Board of Alders authorizing the City of New Haven to apply for and accept a grant from the Connecticut Department of Economic and Community Development pursuant to the Urban Action Grant Program in the amount of \$5,000,000 for planning and redevelopment and public infrastructure purposes with respect to the Mill River District.

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

- a. Order of the New Haven Board of Alders designating the corner of Dixwell Avenue and Argyle Street as “Dr. Ann. E. Garrett Robinson Way” in perpetuity for her love, commitment, significant contributions, and service to people in the Dixwell community and city-wide.
- b. Order the New Haven Board of Alders to implement overhead canopy lighting improvements on Orange Street between Center Street and Crown Street.
- c. Order of the New Haven Board of Alders authorizing the Mayor, LCI Executive Director, or Manager of Neighborhood Development to enter into a multi-year agreement with Barrett Outdoor Communications, Inc. In the amount of sixty-seven thousand, six hundred dollars and zero cents. Services include a three (3) year digital billboard advertisement for the Livable City Initiative programs. For June 01, 2024, through March 22, 2026.
- d. Order of the New Haven Board of Alders authorizing the Mayor, LCI Executive Director, or Manager of Neighborhood Development to enter into a multi-year agreement with the Connecticut Association for the Performing Arts D/B/A Shubert Theatre in the amount of forty-six thousand dollars and zero cents. Services provided include a three (3) year marketing and advertising campaign for the Livable City Initiative Programs from June 01, 2024, through December 31, 2026.
- e. Order of the New Haven Board of Alders approving a license agreement for Yale University's installation of a fire protection water pipe under Hillhouse Avenue from 46 to 37 Hillhouse Avenue.

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- f. Order of the Board of Alders of the City of New Haven implementing a bollard installation at 65 Broadway.
- g. Order of the New Haven Board of Alders authorizing the City Plan Department to enter into a two-year multi-year contract with Fitzgerald & Halliday, Inc. (FHI) for the purpose of completing Vision 2034, the City of New Haven's Plan of Conservation and Development also known as the Comprehensive Plan.

**38. Finance. Favorable.**

Order to Read and File the Updated Budgetary and Financial reports for the month of May 2024 in compliance with Article VIII Section 5 of the Charter.

**39. Legislation. Favorable.**

- a. Order of the New Haven Board of Alders to read and file the request to hold a "Workshop of the New Haven Board of Alders with the New Haven Democracy Fund to discuss proposed changes to the Democracy Fund ordinance."
- b. Ordinance amendment of the New Haven Board of Alders to review and approve the New Haven Democracy Fund Board approved code of general ordinance revisions.

**40. Tax Abatement Leave to withdraw.**

- a. Order concerning real property taxes of Maria L. Zambrano on motor vehicle tax account 805765.
- b. Order concerning the property taxes of James M. Majors on motor vehicle tax accounts 82002, 82447, 80789, and 80773.
- c. Order concerning the property taxes of Tymothee Kelley-Anderson, account numbers 88158 and 78552.