

AGENDA FOR REGULAR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday

September 29, 2021 at 6:00 PM 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 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 Office (203) 946-8373

Topic: LCI Board Special Meeting

Time: Sep 29, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/91329231319?pwd=YjdLc2VZcStybVV5N2VWWVVRsM09hUT09>

Meeting ID: 913 2923 1319 Password: 1234567a

Meeting Materials click here: https://www.newhavenct.gov/gov/zoom_teleconference_schedule.htm

- I. Call to Order
- II. Approval of Minutes from July 28, 2021 Meeting of LCI Board of Directors
- III. Action items / New Business

<u>Property Address</u>	<u>Type of Sale</u>	<u>Applicant</u>	<u>Ward</u>
364 Ferry Street	Negotiated	Escalante, LLC	16
136 Hemingway Street	Negotiated	Vessel Technologies, Inc	12

- IV. Old Business / Discussion
Discussion and review of PAD Guidelines
- V. Adjourn

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

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Password: 1234567a

One tap mobile

+19292056099,,91329231319# US (New York)

+13017158592,,91329231319# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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: 913 2923 1319

Password: 43673259

Find your local number: <https://newhavenct.zoom.us/j/adEk4YMi2V>

Join by Skype for Business

<https://newhavenct.zoom.us/j/91329231319465410>

LCI Board Meeting Minutes
July 28, 2021 (Via Zoom)

PRESENT: Seth Poole, Patricia Brett, Neil Currie, Nadine Horton, Arlevia Samuel (Acting Executive Director), Evan Trachten (staff)

Absent: Hon. Ernie Santiago, Timothy Yolen

Guest: Gary Hogan, Elks Lodge

Meeting called to order at 6:04 P.M.

Review of LCI Board meeting minutes from May 26, 2021 Regular Meeting. A motion to approve was made by Pat Brett, seconded by Nadine Horton; Approved unanimously.

New Business

71-75 County Street

Evan told the Board this sale is part of the Dixwell Plaza revitalization project. Staff have been working with the Elks look for about two years to find a new site. Staff are teeing this up because many more steps are required. Staff will also be providing architectural support for the Elks project. Staff are proposing a 'negotiated sale of this lot at \$36,000, the appraised value is \$70,000. The site is currently a grassy lot. The City does not own the paved area which is owned by Bethel Church. Evan told the Board the site has been a vacant City lot for over a decade since the City foreclosed on these parcels. The site is across the street from the Armory and other non-residential uses. This proposal requires a Special Exception from the Zoning Board of Appeals.

Gary Hogan of the Elks discussed the project with the Board. Gary noted there is a lot of work to do for this project. He told the Board he did some door knocking on County Street as part of his outreach. More outreach is planned as this proposal heads towards zoning, the applicant will present to the CMT and will continue their neighborhood outreach efforts. Gary Hogan noted, the Elks have been in New Haven for 114 years.

Nadine told the Board there is a community garden across the street from this site at the Armory, where she spends time on Saturday's with members of the Beaver Hills community. The proposed site would be next-door to a residential property. Nadine is concerned about this use being adjacent to a residential property. This street has several homeowners, some children, and limited on-street parking. Nadine wondered why County Street was selected as the site and not a site on Dixwell Avenue? The Elks events could run late and interfere with the adjacent property owners' quality of life.

Gary Hogan echoed Nadine's concerns and about being next-door to a residential home and the parking issue. Gary told the Board he wants to be a good neighbor and welcomed to the area. The Elks do a lot of things for the community and are always doing new things to support the community they serve. Gary talked about being a friend

of the park and the garden. Gary said the drawings (façade / site plan) for the site will begin once there is an approval at LCI Board.

Pat Brett asked about the zoning of the area. Evan told the Board it's residential, but the use is permitted by Special Exception. No use variance is required. A special Exception does not require a hardship. Evan addressed the question of why County Street was selected: Evan told the Board many sites on Dixwell Avenue were examined over the past two years. Evan believes the Elks continue to look in the private market for potential sites while they investigate developing this site. Evan acknowledged the challenges for this location. Pat asked to look at the street on Google Street view: Evan characterized the street as residential on one side and non-residential on the other side of the street. Pat expressed concerns about the impact of this use on families and children on County Street.

Nadine asked about the property line and possible designs to lessen the impact on the adjacent residential property at 69 County Street. Gary acknowledged Nadine's concerns about noise and will look to mitigate noise during the design process which will begin after an approval at LCI Board. Gary continues to work with a realtor and is looking for a site, County Street was not the Elk's first choice. He does not want to move to Hamden which is an option. Gary would like to use local contractors to build this new location.

Pat asked about the Elks current location. The Elks have sold 87 Webster Street to Conn Corp as part of the Plaza revitalization. The site needed substantial rehabilitation and the new plaza could not accommodate the Elks staying on site. Gary told the Board he tried to buy Walt's Cleaners from the City, but the site was challenging because of environmental issues and lack of environmental remediation funding. He also looked at a site at 321-325 Dixwell but the Alder didn't support the site because of an adjacent use being incompatible. Gary also looked at moving to the Monterey Club site, it didn't work out. The Elks were originally located at 120 Goffe.

Neil asked a few questions. How many people might attend a Friday night event? Gary is decreasing the capacity of the lodge; Gary thinks about 100 to 150 people. When the lodge gets larger events such as a repass or a wedding, about 150-175 people. The lodge is used 7 days a week, they have a social room and they also do community events and programming during the week: health care for residents, mentoring, food pantry, homeless outreach, senior meals, multi-age community service. The number of people at the lodge varies by what event is happening. Neil asked about the Elks. Gary said the Elks are a non-profit and have an element of religion in their club membership requirements.

Neil noted that if we are willing to offer the Elks this discount, we should also afford this to all religious organizations and non-profits to be consistent. The City has a history of treating churches differently from other non-profits which has no legal basis. Seth echoed Neil's comments about consistency around a discounted sale price, and equal treatment of a non-profit or religious organization. Neil has raised this issue several times. Evan noted the negotiated price reflects the fact that this is part of a relocation and Revitalization of the Dixwell Plaza.

