

BOARD OF ALDERS
REGULAR MEETING
AGENDA
November 7, 2024

Attendance:

Divine Guidance:

Approval of the Journal of October 21, 2024, Board of Alders Meeting.

UNANIMOUS CONSENT

1. From Tax Collector, Order De Tax Refunds (November 7, 2024).
2. Order concerning real property taxes of James M. Banks on motor vehicle tax accounts 81030 and 53530.
3. Order concerning real property taxes of Linroy I. Blake on motor vehicle tax accounts 807525, and 822510
4. Order concerning real property taxes of Ebonee C. Daniels on motor vehicle tax accounts 83573, 62199, and 62796.
5. Order concerning real property taxes of Tyrone Daniels on motor vehicle tax accounts 62918, 62919, 62920, 62170, 62171, and 62172.
6. Order concerning real property taxes of Ieshia M. Diaz on motor vehicle tax account 063456
7. Order concerning real property taxes of Montasie L. Godfrey on motor vehicle tax accounts 84701 and 69821.
8. Order concerning real property taxes of Stephany Gonzalez on motor vehicle tax accounts 86061, 86062, 71342, and 71343.
9. Order concerning real property taxes of Patrick J. Hunter Jr. on motor vehicle tax accounts 74917 and 75396.
10. Order concerning real property taxes of Michelle R. Reddick on motor vehicle tax accounts 91411, 91412, 91413, 91381, 91382, 91383, 93359, 93360, and 93361.
11. Order concerning real property taxes of Linda J. Redding on motor vehicle tax accounts 91860 and 92664.
12. Order concerning real property taxes of Chad Spring on motor vehicle tax account 803216
13. Order concerning real property taxes of Lusiris C. Velazquez on motor vehicle tax account 869810.
14. **Tax Abatement. Favorable.**

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Order concerning real property taxes of Matthew Beattie-Callahan, tax account numbers 54168, 54188, 94077.

15. From Alder DeCola submitting on behalf of the Chairman of the 2025 Greater New Haven St. Patrick's Day Parade a request to approve that the corner of Chapel and Church Street be renamed William F. McCabe St., M. William Hackett Blvd., and the corner of Elm and Church Street be renamed Hon. Charles Gill Ave. on Sunday, March 16, 2025.

COMMUNICATIONS

15. From the Mayor submitting a request to approve the appointment of Sheena Strawter-Anthony to the Retirement Board for City Employees
16. From the Mayor submitting a request to approve the reappointment of Sharon Bass to the Homeless Advisory Commission.
17. From the Mayor submitting a request to approve the reappointment of Elaine Braffman to the GNHWPCA Board of Directors.
18. From the Mayor submitting a request to approve the reappointment of Joseph Edwards to the Homeless Advisory Commission.
19. From the Mayor submitting a request to approve the reappointment of Andrew Giering to the Library Board of Directors.
20. From the Mayor submitting a request to approve the reappointment of John Huettner to the Homeless Advisory Commission.
21. From the Mayor submitting a request to approve the reappointment of Michael Martinez to the Board of Zoning Appeals.
22. From the Mayor submitting a request to approve the reappointment of Kyle Pedersen to the New Haven Solid Waste and Recycling Authority Board of Directors.
23. From the Mayor submitting a request to approve the appointment of George Peet to the Emergency Management Advisory Council
24. From the Mayor submitting a request to approve the reappointment of Dijonée Talley to the Library Board of Directors.

