

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

DECEMBER 1, 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 December 1, 2021

Time: Dec 1, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/95779241610?pwd=U2VHWGV2cnpnVndyek1OMXFYTGI3dz09>

Meeting ID: 957 7924 1610 Password: 1234567a

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

- I. Call to Order
- II. Approval of Minutes from October 27, 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>
6-8 Evergreen Court 180 Butler St	Negotiated Sale Negotiated Sale	National Construction, LLC Macedonia Pentecostal Church	3 20

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

PAD MEETING MINUTES
October 20, 2021

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

Absent: Maurine Villani, Tax Office.

Meeting called to order at 3:03 PM

A motion to approve the PAD minutes from September 29, 2021 with corrections was made by Steve Fontana, seconded Alder Antunes, minutes approved unanimously.

New Business

6-8 Evergreen Court

Evan explained the City is proposing to sell this vacant property and lot to National Construction for \$15,000. The applicant will rehabilitate the property and sell it to an owner occupant for a minimum 10-year occupancy requirement. The City was planning to demolish this property and bids are in the information packet. The City received bids ranging from the mid \$80,000's to almost \$140,000 to demolish this property. This developer specializes in the rehabilitation of very distressed properties. Evan told the committee this property needs immediate attention.

The developer would like to rehabilitate this property as a one family property and add an accessory dwelling unit (ADU). Alder Festa told the committee the developer was not permitted to utilize the new ADU ordinance because he is not an owner occupant. Alder Festa does not support this, the ADU ordinance requires an owner occupant to get the permit to create an ADU. Evan told the committee this is the first time LCI is proposing this concept (ADU). Alder Festa said the developer can go through the normal process to make this property a two family but can't utilize this ordinance as a short cut. Evan told the committee there is a 10-year deed restriction making this property owner occupied so LCI felt this proposal was consistent with the ADU Ordinance. LCI understands the concerns raised here today.

Alder Antunes echoed Alder Festa's concerns. The developer can follow the normal Zoning process to convert this property, but not the new ADU Ordinance because only owner occupants are eligible.

A motion was made by Steve Fontana to approve the proposal as a single family (the developer can go through zoning to convert the property to a two-family), seconded by Clay Williams, Approved unanimously.

180 Butler Street

Evan told the committee that this is a negotiated sale to the Macedonia Pentecostal Church. The City is selling this as a negotiated sale because the PAD Guidelines do not comply with the Religious Land Use and Institutionalized Persons ACT (RLUIPA) which is a federal law. It requires

all non-profits to be treated equally. LCI will be updating the PAD guidelines and this will be addressed.

Evan told the committee the proposal is to sell this land at \$1.00 per square foot because that is the cost for non-profits. We do not want to discriminate against the church. The property is located on the Hamden town line. The Church is located at 184 Butler Street in Hamden. The lot is an odd shape and doesn't lend itself to splitting with the other abutting property at 178 Butler Street. Alder Festa asked why the property wasn't split with #178 Butler Street? The property at 178 Butler Street is a conforming property under the zoning so LCI didn't offer this land to the owner. 178 Butler Street has an easement over a few feet over this parcel. The property at 178 Butler Street also has a driveway and yard area. Evan also noted the property at 178 Butler Street was in the foreclosure when LCI began working on this sale. The Church needs additional parking because they are on a small lot. This lot is not conducive for housing development due to the shape and size. Alder Antunes noted the importance of off-street parking in this area.

Evan told the committee that LCI considered making a garden at this location but noted one had recently been developed on Shepard Street (#96) this year. Evan did discuss this with the Alder of the ward.

Alder Antunes commented that we should better define the term "church" in the PAD guidelines. We don't want properties to be off the tax-rolls unless the institution is serving the community. Alder Antunes noted that several "store-front style" churches have come and gone over the years and when an institution files for a tax exemption, the exemption can continue for a long time unless staff audit the status.

Alder Festa asked about RLUIPA. Evan told the committee it's a Federal law. Alder Festa noted that we should audit to make sure if a property is exempt, staff should monitor. Evan noted that we don't sell many properties for exempt purposes. Evan also told the committee the LCI tries to reduce blight, increase maintenance, and make areas better via land sales, this sale also will reduce City liability and the City will no longer have to maintain this parcel.

Alder Antunes asked about Church exemptions. Clay gave an example of a church what owns a parking garage that is tax exempt. Steve also gave an example of a rental space utilized for a church which would also be exempt. Evan also noted that the Assessor's office approves exemption requests and both rental and property owned by Church, both are eligible for exemptions. Evan was not sure how often there are audit.

William Long asked about improvements to the parcel, do they need approvals in Hamden and New Haven? Evan told the committee that only our regulations would apply. Evan gave an example of properties that are in two towns such as Cliff Street in East Rock. William also asked about merging the parcels. Committee members asked about safeguards because the property will be connected to a property in Hamden. The Notice can be recorded in Hamden. Alder Antunes told the committee we don't want this parcel to be tax-exempt and slip through the cracks because two town's land records are involved. Steve noted the Assessor's office would require an application for an exemption. There was discussion about the best safeguard to avoid problems about notice. A motion was made. The motion was amended after discussion.

A motion was made by Clay Williams to approve the sale with the condition that a "Notice of Adjoinment" be recorded on the Hamden Land records, seconded by Alder Antunes. Approved unanimously

PAD Guidelines

Evan has been working with City lawyers to revise the Guidelines. Mr. Long gave us a few good ideas about adding a time frame for City Plan to give advice as well as mentioning the Comprehensive Plan in the guidelines. Evan is working with attorney Pinto to finalize these updates. Evan plans to make this an action item by the end of the year. There will not be major changes.

A motion to adjourn was made by Steve Fontana, seconded by Alder Festa, all were in favor.

Meeting Adjourned 3:40 P.M.

LCI Board Meeting Minutes
October 27, 2021 (Via Zoom)

PRESENT: Neil Currie, Nadine Horton, Seth Poole, Arlevia Samuel (Acting Executive Director), Hon. Ernie Santiago, Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

Absent: Hon. Richard Furlow, Patricia Brett

Guests: None

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

Review of LCI Board meeting minutes from September 29, 2021 Special Meeting. A motion to approve was made by Neil Currie, seconded by Alder Santiago; Approved unanimously.

New Business

346 Grand Avenue & 350 Grand Avenue

Evan told the Board this is a proposal to acquire two structures from the Fair Haven Health Clinic (FHHC). The project involves three adjacent structures. The City currently owns a structure on the corner of Grand Avenue and Lloyd Street (342 Grand Avenue). The City is proposing to purchase 346 Grand Avenue as well as 350 Grand Avenue from the FHHC. This is a package deal to purchase the two structures. We are asking to increase the acquisition price of 346 Grand Ave from up to \$285,000 to up to \$305,000 due to delays with the acquisition, the difficulty of acquiring fire insurance, and the carrying costs of this deal. Evan noted as a package deal the City will gain \$150,000 of equity when the City takes title to both properties.

Evan discussed the property at 346 Grand Avenue. Evan noted that Alder Crespo is in support of this proposal. Evan told the Board that the City Plan report is supportive of the acquisition and that several objectives of the Comprehensive Plan are achieved by this acquisition. The FHHC is preparing to construct a new health care facility on the James Street end of this stretch of Grand Avenue in the future, and our development will compliment that project. The building at 346 Grand Avenue is a residential structure and the building at 350 Grand Avenue is an office building. LCI has recent appraisals for both properties, the value of 346 Grand Avenue was appraised at \$230,000 and the structure at 350 Grand Avenue was valued at \$375,000. We are proposing to pay up to \$305,000 for 346 Grand Avenue and pay \$155,000 for 350 Grand Avenue.