Pat asked about a letter of support for the file. Gary told the Board alder Marks is in support. Staff have received an email from the alder highlighting support for this proposal. Seth asked about making the building "green / sustainable". Gary told the Board he will explore many green ideas to make this new building the greenest possible.

Nadine wanted to clarify the approval process. If approved here, that will allow for the concept to be more fully developed with drawings that can be used as part of the community outreach. Nadine noted Gary's honesty about the challenges of this site. She will share that transparency with the CMT when the Elks appear. Nadine recommended highlighting the positive aspects of the organization and not the late-night events that occur infrequently.

Seth asked about parking on County street. Gary doesn't want to negatively impact the street. Gary supports the homeowners first; the Elks will figure out how they fit into this community. There is zone parking on this street. Nadine noted there is a lot of parking on the street at night by area residents.

Neil Currie made a motion to approve the item, seconded by Nadine Horton, Approved (3-0) Pat Brett abstained.

Evan reviewed the PAD Guidelines with the LCI Board. A brief overview of the types of dispositions and the process of committee review.

A motion to adjourn was made by Pat Brett, seconded by Nadine Horton. All were in favor, approved unanimously.

Adjourned at 7:05 P.M.

PAD MEETING MINUTES
July 21, 2021

PRESENT: Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development
Absent: Maurine Villani, Tax Office; Hon. Anna Festa, BoA

Meeting called to order at 3:07 PM

A motion to approve the PAD minutes from May 15, 2021 was made by Clay Williams, seconded by Alder Antunes, minutes approved unanimously.

New Business

364 Ferry Street

Evan explained the City is proposing to sell this vacant lot as a negotiated sale for \$20,000. The lot will be utilized as a driveway and a refuse container site for 229 Grand Avenue. Evan told the committee the history of this parcel, it was previously part of 229 Grand Avenue but was foreclosed by the City for taxes. The site is not conducive to development due to utilities on the site. Evan showed the committee a photo of the site. Alder Antunes asked if the City is receiving payment from the utility company? Evan thought the equipment is owned by Frontier and we are stuck with that infrastructure on this parcel. There is no leasing fee, Evan believes there is an easement but has not completed a title search (Nate noted that searching easements on the land records can be challenging). Alder Antunes wondered if Frontier was paying any taxes, Evan didn't know, it's possible.

Clay asked about conditions we could put on this sale to keep the site clean and well managed. Evan told the committee LCI uses Anti-Blight to keep locations looking good. Clay mentioned a gate. The buyer is a New Haven resident, but Evan does not know much about him. Steve agreed that a gate was a good idea and should be closed after dark, Steve noted this area is dark. Lighting this area should be recommended. Nate noted lighting this large area could be a challenge, solar may be an option. Lighting regulations are in the Zoning code. There was also discussion about disclosing the utilities on the parcel. Evan told the committee we Quit Claim the property and the LDA states the buyer accepts the property "as-is".

A motion was made by Clay Williams to approve the proposal with the condition that a gate must be installed along Ferry Street which should be closed at night, and that the buyer should make a good faith effort to install lighting, seconded by Alder Antunes , Approved unanimously.

136 Hemingway Street

Evan told the committee that this proposal is to develop 30 affordable rental units at this location. Vessel Technologies Inc is proposing to pay \$40,000 for this parcel as a negotiated sale.

The City acquired this parcel via foreclosure. The units are geared to the 60%-80 AMI. The developer would like to go before the Board of Alders to discuss a PILOT for this project, that is separate from our disposition, their concept is based on a percentage of gross revenue. LCI is teeing this up by seeking a PAD approval. The innovative financing aspect of this project is separate from the disposition and requires further review and separate approvals. The PAD process is solely for the disposition.

Clay asked how much time are we giving the developer to obtain all approvals? Evan told the committee the developer will need all approvals prior to taking title from the City and the BoA Order has a one-year expiration. This is an innovative new concept. Clay asked if this was going to Tax abatement / LISHTA, Evan thought so. Clay mentioned a failed condo project in this area that took years to complete. This site had a PDD approval, but nothing was built.

Steve asked about the parcel size and proposed price. Evan said the total parcel is 55,000 square feet and we are proposing to sell for \$40,000. Much of the parcel is non-buildable due to wetlands. The Land Trust paid for a survey several years ago. The developer may gift the wetland to the Land Trust when the project is complete. The Land Trust owns adjacent parcels in this area knows as Hemmingway Creek.

Clay noted that Evan should amend the cover sheet to read " A minimum affordability" period due to the possibility of tax abatement. Clay asked what we know about the developer. Evan told the committee this applicant is doing projects in several location such as Stratford CT , Trenton NJ, and looking at many other locations. They have a patent for this modular structure based on staff research.

A motion to adjourn was made by Clay Williams seconded by Alder Antunes, all were in favor.

PAD Guidelines

Evan would like to continue discussing the guidelines. Evan thanked Steve for sending him his proposed changes. Evan told the committee we should make proposals and move them forward. We will keep it on our agenda as a discussion item

A motion to adjourn was made by Alder Antuens, Seconded by Steve Fontana.

Meeting Adjourned 3:37 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
364 Ferry Street	167 0757 01500	RM-2	14	Vacant Land	Per Zoning
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size
\$32,800	N/A		\$ 32,800	\$22,960	40' X 190'
					Total sq. ft.
					7841 Total Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 19,877.00	Charles A. Liberti	5/26/2021	Negotiated	\$15,000	N/A	\$ 20,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jose Crespo 16 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Escalante, LLC 218 Chatham Street New Haven CT 06513	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	6/22/2021	Staff	Current

Proposal: LCI proposes the sale of a vacant lot.

General discussion: The applicant will utilize this land as a driveway to access 229 Grand Avenue. This parcel will serves as a refuse area for 229 Grand Avenue.

Owner Occupancy? N/A

Prepared by: *Emily G...* Date 7/12/21 Concurred by: *[Signature]* Date 7/13/21

Committee	Date	Action
PAD	7/21/2021	
City Plan	8/18/2021	
L.C.I.	8/25/2021	
Board of Aldermen	9/7/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Jose Crespo 16th Ward

DATE: July 6, 2021

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 vacant land at 364 Ferry Street to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand Avenue..