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25. From the Deputy Administrator of Livable City Initiative submitting the Affordable Housing Commission's Annual Report and Recommendations for the 2024 – 2025 fiscal year in compliance with Ordinance #1868.
26. From the Office of Management and Budget Submitting an Ordinance Amendment to appropriating ordinance # 1 reclassifying the titles of Procurement Analyst and Contract Analyst to Procurement Specialist.
27. From the New Haven Public School acting IT Director submitting an order authorizing the execution of a multi-year agreement with e-rate online, LLC with the Board of Education for the period of July 1, 2024, to June 30, 2027.
28. From the Deputy Director of Economic Development submitting an Order of the Board of Alders of the City of New Haven authorizing the City of New Haven to enter into a Cooperation Agreement with the Housing Authority of the City of New Haven and Glendower Group, Inc. and St. Luke's Development Corporation and St. Luke's Glendower LLC, with respect to the redevelopment of 117-125 & 129 Whalley Avenue, 10-12 Dickerman Street, and 34-36 Sperry Street (including a tax abatement pursuant to Section §28-4 of the New Haven Code Of Ordinances).
29. From the Executive Director of City Plan submitting the following report from the City Plan Commission meeting on October 25, 2024, and is forwarded to you for your consideration:
REPORT: 1657-05 RE: ORDINANCE OF THE BOARD OF ALDERS amending the Zoning Ordinance of the City of New Haven Section 19: Table 1. Summary schedule of permitted uses in residence districts to include the RS-3 zone and to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in all residential zones and Section 19 Table 2: Summary of density, bulk, parking and loading regulations to include the RS-3 zone, remove the Business & Industrial Districts, incorporate the previously approved revisions to minimum lot width and minimum lot area in the RS-1, RS-2, RM-1, and RM-2 zones and to establish Article III. Section 20: summary of uses & bulk regulations for residential districts, of which tables 1 and 2 will be relocated. Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan Advice: Favorable recommendation **REPORT: 1657-06** RE: ORDINANCE OF THE BOARD OF ALDERS to amend the Zoning Ordinance of the City of New Haven Sections 11(b), 12(b), 12.5(b), 13(b), and 42: Table 3. use table (q) to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in the RS-1, RS-2, RS-3, RM-1, BC and MU zoning districts. Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan Advice: Favorable recommendation **REPORT: 1657-08** RE: 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 Art CT 770 land, LLC, providing for the conveyance of reuse parcel 'A' in the River Street Municipal Development Project Area, being known as 112 Chapel Street, in accordance therewith and 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" Submitted by: Michael Piscitelli, AICP, Economic Development Administrator Advice: Passed over. Item was already passed on by BOA on 10/21/24. **REPORT: 1657-09** RE: A COMMUNICATION ADDRESSING the

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“Public Safety Communication System Requirement,” concerning the installation of a radio-based communication system to enhance and guarantee coverage minimums for the Police and Fire radio communications systems throughout the City of New Haven Submitted by: Gerald Antunes, Former Alder of the 12 Ward Advice: The communication describes an effort that is generally in alignment with the public safety and emergency response goals of the city’s comprehensive plan. Additional reviews with relevant city departments and the development of internal departmental processes should occur before the formal submittal of the ordinance. [full list of recommendations in the report] **REPORT: 1657-10 RE: ORDER OF THE BOARD OF ALDERS** 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 Submitted by: Michael Piscitelli, AICP, Economic Development Administrator Advice: Favorable recommendation **REPORT: 1657-11 RE: ORDER OF THE BOARD OF ALDERS** 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. Submitted by: Hon. Frank E. Redente Jr., Ward 15 Advice: Favorable recommendation **REPORT: 1657-12 RE: ORDER OF THE BOARD OF ALDERS** designating the corner of Davenport Avenue and Asylum Street to "Rev. Bonita D. Grubbs Corner." Submitted by: Executive Director of the Christian Community Action Agency Advice: Favorable with additional recommendations that a plan of the site of the proposed location indicating all structures and street features as well as a photo of the sign location on the appropriate street corner for review by the city.

- 30. From Willie M. Gatison submitting a petition for assistance concerning her motor vehicle tax accounts 69986 and 69933.
- 31. From City Seed requesting tax assistance on property located at 162 James Street and 0 Haven Street, account numbers 9807 and 9809.
- 32. From Valisure LLC requesting tax assistance on account number 946842.

FIRST READINGS

33. Aldermanic Affairs. Favorable.

- a. Order of the New Haven Board of Alders approving the appointment of Satya Fisher to the Affordable Housing Commission.
- b. Order of the New Haven Board of Alders approving the appointment of Sergio Rodriguez to the Civilian Review Board.