Evan described the project vision. All three properties will be converted to owner occupied two-unit residential structures with a 20-year occupancy period. LCI intends to create off-street parking for each property. LCI believes making these structures owner occupied will help stabilize the block. There will also be a deed restricted rental unit at each property. The structures are brick and LCI will follow all regulations for the rehabilitation to preserve the look of the structures.

Attorney Michael Pinto elaborated on the project. He told the Board the FHHC has an option to purchase 346 Grand Avenue. A google street view of this area was presented to the Board. Attorney Pinto walked the Board down Grand Avenue highlighting the project. The FHHC had an approval to purchase 342 Grand from the City but they did not complete the purchase. The FHHC asked the City to be a partner and develop these three residential properties while they develop a new health clinic on the James Street end of this stretch of Grand Avenue.

Nadine Horton asked staff about the price increase from \$285,000 to \$305,000 and the carrying costs, as well as the issue of acquiring fire insurance. Attorney Pinto explained that originally the City planned to help the FHHC quickly acquire the property at 346 Grand Avenue to keep the acquisition cost as low as possible. The FHHC was unable to purchase fire insurance because the property at 346 Grand Avenue has fire damage. The seller agreed to extend the purchase option agreement which costs \$5,000 per month. The additional carrying cost due to the timeline for approval may be an additional \$20,000, there will also be about \$7000-\$8000 in closing costs. Attorney Pinto noted that as a package deal these additional costs are not detrimental to the project because if we acquire both properties, we gain a large amount of equity. The project is impactful and the property at 346 Grand Avenue is a linchpin and vital for the City to control.

Nadine Horton also asked, what is the timeline to rehabilitate these properties and selling them? Arlevia told the Board that attorney Pinto can provide good guidance on this aspect of the development. Attorney Pinto told the Board that upon closing on these properties they will be turned over to LCI's Cathy Schroeter and her Division to project manage them. The restoration will take a little longer because the City will meet the standard set by the Secretary of Interior for rehabilitation of historic structures. Attorney Pinto said it may be about two years to develop and sell these structures because of the level of work to be done. Evan thought 18 months would be a general timeframe but if there are supply chain issues or other delays it may take longer. Attorney Pinto thinks that 2 years is the best estimate. Once you start opening walls in a 120-year old house you can have many surprises or delays due to unknowns.

Alder Santiago asked about the occupancy requirement, is it transferable or does it restart if the property is sold prior to the 20-year occupancy being completed? Attorney Pinto told the Board that the requirement doesn't reset, rather the next owner would have a deed restriction and need to satisfy the remainder of the occupancy period. The City must approve any transfer until the 20-year requirement is satisfied. Alder Santiago also asked about selling the property at 60% of the value. Evan said that the information on the PAD coversheet about 60%-100% AMI has to do with the buyers' income, not the value of the property. Evan said that we will not sell the property for 60% of the market value (Neil Currie later pointed out that in-fact we may sell the property at such a discount to an income qualified buyer).

Neil Currie asked a few questions. Neil wanted to know about the owner of 346 Grand Avenue, Frank Sacco; does he or his family have any connection to the City? Evan told the Board there is no connection or conflict of interest issue. The City is in compliance with all regulations and Attorney Pinto would ensure compliance with all ethics regulations and rules. Attorney Pinto told the Board that Mr. Sacco grew up in this house and he inherited the property from his mother. Mr. Sacco has been bearing a risk while this deal evolved, extra time was needed because the original acquisition plan changed. He could have canceled the deal and option and sold the property to some other entity

or rental investor. Staff believe that Mr. Sacco is pleased to see his family's home be renovated and preserved and has been willing to work with all parties while bearing some risk carrying the structure for several months. This acquisition will allow us to control the block.

Neil also asked about what FHHC is paying relative to our cost to acquire? Attorney Pinto said the only difference in price is the cost of the option. We are paying the same base cost. If we can acquire this sooner the cost will be lower. Neil asked what are the carrying costs? Attorney Pinto said the \$5,000 per month cost is the value of the option being extended. The FHHC will not pocket any of the \$5,000 option cost. All the funds will go to the Sacco family.

Seth noted that the FHHC had an approval to acquire 342 Grand Avenue for about \$12,000. If that sale had been completed the property would not have been taxable. Since the City is proposing to develop these properties, we will get tax revenue, owner occupants, and long-term stability because of families and owner occupants. The buyers will gain equity from the properties which helps create generational wealth. Seth asked if the City is eligible for Historic tax credits by doing this project. Attorney Pinto didn't think the City was eligible and noted that we will likely be utilizing Federal Funds such as CDBG or HOME. Evan noted that when utilizing Federal funds, the City will be required to meet the Secretary of Interior's standard for historic rehabilitation. This will not be a "flip" style rehabilitation.

Nadine Horton asked about how will a future homeowner be able to maintain one of these properties at the historical standard, given the increased cost? Evan told the Board that the City will meet the standard and the homeowner shouldn't have any maintenance to do for many years. The homeowner will not be held to the Secretary of Interior's standard for future maintenance (unless they use Federal funds). This property is not located in a local historic district so there are not restrictions in place that would increase the cost of basic maintenance.

Neil asked how the City will price the properties to be affordable given their appraised value will likely far exceed what is defined as affordable? Attorney Pinto told the Board that the City will sell the property below market value and will spend more money than it recoups from the sale of the property. Neil noted that Alder Santiago asked about selling the property at 60% of the market value and staff said that wouldn't be the case, but in reality, we are selling it way below market value so we may be selling it at 60% of market value depending upon the buyer's income level. The buyer will gain a lot of equity upon taking title to the property.

Neil also asked about the affordability, if the City is assessing the property at market value for tax purposes and the owner has restrictions on the rent, how is that affordable? The owner will get income from a rental unit. Neil noted that given the rental units are also income restricted that will not help the owner as much as it could if it were a market rate unit. Evan noted that the Assessor's office will receive a copy of the deed and because there is a deed restriction on the property the assessment would be lower. Evan also clarified his statement to the Board in reference to Alder Santiago's question about selling the property at 60% AMI or 60% of its market value; the City sells a property to an income qualified buyer and in some cases the discount could be significant as noted by Neil Currie. Evan apologized for any confusion.

Alder Santiago asked if there was a tax abatement to make this affordable, he noted that it sounded like a tax abatement was needed to make this affordable. Evan told Alder Santiago that due to the deed restriction the assessor's office makes an adjustment on the value. Alder Santiago made a motion to approve the item. There was a request from staff to include language of "up to \$305,000 plus closing costs" in the motion. Attorney Pinto also asked to make a separate motion for each item.

Alder Santiago made a motion to approve the acquisition of 346 Grand Avenue, Alder Santiago amended his motion to add read " to acquire 346 Grand Avenue for up to \$305,000 plus closing costs", seconded by Neil Currie, all were in favor, Approved unanimously.

A motion to approve the acquisition of 350 Grand Avenue for \$155,000 plus closing costs was made by Nadine Horton, seconded by Alder Santiago, all were in favor, approved unanimously.

Old Business

Seth asked if there was any old business? There was none.
Seth also asked if there was new business?

Nadine asked about the purview of this Board in terms of LCI operations? Evan told the Board he would ask Arlevia to answer this at our next meeting. Nadine mentioned that she had received some questions from members of the community on this topic. Nadine will forward some questions to staff. Neil asked that Evan send the enabling legislation which was provided to him by staff when he was appointed to the Board.

Attorney Pinto thanked the Board for their support on the Grand Avenue project and expressed his appreciation for the architecture and uniqueness of the structures. Seth mentioned the LCI housing project on George Street and the importance of saving brick structures and creating opportunities for housing. Seth told the Board he was in Scarsdale, New York salvaging 120-year old wood flooring from a mansion to install at his home. The mansion is being knocked down.

A motion to adjourn was made by Alder Santiago, seconded by Neil Currie. All were in favor, approved unanimously.