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.

CITY OF NEW HAVEN		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT										
165 CHURCH ST						Description	Code	Assessed	Assessed							
						EX VC IL	53	46,500	32,550							
NEW HAVEN CT	06510															
SUPPLEMENTAL DATA																
WARD TAXABLE CENSUS BLOCK QUERY G	16	1424	3014													
GIS ID	8439															
Assoc Pld#																
RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN		9765	0253	09-21-2018	U	V			0	14	2020	53	22,960	2019	53	22,960
REVES ANGELO		7356	0191	10-03-2005	U	V			15,000	1						
MONTANO PASQUALE J & DOUGLAS *		5943	0154	09-21-2001	U	V			15,000	1						
MONTANO PASQUALE J & DOUGLAS DBA		0	0	07-21-1971		V			0							
TOTAL					22,960		46,500		32,550		22,960		22,960		22,960	

EXEMPTIONS		Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
0900	Nbhd	FAIR HAVEN N		B	0.00		Tracing			
ASSESSING NEIGHBORHOOD										
NOTES										

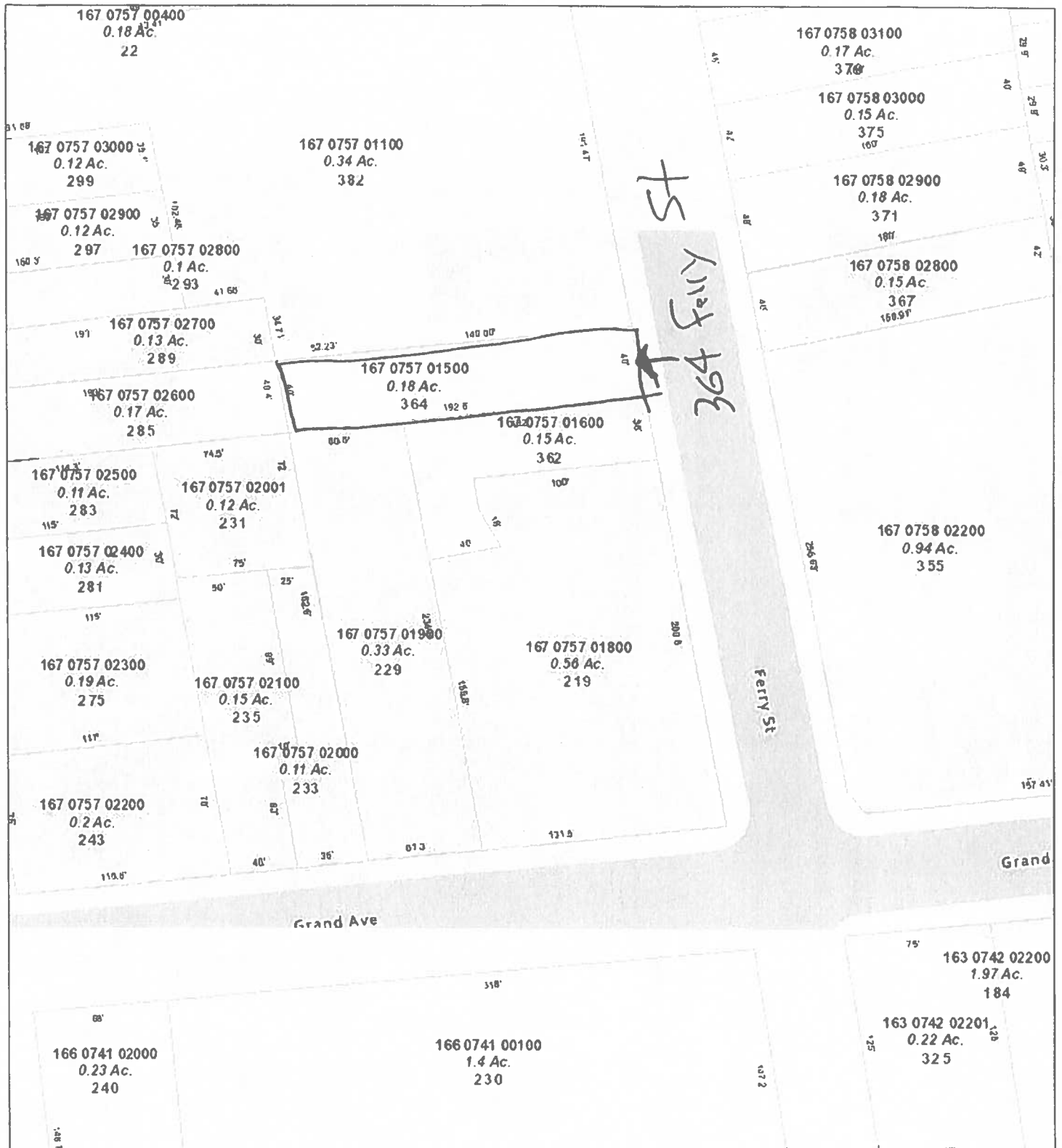
OTHER ASSESSMENTS											
This signature acknowledges a visit by a Data Collector or Assessor											
APPROAISED VALUE SUMMARY											
Appraised Bldg. Value (Card) 0											
Appraised X1 (B) Value (Bldg) 0											
Appraised Ob (B) Value (Bldg) 0											
Appraised Land Value (Bldg) 46,500											
Special Land Value 0											
Total Appraised Parcel Value 46,500											
Valuation Method C											

BUILDING PERMIT RECORD											
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 Adjustmen	Adj Unit P	Land Value
1	9099	EC VACANT	RM2	0		7,841	SF	6.98	1.00000	5	1.00	0.850		1,0000	5.93	46,500
Total Card Land Units 7,841 SF Parcel Total Land Area 10																
Total Land Value 46,500																

VISIT/CHANGE HISTORY											
Date	ID	Type	Is	Cd	Purpose/Result						
05-11-2011	JW1	04		70	Field Review						
01-04-2011	MA	03		99	Vacant						
08-24-2001	DA			45	Review Against Field Cd						

VISION



Legend

New Haven Parcels

MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 6/21/2021

0 0.0075 0.015 0.03 mi

LAND APPRAISAL REPORT

File No. BR7040
CASE NO.