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- c. Order of the New Haven Board of Alders approving the appointment of Carlota Clark to the Commission on Aging.
- d. Order of the New Haven Board of Alders approving the appointment of Dirk Bergemann to the Development Commission.
- e. Order of the New Haven Board of Alders approving the appointment of Charles J. Negaro to the Development Commission.
- f. Order of the New Haven Board of Alders approving the appointment of John Kelley to the Emergency Management Advisory Council.
- g. Order of the New Haven Board of Alders approving the appointment of Dr. Frank Mongillo to the Lead Poisoning Advisory Committee.
- h. Order of the New Haven Board of Alders approving the reappointment of Yash Chauhan to the Homeless Advisory Commission.

34. Finance. Favorable.

- a. Order of the New Haven Board of Alders, authorizing the execution of the Successor Collective Bargaining Agreement between the City of New Haven and New Haven Police Union Elm City Local, CACP, Dated July 1, 2022, To June 30, 2028.
- b. Ordinance Amendment to appropriating ordinance # 1 authorizing budget transfer #20-25-1 in the amount of Two Million Three Hundred Thousand (\$2,300,000) from the Health Department's General Fund salary line (13011010-50110) to The Health Department's miscellaneous expense line (13011010-56699) to increase the amount of the contract With Worldwide Traveling Staff, Inc. by Two Million Three Hundred Thousand (\$2,300,000) to cover the total estimated costs for the provision of temporary nursing services in New Haven Public Schools or the period of July 1, 2024, to June 30, 2025.
- c. Ordinance Amendment to Appropriating Ordinance Number #2 for Fiscal Year 2023-2024; Under Article VII of the City Code of Ordinances and Sections 2-388 to 2-397, the City seeks approval to Assign \$3 Million from the general fund balance for educational purposes.
- d. Order of the New Haven Board of Alders reallocating five million five hundred thousand and zero cents (\$5,500,000) from previously approved American Rescue Plan projects for supplementing funding for eligible American Rescue Plan projects and general fund fiscal year 2024- 2025 budget line items and capital projects.
- e. Ordinance Amendment to appropriating ordinance number #1 for the fiscal year 2023-24; pursuant to Article VIII of the city charter and section 2-385 to section 2-389 of the code of general ordinances transfer number 24-999 is seeking approval to eliminate negative line-item balances for the fiscal year ending 6-30-24.

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f. Order to Read and File the Updated Budgetary and Financial Reports for the month of June 2024, in compliance with Article VIII section 5 of the Charter

35. Tax Abatement. Favorable.

a. Order assisting Pavel Goldflam on real property taxes for property located at 379 Temple Street, Unit G31, account number 12890.

b. Order abating (deferring collection of) real property taxes due from Theresa J. Ferriola on her residence for Grand List years of 2021, 2022, and 2023.

c. Order concerning real property taxes of Faina Kitler, of European Skin Care, account number 308125.

d. Order concerning Booker T. Washington Academy requesting tax assistance on property located at 804 State Street.

36. Joint Community Development/Tax Abatement. Favorable.

Resolution of the Board of Alders designating the City of New Haven as a Rehabilitation Area and renewing and amending criteria for the eligibility of real property for assessment deferral and administrative procedures.

SECOND READINGS

37. City Services and Environmental Policy. Favorable.

a. Order of the New Haven Board of Alders to extend the existing residential parking zone 6 (RPZ 6) and include a 2-hour parking limit in the vicinity of 61 Whalley Avenue starting at the corner of Dwight Street, on the right side of Whalley Avenue, ending at the corner of Sperry Street.

b. Resolution of the New Haven Board of Alders authorizing the city to apply for and accept a grant from the US Department of Transportation, Reconnecting Communities Pilot Program, in an amount not to exceed \$2 million to support the I-91 Neighborhood Reconnection Initiative.

c. Order of the New Haven Board of Alders authorizing the mayor of the City of New Haven to enter into a bridge loan agreement with the Connecticut Green Bank in order to finance the construction of a networked geothermal system.

d. Order of the New Haven Board of Alders authorizing the Mayor of the City of New Haven to enter into a multiyear agreement with New England Smart Energy Group, LLC to provide energy efficiency and home electrification services to New Haven residents.

38. Community Development. Favorable.

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

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and said discontinuance is to allow any abutting landowner to assert any claims that they may lawfully have to the ownership of the alley.

39. Finance. Favorable.

Order of the Board of Alders of the City of New Haven 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.

40. Legislation. Favorable.

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.