Adjourned at 7:01 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
6 Evergreen Court 8 Evergreen Court	342 0152 00500 342 0152 00501	RM-1	3	Improved lot + 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.
\$41,900	\$18,100		\$ 105,900.00	\$74,130.00	50' X 40'	2178
\$45,600		\$300			61' X 40'	2454
						4632 Total Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 105,900	Vision Appraisal	10/1/2021	Negotiated	\$10,000	TBD	\$ 15,000

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
National Construction, LLC 224 Falls Road Bethany CT 06524	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	10/14/2021	Staff	Current

Proposal: LCI proposes the sale of a vacant single-family property at 6 Evergreen Court and a sliver lot at 8 Evergreen Court.

General discussion: The applicant will rehabilitate the property as a single-family residence (the buyer has the option to convert the property to two-units subject to Zoning approval). **This property must be sold to an owner occupant for a combined period not less than ten (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by: _____ Date _____ Concurred by: _____ Date _____

Committee	Date	Action
PAD	10/20/2021	Approved as single-family property, buyer has option to go through Zoning to convert to a two-unit property. Property not eligible for ADU as of right per PAD Committee.
City Plan	11/17/2021	
L.C.I.	11/24/2021	
Board of Alders	12/20/21	



**CITY OF NEW HAVEN
BOARD OF ALDERMEN**

Ron C. Hurt
Alder, Ward 3

574 Congress Avenue
New Haven, CT 06519-1315

Chaplain
Black and Hispanic Caucus

Telephone: (203) 675-5467
Email: Ward3@newhavenct.gov

Vice Chair
Health & Human Services Committee

Member
Aldermanic Affairs Committee
Finance Committee
New Haven Slavery Task Force

July 26, 2021

To Whom it may concern:

I am pleased to offer my support for the proposed purchase by Mr. Ferdinand Escoffey of National Construction, LLC for the purchase of 6-8 Evergreen Court.

After meeting with him and hearing his plans for the two parcels: the house and parking area I am excited about the prospect of bringing this blighted property back to a constructive use.

As this proposal will enhance the property and the surrounding neighborhood, I fully support the purchase and look forward to seeing the project bringing life to this area soon after the sale is complete.

Sincerely
Ron C. Hurt
Hon. Ron C. Hurt
Ward 3, Alder

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: **October 12, 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.

Disposition of vacant single-family property at 6 Evergreen Court and vacant lot at 8 Evergreen Court to National Construction, LLC. The applicant will rehabilitate the property as a two (2) unit structure and sell it to an owner occupant for a minimum ten (10) year occupancy period

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		UTILITY		STRY/ROAD		LOCATION		CURRENT ASSESSMENT	
CITY OF NEW HAVEN								Code 21	Assessed 41,900
165 CHURCH ST								Code 22	Assessed 18,100
NEW HAVEN CT 06510								Total	60,000
SUPPLEMENTAL DATA AIR Ptl ID 03 WARD TAXABLE 1408 CENSUS BLOCK 3007 QUERY G GIS ID 22729 Assoc Pld#									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		VC	
CITY OF NEW HAVEN	9589	0211	06-23-2017	U	1	13,600	18	2020	21
1375 CHAPEL STREET LLC	8427	0262	08-18-2009	U	1	0	25	2019	21
STEINBACH MICHAEL	6018	0139	01-08-2002	U	1	0	1	2018	22
BREEN CAPITAL INVESTMENT CORP	5888	0222	07-03-2001	U	1	0	1	8,330	22
CONSTITUTION HOLDINGS LLC	5888	0222	07-03-2001	U	1	15,500	14	8,330	22
Total								32,970	Total
								32,970	42,000

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	21	24,640	2019	21	24,640	2018	21	24,640
	22	8,330		22	8,330		22	8,330
Total		32,970	Total		32,970	Total		32,970

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
ASSESSING NEIGHBORHOOD			
Nbhd	NORTH HILL		Tracing
1900			Batch

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	18,100
Appraised X1 (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	41,900
Special Land Value	0
Total Appraised Parcel Value	60,000
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	902R	CITY MDL-01	RM1 0			2,178 SF	18.34	1.00000	5	1.00	1900	1 050		1.0000	19.26	41,900
Total Card Land Units						2,178 SF										41,900

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Purposi/Result
12-15-2020	VA				DM Data Mailer Sent
08-19-2011	VA				DM Data Mailer Sent
06-01-2011	JW1	04			70 Field Review
01-20-2011	JEW	03			04 Measur/Vac/Boarded up
07-09-2001	DA				45 Review Against Field Cd

CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN CT 06510
VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Description	Element	Code	Description
Style:	03	Colonial			
Model:	01	Single Family			
Grade:	C	Average			
Stories:	2	2 Stories			
Occupancy:	1	Brick			
Exterior Wall 1:	19	Wood Shingle			
Exterior Wall 2:	14	Gable/Hip			
Roof Structure:	03	Asphalt			
Roof Cover:	03	Plaster/Drywall			
Interior Wall 1:	12	Fin WD/Carpet			
Interior Fir 1:	02	Oil/Gas			
Interior Fir 2:	04	Forced Hot Air			
Heat Fuel:	01	None			
AC Type:	03	3 Bedrooms			
Total Bedrooms:	1				
Total Bathrooms:	0				
Total Half Baths:	6	6 Rooms			
Total Xtra Fixts:	02	Average			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Interior Condition:	160				
Fin Bsmt Area:	3	Fin Rac Room			
Fin Bsmt Qual:	3	NORTH HILL B			
IBHD Code:	1908				

CONDO DATA

Parcel Id				
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

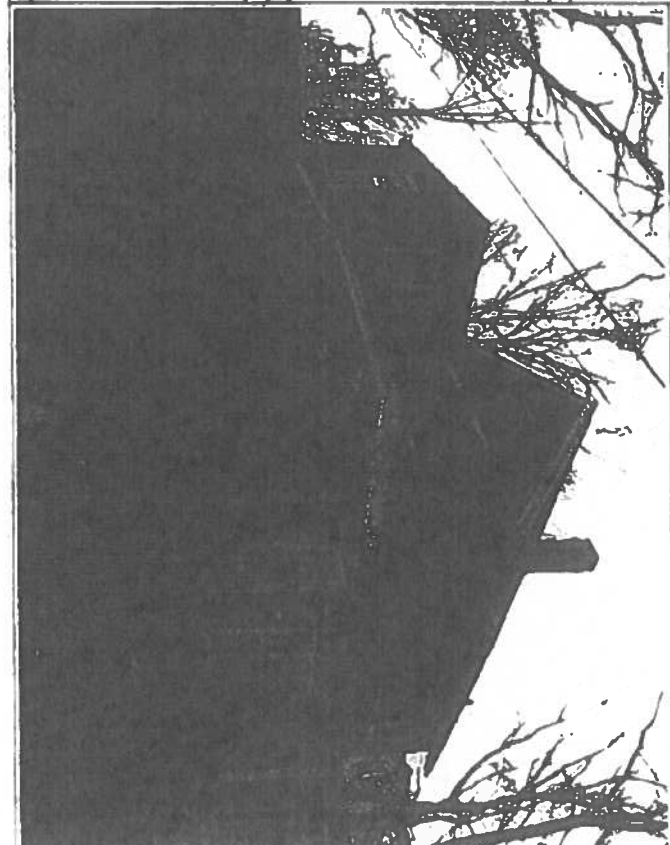
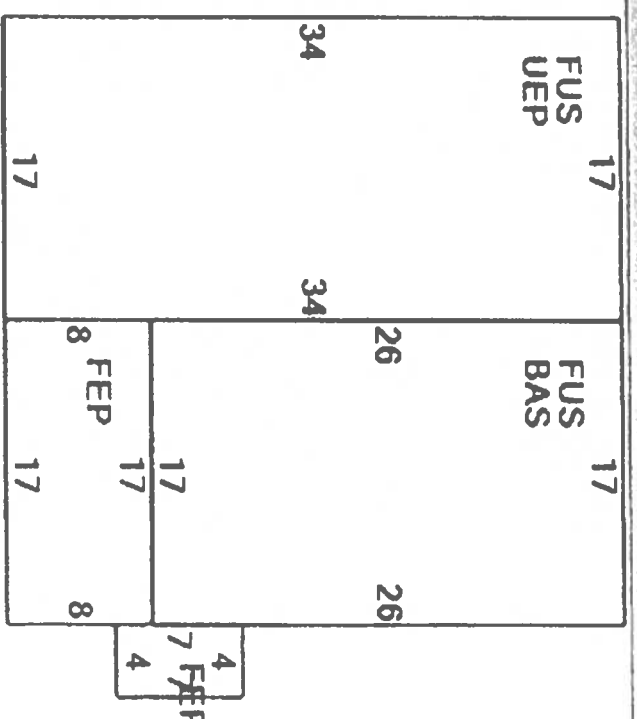
COST/MARKET VALUATION