IDENTIFICATION

Borrower INTENDED USER JOSE ESCALANTE Census Tract 1424.00 Map Reference M 16 BLOCK 757 L 1500
 Property Address 364 Ferry St
 City New Haven County NEW HAVEN State CT Zip Code 06513-3616
 Legal Description VOLUME 9765 PAGE 253
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) Loan Charges to be paid by seller \$ N/A Other Sales Concessions N/A
 Lender/Client JOSE ESCALANTE Address _____
 Occupant VACANT LAND Appraiser CHARLES A. LIBERTI Instructions to Appraiser VACANT LAND FOR POTENTIAL PURCHASE PURPOSES

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>90</u> % 1 Family	<u>2</u> % 2-4 Family	<u>2</u> % Apts	<u>2</u> % Condo	<u>2</u> % Commercial	<input type="checkbox"/>	<input type="checkbox"/>
	<u>1</u> % Industrial	<u>1</u> % Vacant	<u> </u> %	<u> </u> %	<u> </u> %	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>01</u> % Vacant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>95,000</u> to \$ <u>625,000</u>	Predominant Value \$ <u>225,000</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>25</u> yrs to <u>200</u> yrs.	Predominant Age <u>75</u> yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE SUBJECT IS LOCATED IN A PREDOMINATELY RESIDENTIAL USE NEIGHBORHOOD OF AVERAGE CONSTRUCTION AND APPEALS. THE SUBJECT IS ALSO WITHIN A ONE MILE RADIUS OF SCHOOLS, HOUSES OF WORSHIP, HIGHWAY ACCESS AND LOCAL AMENITIES TYPICAL TO THIS AREA OF CONNECTICUT.

SITE

Dimensions SEE MAP INCLUDED = 0.18 ACRES Corner Lot
 Zoning Classification RM2 MIN LOT SIZE = 5,400 SQFT Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS Topo Level
 Gas _____ Street Access Public Private Size TYPICAL
 Water _____ Surface ASPHALT Shape Rectangular
 San. Sewer _____ Maintenance Public Private View RESIDENTIAL
 Storm Sewer Curb/Gutter Drainage ADEQUATE
 Undergound Elect. & Tel. Sidewalk Street Lights
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): THE SUBJECT IS BEING APPRAISED AS A VACANT LAND. THE CLIENT IS AN ABUTTER.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	<u>364 Ferry St</u> <u>New Haven, CT 06513-3616</u>	<u>83 FRANK STREET</u> <u>NEW HAVEN, CT</u>	<u>64 HENRY STREET</u> <u>NEW HAVEN, CT</u>	<u>631 FERRY STREET</u> <u>NEW HAVEN, CT</u>
Proximity to Subject		<u>2.48 miles W</u>	<u>2.04 miles W</u>	<u>0.51 miles N</u>
Sales Price	\$ <u>N/A</u>	\$ <u>10,000</u>	\$ <u>10,000</u>	\$ <u>16,000</u>
Price / SQFT	\$ <u>0</u>	\$ <u>2.87</u>	\$ <u>1.91</u>	\$ <u>3.06</u>
Data Source	<u>TOWN RECORDS</u>	<u>TOWN RECORDS</u>	<u>TOWN RECORDS</u>	<u>TOWN RECORDS/MLS#170215738</u>
Date of Sale and Time Adjustment	<u>DESCRIPTION</u> <u>N/A</u>	<u>DESCRIPTION</u> <u>4/4/2019</u>	<u>DESCRIPTION</u> <u>02/28/2018</u>	<u>DESCRIPTION</u> <u>8/16/2019</u>
Location	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>
Site/View	<u>0.18 ACRES</u>	<u>0.08 ACRES</u>	<u>0.12 ACRES</u>	<u>0.12 ACRES</u>
FRONTAGE	<u>40'</u>	<u>30'</u>	<u>33.3'</u>	<u>40'</u>
ZONE	<u>RM2</u>	<u>RM2</u>	<u>RM2</u>	<u>RM2</u>
Sales or Financing Concessions				
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u>	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u>	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u>
Indicated Value of Subject		Net=0% Gross=0% \$ <u>10,000</u>	Net=0% Gross=0% \$ <u>10,000</u>	Net=0% Gross=0% \$ <u>16,000</u>

Comments on Market Data INVENTORY IS LOW ALL COMPARABLES ARE LOCATED IN THE SAME ZONE

Comments and Conditions of Appraisal: THE CLIENT IS AN ABUTTER TO THE SUBJECT PARCEL.