Building Value New	181,424
Year Built	1910
Effective Year Built	1831
Depreciation Code	U
Remodel Rating	90
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	10
RCNLD	18,100

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eir Area	Unit Cost	Undeprc Value
3AS	First Floor	442	442	442	102.96	45,510
3EP	Endosed Porch	0	164	98	61.53	10,091
3US	Finished Upper Story	0	1,020	1,020	102.96	105,024
JEP	Unitn Endos Prch	0	578	202	35.98	20,799
Ttl Gross Liv / Lease Area		1,462	2,204	1,762		181,424



CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		DESCRIPTION		CODE		ASSESSED		ASSESSED		ASSESSED	
CITY OF NEW HAVEN										EX COM LN		21		45,300		31,710		6093	
165 CHURCH ST										EX COM CN		24		300		210		NEW HAVEN CT	
NEW HAVEN CT 06510		WARD 03		TAXABLE CENSUS BLOCK 1408		TAX DIST		Assoc Pk#											

RECORD OF OWNERSHIP		BK VOL/PAGE		SALE DATE		QUANTITY		SALE PRICE		VC		Year		Code		Assessed		Year		Code		Assessed			
CITY OF NEW HAVEN		6998 0166		11-09-2004		U V		0 14		2020		21		26,600		2019		21		26,600		2018		21	
HEARD JOHN L & ALVA W & SURV		0 0		08-23-1967				0 0		24		210		26,600		24		210		26,600		24		210	
		Total						26,810		Total		26,810		Total		26,810		Total		26,810		Total		26,810	

EXEMPTIONS		Amount		Code		Description		Number		Amount		Comm Int	
		0.000											
ASSESSING NEIGHBORHOOD		Nbhd		Nbhd Name		Tracing		Batch					
1900		NORTH HILL											

OTHER ASSESSMENTS		Amount		Code		Description		Number		Amount		Comm Int	
		0.000											

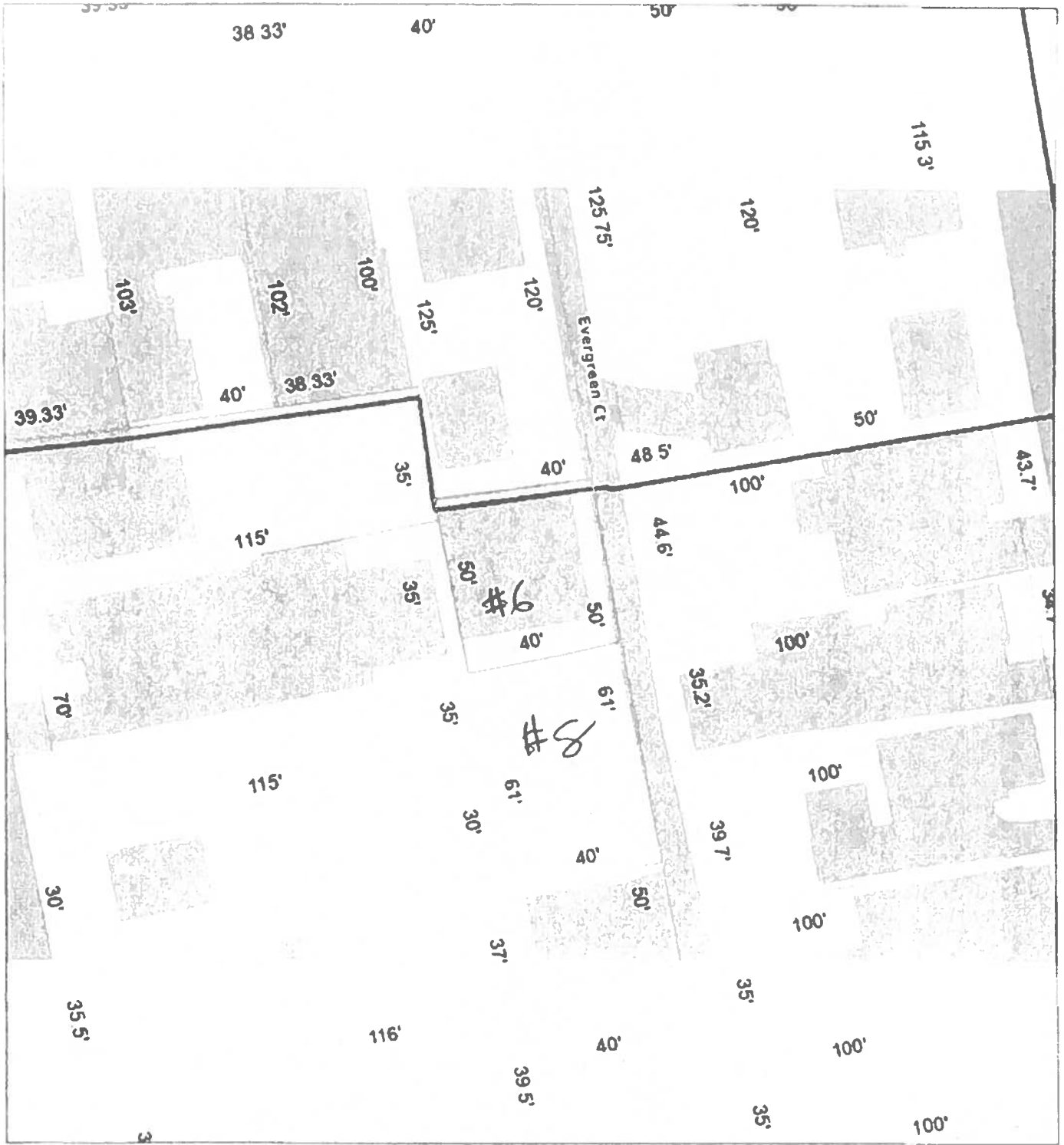
APPROXIMATED VALUE SUMMARY		Appraised Bldg Value (Card)		0	
		Appraised XI (B) Value (Bldg)		0	
		Appraised Ob (B) Value (Bldg)		300	
		Appraised Land Value (Bldg)		45,300	
		Special Land Value		0	
		Total Appraised Parcel Value		45,600	

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




VISIT/CHANGE HISTORY		Date		ID		Type		Is		Cd		Purpose/Result	
		03-16-2011		TT		03				94		Vacant with Outbuilding	
		06-15-2001		MJ						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.		Nbhd		Nbhd Adj		Notes		Location Adjustment		Adj Unit P		Land Value	
B		902V		CITY MDL-00		R0M1 0						2,454 SF		17 59		1 00000		5		1 00		1900		1 050				1 0000		18.47		45,300	





Legend

-  NewHaven_Web_Parcel
-  PDU Overlay Zone
-  Zoning Boundaries

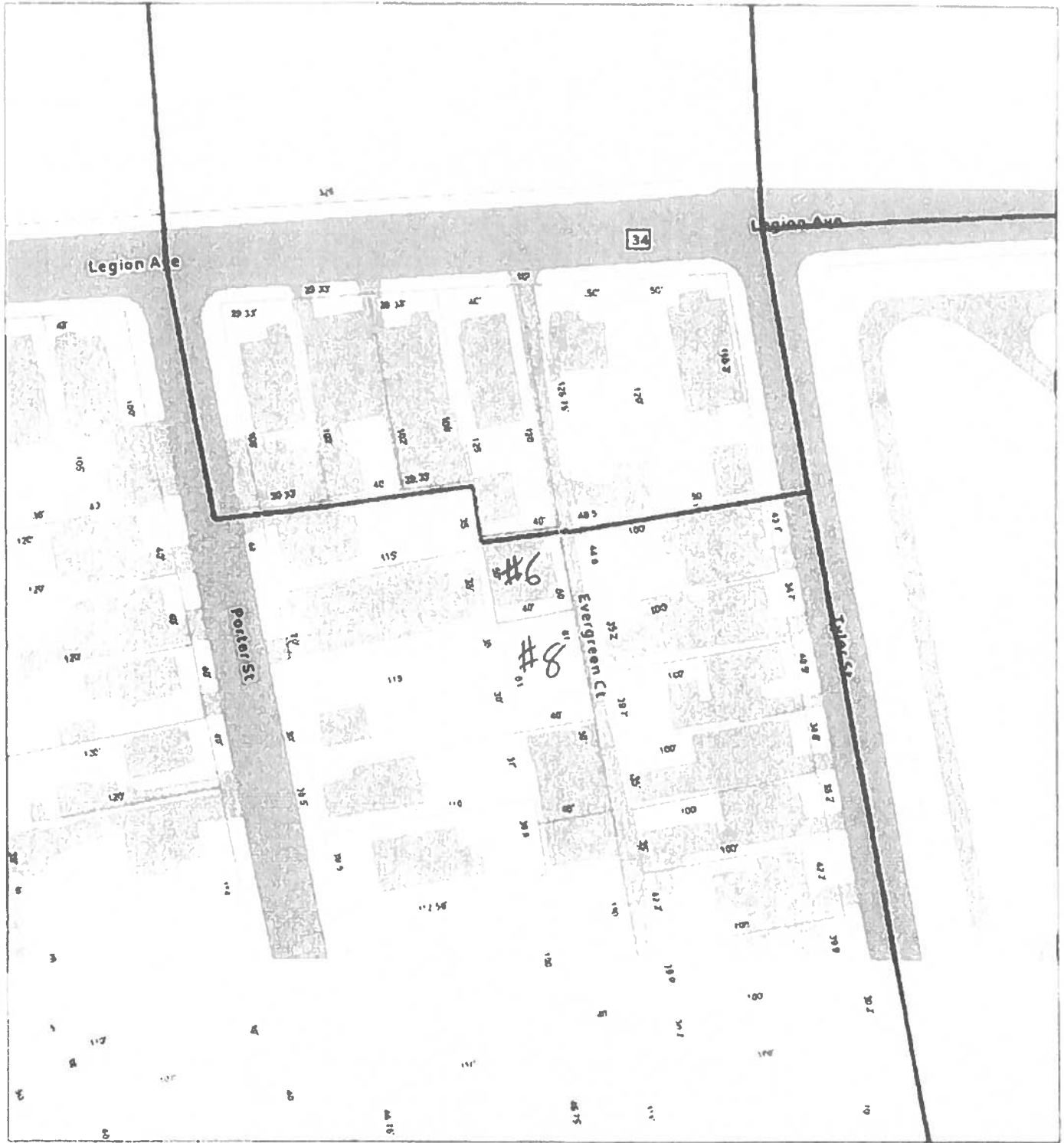
ZONING MAP PRINT

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 10/12/202

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Legend

-  NewHaven_Web_Parcels
-  PDU Overlay Zone
-  Zoning Boundaries

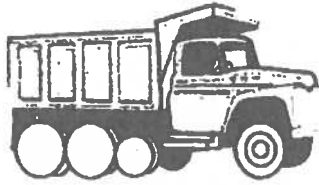
ZONING MAP PRINT

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Date: 10/12/202

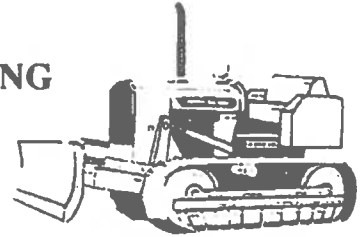
0 0.0075 0.015 0.03 mi



**G. THOMAS LETIS, JR.
LETIS TRUCKING EXCAVATING
WATER AND SEWER**

173 HUNT LANE
EAST HAVEN, CONNECTICUT 06512

TELEPHONE: 203-467-2695



COMPLETE SITE WORK - RESIDENTIAL - COMMERCIAL - INDUSTRIAL - DEMOLITION

August 4, 2021

City of New Haven
Orange Street
New Haven, Ct.
Building Department
ATTN: Jose/Demolition Officer

RE: 6 Evergreen Court New Haven/Demolition Bid

Dear Jose:

Please accept this letter as formal bid to demolish 6 Evergreen Court New Haven. Bid includes all demolition, removal of debris, environmental service, insurance, sewer reline, permit and police service.

Total proposed amount: \$86,050.00

G. Thomas Letis Jr
Owner/Manager

email: ret06512@yahoo.com

www.letisllc.com

Construction Bid Form

Contractor Information

Name Evergreen Court Demo
Address 6 Evergreen Court
City State ZIP New Haven, CT 06519
Phone _____
Email _____

Project name Dwepartment of Public Work

Owner Information

Company Tim's Enterprises LLC
Name Timothy Washington
Address 6 Grace Street
City State ZIP New Haven CT 06511
Phone 203-410-5189
Email tims.enterprises@yahoo.com

Scope of Work

COMPLETE DEMOLITION AS PER WALK-THROUGH

Not Included

n/a

Company Proposal

Tim's Enterprises LLC, propose the above scope of work for 6 Evergreen Court in the amount of \$136,500.00