RECONCILIATION

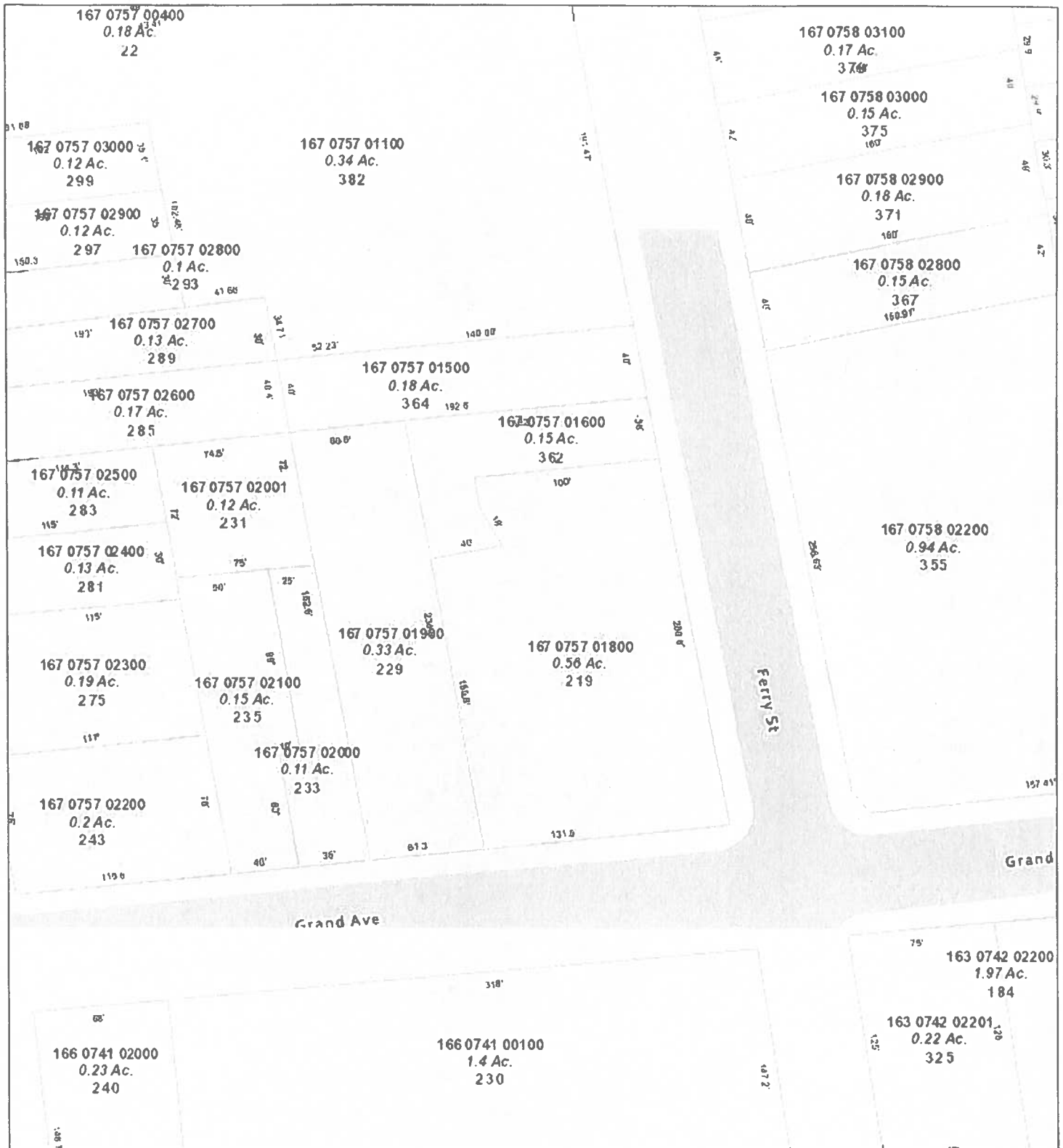
Final Reconciliation: COMPARABLES SOLD BETWEEN \$1.91 - \$3.06 PER SQFT, WITH A MEDIAN OF \$2.54 PER SQFT THEREFORE THE SUBJECT'S VALUE WAS DETERMINED AS FOLLOWS: \$2.54 x 7,841 SQFT = \$19,876.94 ROUNDED TO \$19,877

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 05/12/2021 to be \$ 19,877

Appraiser(s) Charles A. Liberti Review Appraiser (if applicable) Did Did Not Physically Inspect Property
 Date Report Signed 05/26/2021 Date Report Signed _____
 State Certification # RCG.0000647 State CT State Certification # _____ State _____
 Or State License # _____ State _____ Or State License # _____ State _____
 Expiration Date of License or Certification 04/30/2022 Expiration Date of License or Certification _____

364 Ferry Street (vacant lot on right side of photo)





Legend

New Haven Parcels

MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 6/21/2021

0 0.0075 0.015 0.03 mi

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 364 FERRY STREET (MBLU: 167 0757 01500) Disposition of 364 Ferry Street to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand Avenue. Located in the BA-1 Zone. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1590-09
ADVICE: Approve

PROJECT SUMMARY:

Applicants: Escalante, LLC
Disposition Price: \$20,000
Site: Approximately 7,800sf
Zone: RM-2
Use: Vacant Land
Financing:
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the sale of a City owned parcel of land. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sale the subject property to an abutting commercial property owner to create a driveway and a location for garbage/dumpster.

Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

The Planning Commission should consider whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That 229 Grand Street may use the subject site to improve the overall site layout of 229 Grand Street.
- Whether the site could be used as a pocket park or community garden.¹
- Whether the comprehensive plan identifies or will identify resources within this area for which this parcel could be used.
- That the enclosed maps provide the land uses and aerial of the surrounding the site.

¹ Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Encourage neighborhood stability.
- Increases the City's tax base.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan provided that:

- The gate located at 364 Ferry Street always remains locked except when garbage is being removed/hailed.
- Adequate lighting is installed in accordance with the City's lighting standards (Section 60.1 of the Zoning Ordinance).
- The property owner, business owner and/or applicant agrees to and keeps this area free of debris and garbage.

ADOPTED: August 18, 2021
Leslie Radcliffe
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
136 Hemingway Street		116 1033 01200		PDU 81	12	Vacant Land	Per Zoning
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$147,400	N/A		\$ 147,400	\$103,180		100' X 735'	55,295 Total Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 55,000.00	William Esposito	6/9/2021	Negotiated	\$40,000.	N/A	\$ 40,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Gerald Antunes 12 th Ward	N/A	N/A

Applicant's Information

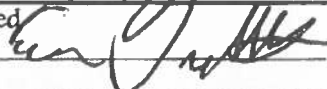

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Vessel Technology, Inc. 46 West 55 th Street New York NY 10019	c/o Josh Levy, Executive Vice President

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	7/13/2021	Staff	Current

Proposal: LCI proposes the sale of a vacant lot.

General discussion: The applicant will develop rental housing at this location. The developer is looking to build 30 affordable units (1 bedroom and 2-bedroom units) The rents will be deed restricted to 60-80% AMI. and there will be a minimum 20-year affordability period. **Zoning approval is required prior to closing (if needed).**

Owner Occupancy? N/A

Prepared by:  Date 7/21/21 Concurred by:  Date 7/23/21


Committee	Date	Action
PAD	7/21/2021	
City Plan	8/18/2021	
L.C.I.	8/25/2021	
Board of Aldermen	9/7/2021	

PRIOR NOTIFICATION FORM

**NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERMEN**

TO : Alder Gerald Antunes 12th Ward

DATE: **July 13, 2021**

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 vacant land at 136 Hemingway Street. The applicant will develop approximately 30 units of affordable housing subject to Zoning approval.