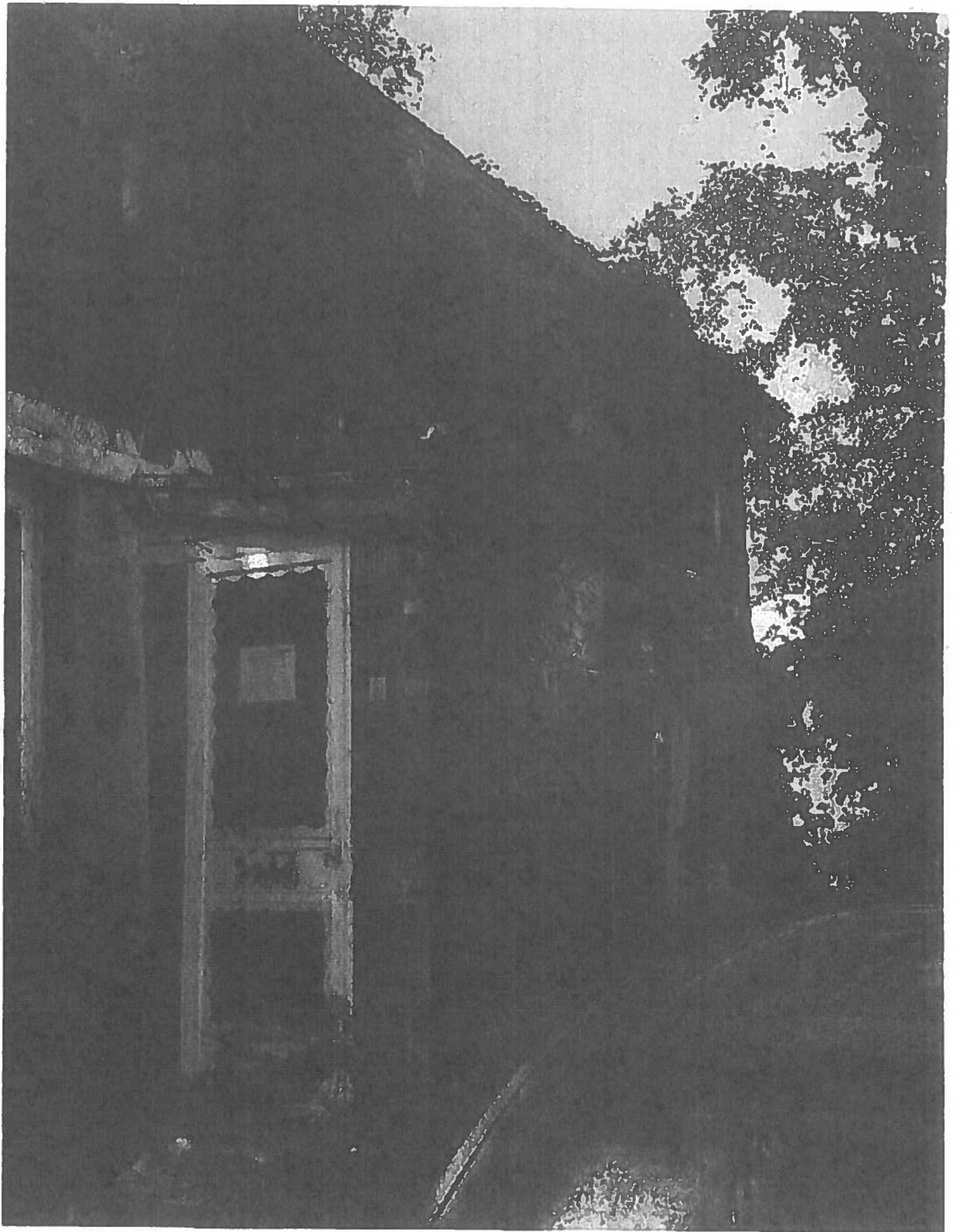
Timothy Washington 8/3/2021
Submitted by (Company Representative) Date

Owner Acceptance

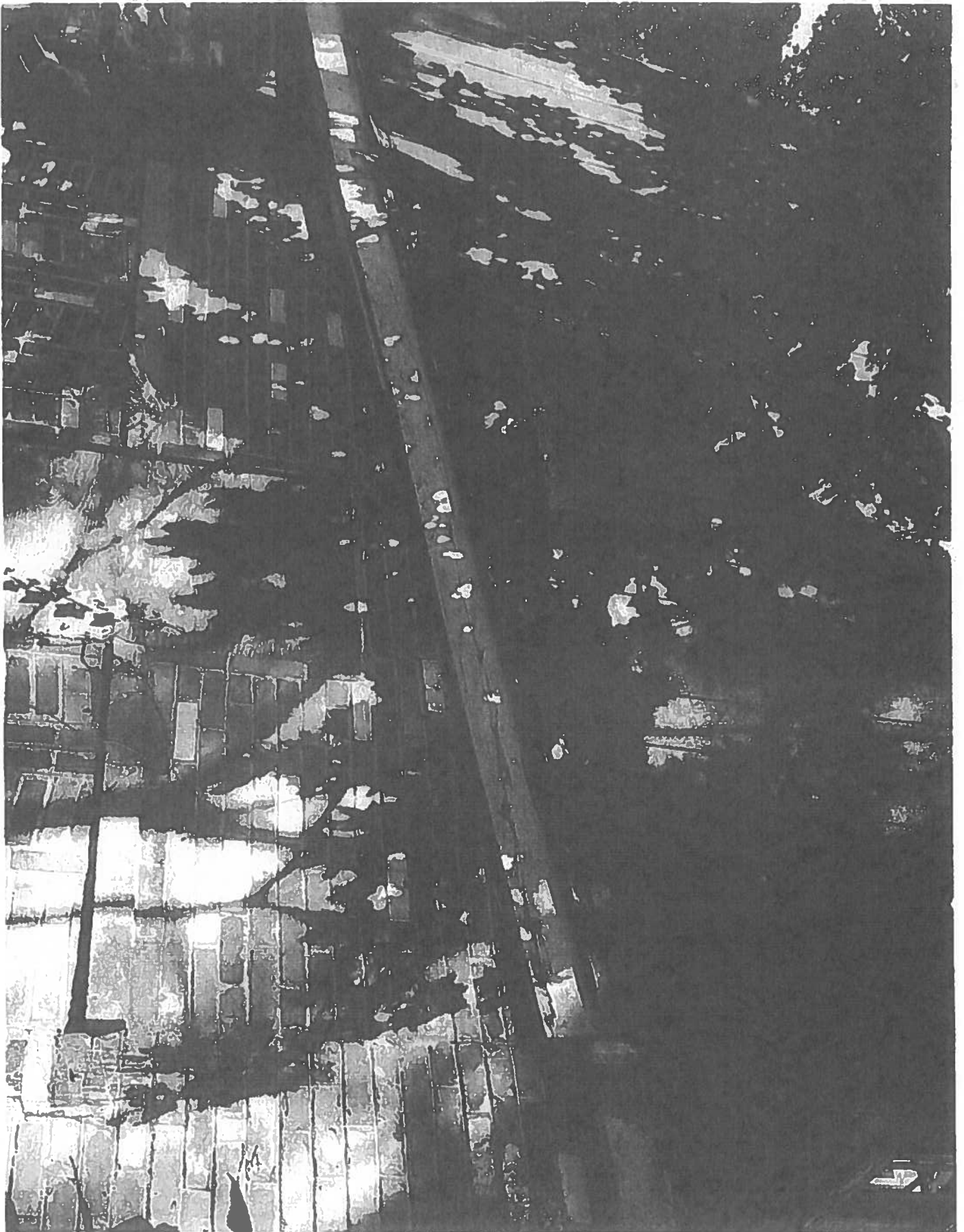
I, _____ do accept the above scope of work proposed for 6 Evergreen Court in the amount of \$136,500.00

City of New Haven

Submitted by (home owner or authorized representative) Date







LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
180 Butler Street		288 0522 01500	RM-2	20	Sliver lot	N A	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$45,600	N A	N A	\$ 45,600	\$31,920		30' X 136'	3920
							Total Sq./ Ft. Per Assessor

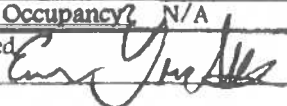
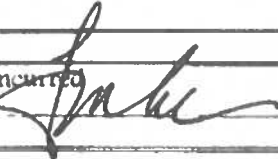
Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 45,600	Vision Appraisal	10.1.2021	Negotiated	\$1.00 per square foot	N A	\$ 3,920

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Oscar Havyarimana 20 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: MACEDONIA PENTACOSTAL CHURCH 184 Butler ST Hamden CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/15/2021	Reviewed by: Staff	Comments Current
Proposal: LCI proposes the sale of a vacant lot at 180 Butler Street.			
General discussion. The applicant will utilize this land for parking in conjunction with their property at 184 Butler Street.			
Owner Occupancy? N/A			
Prepared by:  Date 10/15/2021		Concurred by:  Date 10/15/21	

Committee	Date	Action
PAD	10/20/2021	
City Plan	11.17/2021	
L.C.I.	11.24/2021	
Board of Alders	12.20 21	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Hon. Oscar Havyarimana 20th Ward

DATE: **October 14, 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.

Disposition of vacant lot at 180 Butler Street to Macedonia Pentecostal Church at 184 Butler Street. The lot will be used for parking.