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.

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED	6093
165 CHURCH ST					EX COM LN	21	147,400	103,180		NEW HAVEN, CT
NEW HAVEN CT 06510	WARD TAXABLE CENSUS BLOCK QUERY G GIS ID 5263	12	1426.03	2001						VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	ASSESSED	Year	Code	ASSESSED
CITY OF NEW HAVEN	5930	0028	U	I	0	18	2020	21	103,180	2019	21	103,180
300 EASTERN ACQUISITION CORP	5309	0292	U	I	30,000	8						
IPPONA LLC	5237	0244	U	I	0							
UNKNOWN	4901	0144	U	I	0							
UNKNOWN	3929	0260	U	I	300,000							
Total									103,180			103,180

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount
				0.00				
			ASSESSING NEIGHBORHOOD					
			Nbhd Name	B		Tracing		Batch
			0800					

NOTES	
Appraised Bldg. Value (Card)	0
Appraised Xr (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	147,400
Special Land Value	0
Total Appraised Parcel Value	147,400
Valuation Method	C

APPRAISED VALUE SUMMARY	
PREVIOUS ASSESSMENTS (HISTORY)	
Total	147,400
Total	103,180

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

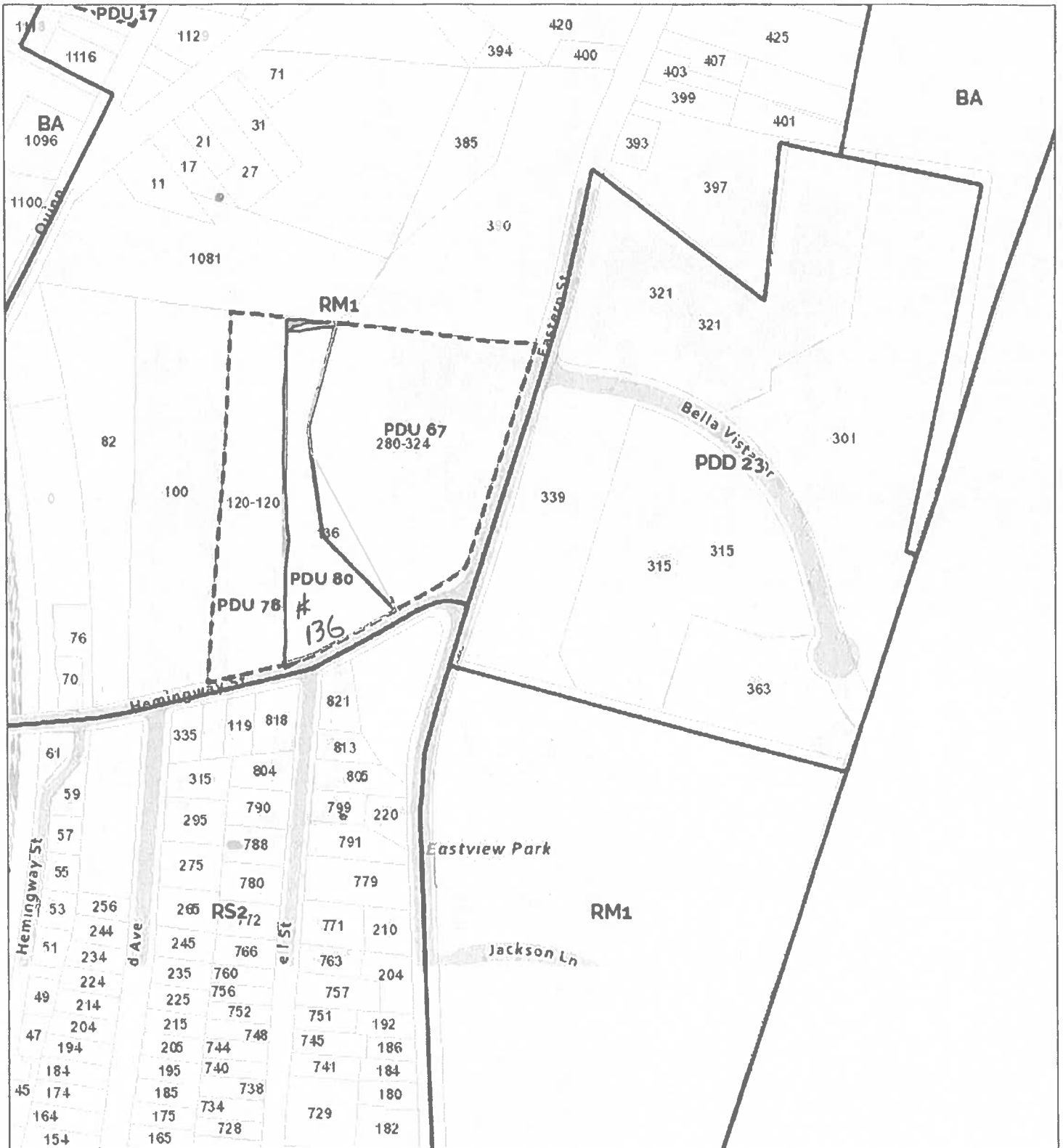
LAND LINE VALUATION SECTION	
APPRaised Parcel Value	147,400

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	09-26-2001	SB			45	Review Against Field Cd




LAND VALUATION SECTION	
APPRaised Parcel Value	147,400

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	PDU	0		56,156 SF	2.5	1.00000	F	1.00	MLJ	1.050		1.0000	2.63	147,400

Total Card Land Units 56,156 SF Parcel Total Land Area 1 Total Land Value 147,400



Legend

-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

ZONING MAP PRINT

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Date: 6/21/2021



Esposito & Associates
LAND APPRAISAL REPORT

City of New Haven
File No. 136 Hemingway Street

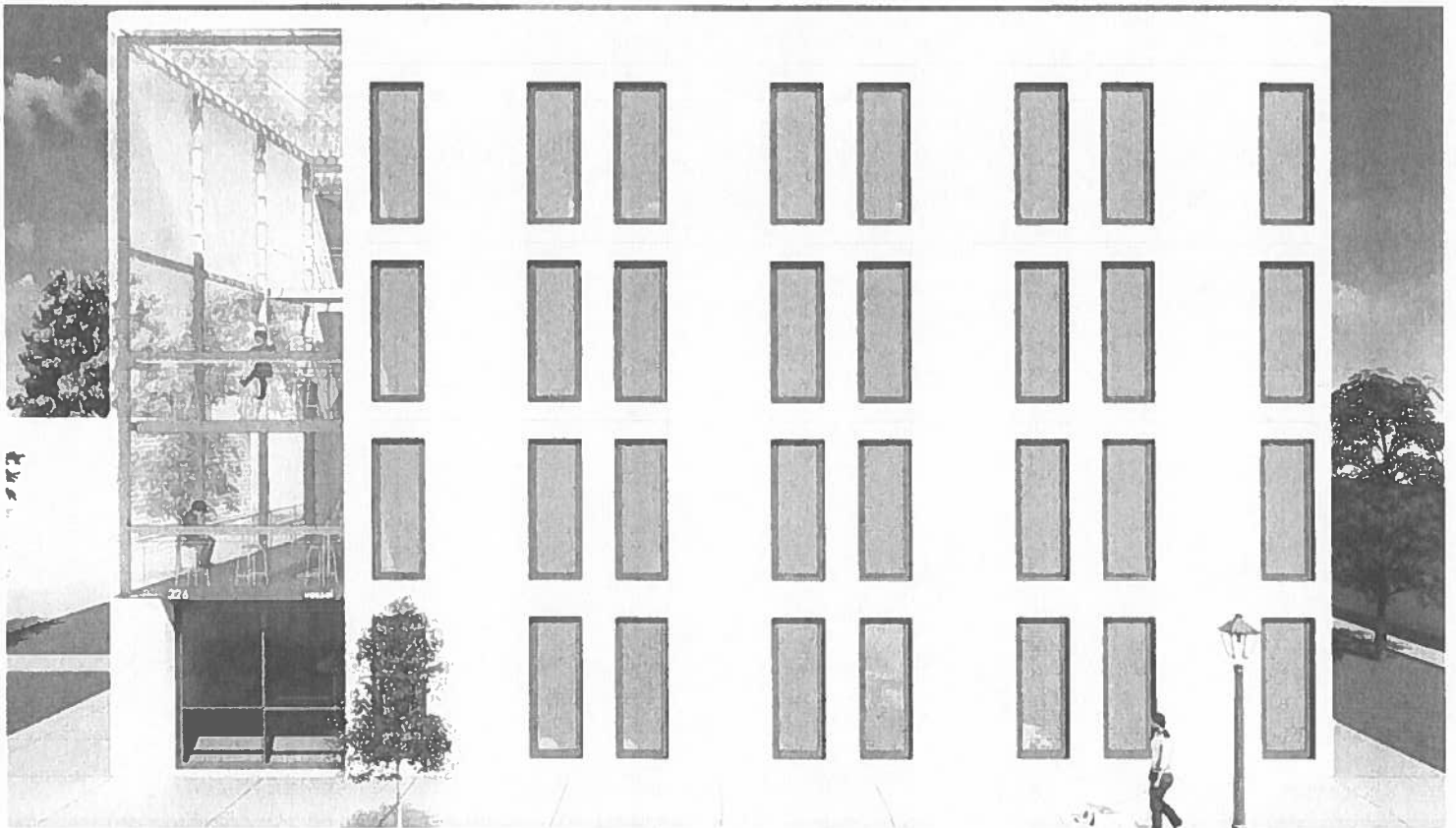
SUBJECT	Borrower City of New Haven Census Tract 1426 03 Map Reference MSA-35300																																																																																																																
	Property Address 136 Hemingway Street																																																																																																																
	City New Haven County New Haven State CT Zip Code 06513																																																																																																																
NEIGHBORHOOD	Legal Description Volume: 5930 Page: 028; Assessor's MBP: 116-1033-01200																																																																																																																
	Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> Or Mirrors PUD																																																																																																																
	Actual Real Estate Taxes \$ 4,527.54 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions None																																																																																																																
Lender/Client Mr. Evan Trachten Address City of New Haven, 165 Church Street, New Haven, CT 06510																																																																																																																	
Occupant Vacant Land Appraiser William F. Esposito, Jr. Instructions to Appraiser Provide an Opinion of Market Value																																																																																																																	
SITE	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural																																																																																																																
	Build Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%																																																																																																																
	Growth Rate <input checked="" type="checkbox"/> Fully Dev <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow																																																																																																																
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining																																																																																																																
	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply																																																																																																																
	Marketing Time <input checked="" type="checkbox"/> Under 3 Mos <input type="checkbox"/> 4-6 Mos <input type="checkbox"/> Over 6 Mos																																																																																																																
	Present Land Use <input checked="" type="checkbox"/> 35 % One Unit <input type="checkbox"/> 10 % 2-4 Unit <input type="checkbox"/> 30 % Apts <input type="checkbox"/> 10 % Condo <input type="checkbox"/> 10 % Commercial																																																																																																																
	Changes in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)																																																																																																																
	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> 1-3 % Vacant																																																																																																																
	One-Unit Price Range \$ 90,000 to \$ 280,000 Predominant Value \$ 175,000																																																																																																																
One-Unit Age Range 5 yrs to 150 yrs Predominant Age 75 yrs																																																																																																																	
Comments including those factors favorable or unfavorable affecting marketability (e.g. public parks, schools, view, noise)																																																																																																																	
The subject is located within 2.5 miles northeast of the downtown area, in an area that consists of a mixture of residential and commercial uses. There is convenience to shopping, public transportation, Routes #17 and #80 and Interstate 91. The traffic pattern on the subject street is considered to be moderate. The proximity to a commercial use and a flood zone are adverse conditions on the subject property.																																																																																																																	
MARKET DATA ANALYSIS	Dimensions See attached deed and Survey Map = 55,295 s.f. = 1.27 Acres Corner Lot																																																																																																																
	Zoning Classification PDU-80, Planned Development Unit Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations																																																																																																																
	Highest and Best Use <input type="checkbox"/> Present Use <input checked="" type="checkbox"/> Other (Specify) To be built upon with a multi-unit dwelling subject to wetland, zoning approval																																																																																																																
	Elec <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> San Sewer <input type="checkbox"/> In street In street In street Underground Elect & Tel																																																																																																																
	OFF SITE IMPROVEMENTS <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Street Access Surface Paved asphalt Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private																																																																																																																
	Topo <input type="checkbox"/> Rolling <input type="checkbox"/> Average <input type="checkbox"/> Irregular																																																																																																																
	View <input type="checkbox"/> No special view amenity																																																																																																																
	Drainage <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curbs/Gutters <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Drainage conditions unknown; wetlands on the site																																																																																																																
	Is the property located in a FEMA Special Flood Hazard Area? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																																
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions)																																																																																																																
Only a very limited on-site inspection was performed. The site contains 55,295 square feet, or 1.27 acres (rounded). A substantial portion of the property consists of wetlands, and as a result, most of the site is located in a flood hazard zone. A sanitary sewer easement exists along a portion of the easterly side of the site. A gas line easement exists along the southeasterly portion of the site. See addendum for additional site comments.																																																																																																																	
The undersigned has reviewed the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property a minus (-) adjustment is made, thus reducing the indicated value of subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																																																	
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	Date of Signature and Report 06/11/2021 Title Owner - Esposito & Associates State Certification # RCG 187 (Certified General Appraiser) ST CT State Certification # ST ST Or State License # ST ST Expiration Date of State Certification or License 04/30/2022 Expiration Date of State Certification or License Date of Inspection (if applicable) June 9, 2021 Did Did Not Inspect Property Date of Inspection																																																																																																																



136 Hemingway Street (vacant lot on left side of photo)

Vessel

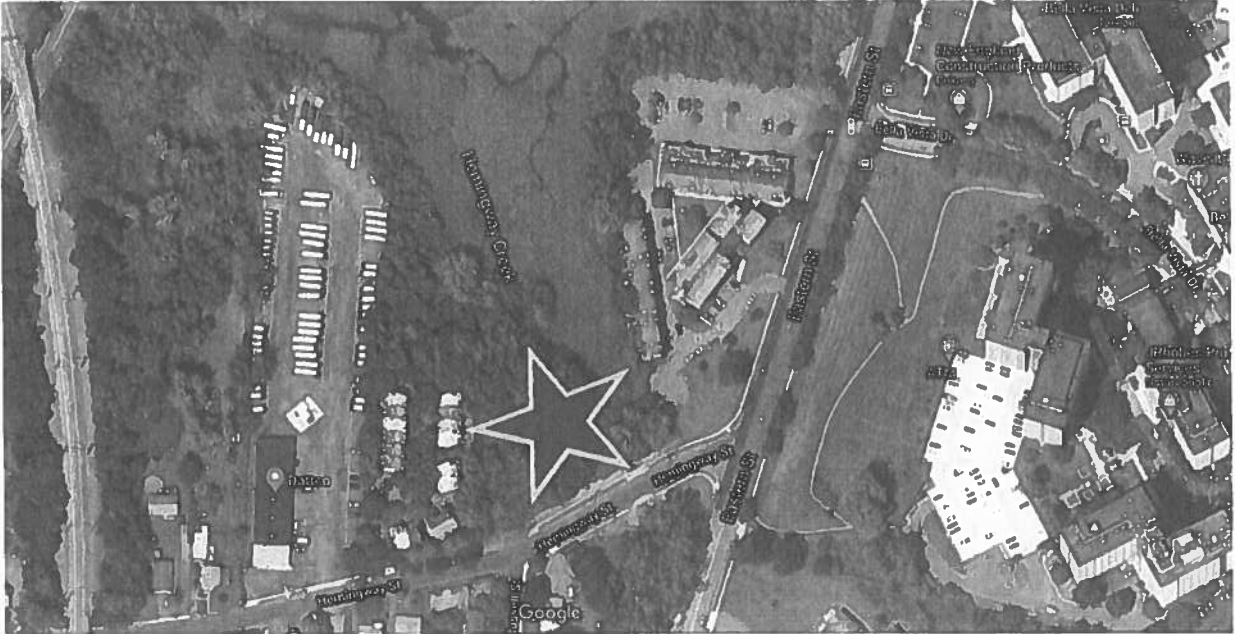
**136 HEMINGWAY STREET
NEW HAVEN, CT**



April 16, 2021

136 Hemingway Street:

136 Hemingway Street (the "Property") is a vacant site that is heavily vegetated. The Property is approximately 1.29 acres, but abuts Hemingway Creek, making much of the site unusable for development.



The Property is adjacent to multifamily, townhouse, commercial and single family uses. At the corner of Hemingway and Eastern Streets is Bella Vista Apartments, a high-rise affordable housing complex and next to the Property is a townhouse development.

While much of New Haven has access to new, high-quality housing, it is extraordinarily expensive and not readily affordable to the average New Haven resident. Additionally, this specific area of New Haven, does not have any new housing, and the housing that is available does not provide residents with the quality, safety, security, energy efficiency, and comfort that they deserve.

Vessel can be an agent for change and improvement, while still maintaining affordability. The Vessel system will seamlessly integrate into the site and community, providing a contextual housing solution that also aligns perfectly with your vision, providing a 21st century housing solution that offers New Haven and its residents the **Space to Thrive**.

Vessel Proposal:

Let's finalize the key business terms:

- Land Purchase Price: \$40,000
- PILOT Structure: *See Appendix A*
- Rents: Starting at just \$1050 per month
- Vessel's Commitment: Everything else

Vessel will handle all aspects of the land development process:

- Planning/Zoning Applications
- Property due diligence and civil engineering
- And of course, installation of the Vessel system (using local labor), as well as the on-going maintenance and management of the Vessel system in conjunction with our local *Caretaker*.

If we get started now, the first Vessel will be open in New Haven by Fall 2021!

We know how important the City of New Haven and its residents are to you and we will not let you or them down.

Sincerely yours,

Josh Levy
Executive Vice President