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 THE	TOPO	UTILITIES	STRT / ROAD	LOCATION	EX COM LN	Code	Assessed	Assessed	6093
165 CHURCH ST					21	45,600	31,920		NEW HAVEN CT
NEW HAVEN CT 06510	AT PrctID 20	TAXABLE CENSUS BLOCK QUERY G	1415 3002	17691					VISION

RECORD OF OWNERSHIP		BR-VOL/PAGE		SALE DATE		QU	VI	SALE PRICE	VG	Year	Code	Assessed	Year	Code	Assessed		
CITY OF NEW HAVEN THE	7245	0257	07-01-2005	U	V	U	I	0	15	2020	21	25,550	2019	21	25,550		
MOORE RUTH	5225	0255	10-30-1997	U	I			0	1								
Total											25,550	Total		25,550	Total		25,550

EXEMPTIONS		Amount	Code	Description	Number	Amount	Corrnt Int
Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00					

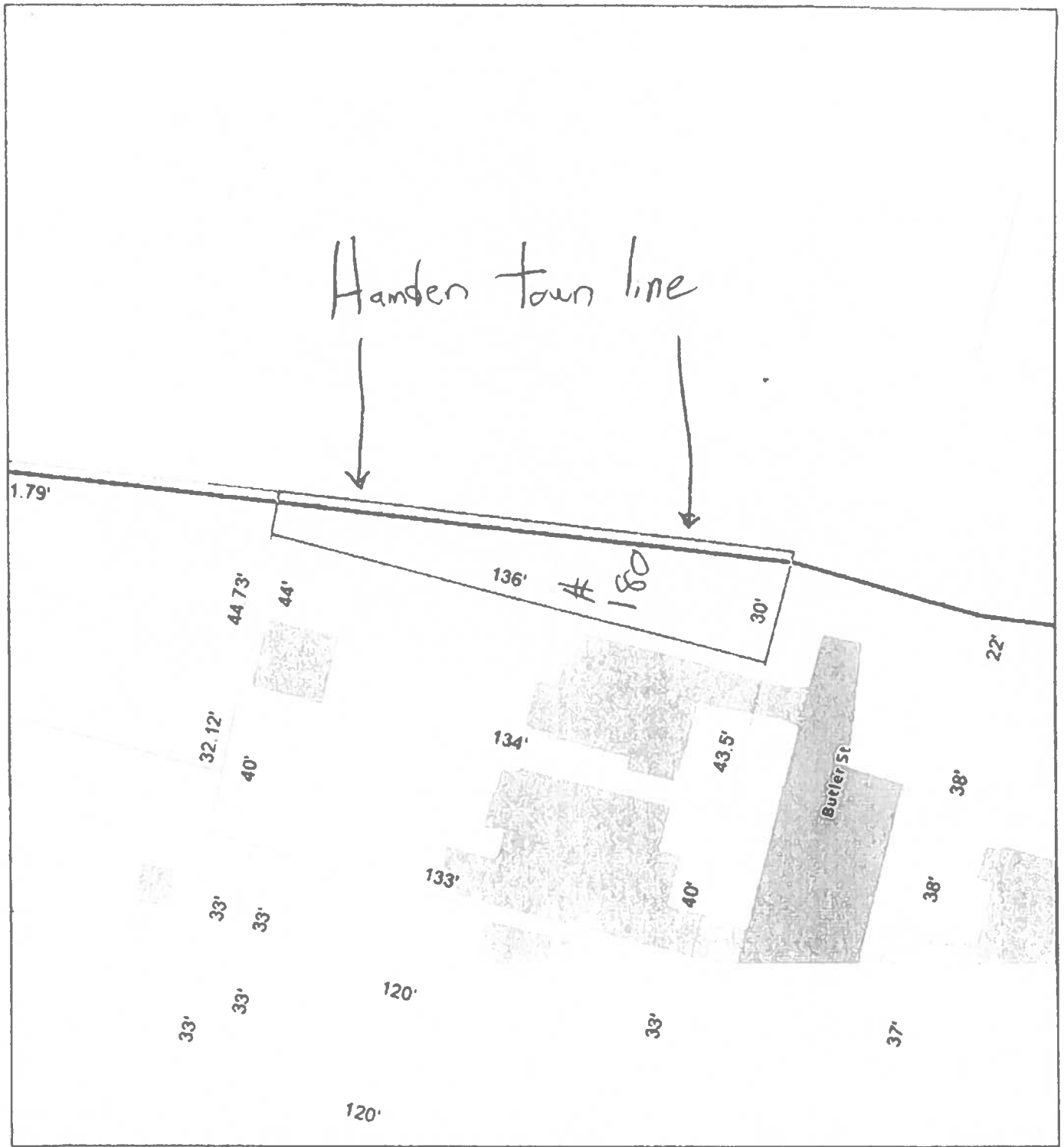
ASSESSING NEIGHBORHOOD		Tracing	Batch
Nbhd	Nbhd Name		
1800	NEWMALLVILLE		

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value							45,600	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-21-2011	RB	03		99	Vacant
		07-27-2001	TM			45	Review Against Field Cd

LAND USE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location	Adj	Unit P	Land Value
1	902V	CITY MDL-00	RM1	0		3,920	SF	12.93	1.00000	5	1.00	1600	0 900		1 0000	11 64	45,600
Total Card Land Units 3,920 SF Parcel Total Land Area 0																	
Total Land Value 45,600																	

APPROVED VALUE SUMMARY
 Appraised Bldg Value (Card) 0
 Appraised XI (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 45,600
 Special Land Value 0
 Total Appraised Parcel Value 45,600
 Valuation Method C



Legend

- NewHaven_Web_Parcels
- [] PDU Overlay Zone
- Zoning Boundaries

ZONING MAP PRINT

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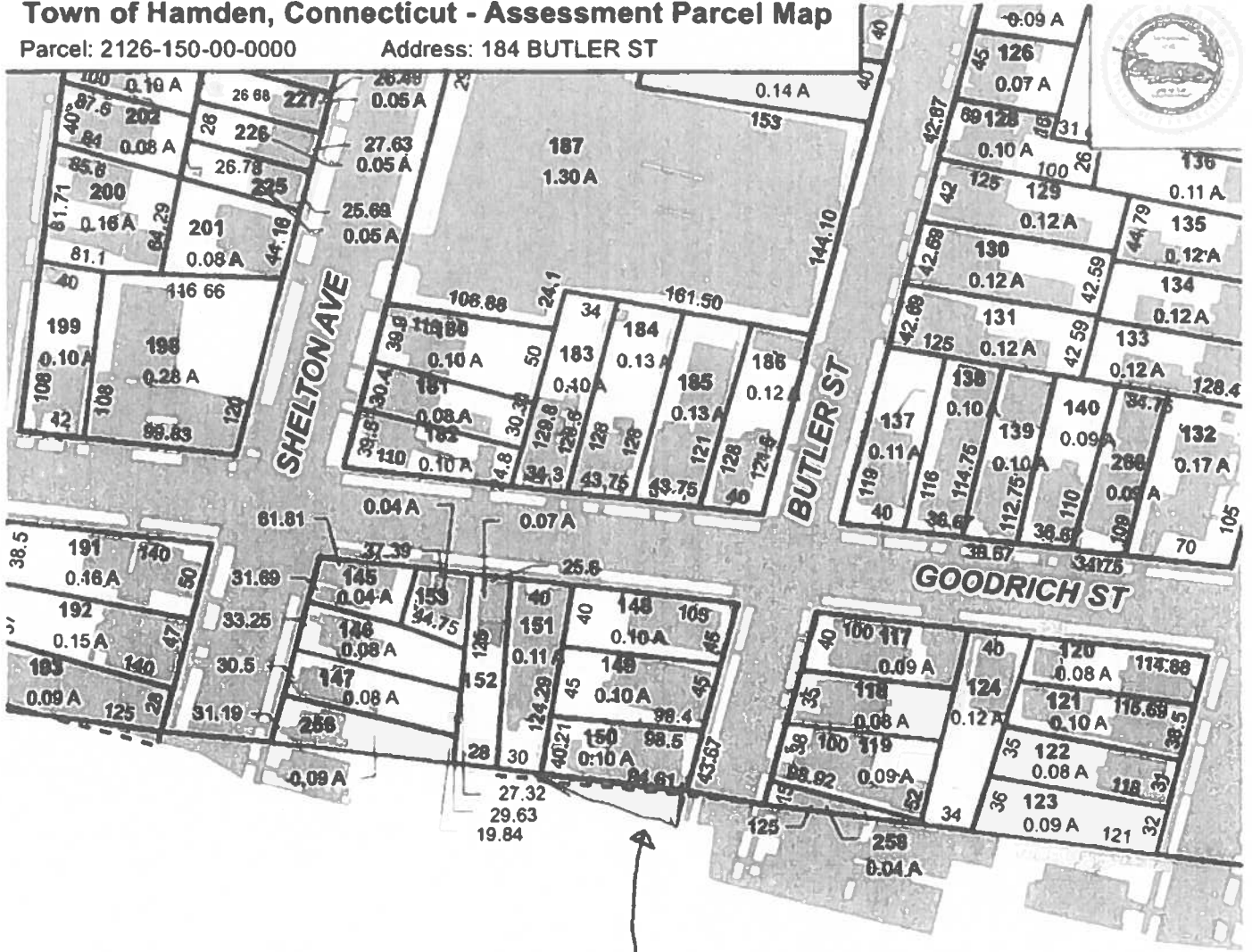
Date: 10/15/20:

0 0.0035 0.007 0.014 mi

Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 2126-150-00-0000

Address: 184 BUTLER ST



*New Haven
#180 Butler Street*

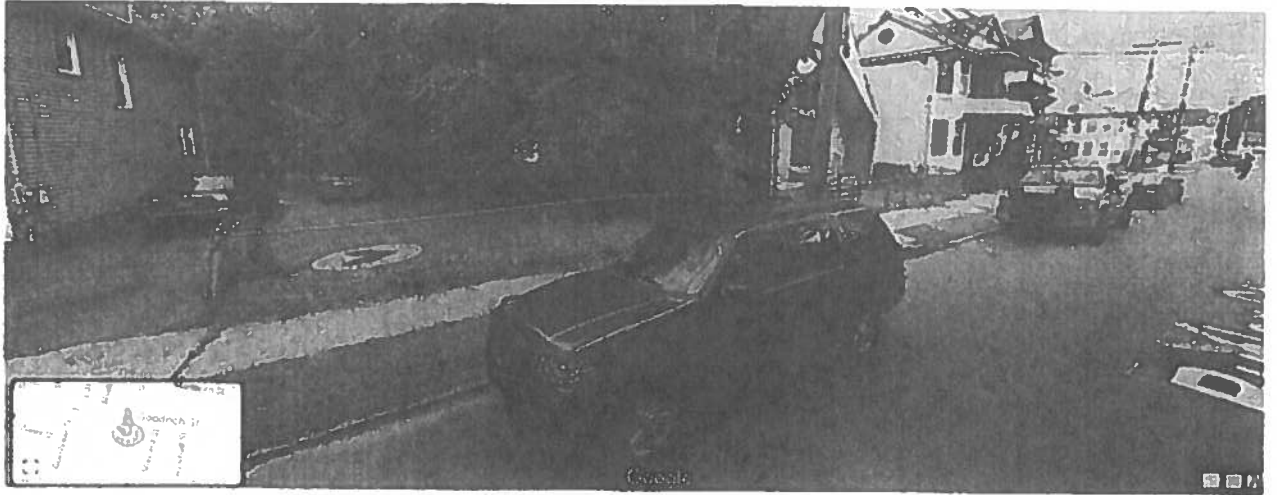


Approximate Scale: 1 inch = 100 feet



Map Produced: October 2020

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no liability for the information contained herein.



Sale of vacant lot at 180 Butler Street to Macedonia Pentecostal Church at 184 Butler Street

ARTICLE IV. LIVABLE CITY INITIATIVE¹

Sec. 21-21. Establishment of bureau.

The office of housing and neighborhood development is abolished and there is hereby established the livable city initiative bureau, hereinafter referred to in this chapter as the "bureau."

(Ord. of 6-7-99)

Sec. 21-22. Powers and duties of the bureau

The bureau is authorized to engage in any and all activities authorized by law which are related to the elimination and prevention of blight, as well as the rehabilitation of viable buildings and structures, including, but not limited to, the following:

- (1) Demolition of unsafe and/or blighted buildings and structures and the ability to contract for the same;
- (2) Acquisition and disposition of real estate, on behalf of the City of New Haven, by all methods permitted by law including, but not limited to, methods outlined in section 7-148(L)(3)(A) and (B) of the Connecticut General Statutes, as amended from time to time, which authorizes a municipality to "take or acquire by gift, purchase, grant, including any grant from the United States or the state, bequest or devise and hold, condemn, lease, sell, manage, transfer, release and convey such real and personal property or interest therein absolutely or in trust as the purposes of the municipality or any public use or purpose..." as well as acquisition via tax foreclosure, deed in lieu of tax foreclosure, summary foreclosure, receivership and eminent domain. Property so acquired shall be disposed of in accordance with the land disposition guidelines approved by the board of aldermen on December 1, 1997, as amended from time to time, and in a manner consistent with applicable law.
- (3) Relocation of displaced individuals in accordance with the state and federal relocation laws and regulations, as applicable;
- (4) State building code enforcement, zoning ordinance enforcement and housing code enforcement in accordance with applicable law;
- (5) Planning, technical assistance and other assistance in site assembly to promote a livable city in conjunction with the city plan department;
- (6) Financial assistance to qualified individuals and entities to promote conservation of the city's neighborhoods, housing stock, and to encourage homeownership and maintenance;
- (7) Planning, technical and financial assistance, training and information services to the extent provided by law, to build the capacity of neighborhood organizations to participate in neighborhood revitalization activities, and to increase the effectiveness of housing management; and

¹Editor's note(s)—An Ordinance of May 20, 1996 repealed former Art. IV, §§ 21-21—21-27, in its entirety and enacted new provisions as herein set out. Former Art. IV pertained to the office of housing and neighborhood development and derived from an Ord. of July 6, 1981, § 1; an Ord. of May 29, 1990, § 2; and an Ord. of July 6, 1993.

-
- (8) To affirmatively pursue compliance with section 3 of the Housing and Urban Development Act of 1968, as amended from time to time, with respect to empowerment of the target population including, but not limited to, employment and economic opportunities.
 - (9) To the extent allowed by law, inspecting, repairing, demolishing, removing or, to the extent applicable, otherwise disposing of any real estate in order to secure such real estate or to make it safe pursuant to section 49-73b of the Connecticut General Statutes, as amended from time to time.

(Ord. of 5-20-96, §§ 1, 2; Ord. of 6-7-99)

Sec. 21-23. Appointment of director; powers and duties.

- (a) The mayor shall appoint a director of the bureau who shall serve at the mayor's pleasure.
- (b) The director is responsible for administration of the bureau, including, but not limited to:
 - (1) Personnel selection, supervision, management, training and development;
 - (2) Budget development and administration;
 - (3) Program planning, policy and execution;
 - (4) Oversight of office operations and procedures;
 - (5) Other related administrative and managerial functions;
 - (6) Staff support to the livable city initiative board established under section 21-24 of this chapter; and
 - (7) All other powers and duties of the bureau not expressly required by state law or ordinance to be exercised by the livable city initiative board established under section 21-24 of this chapter.
- (c) The director shall manage and control the office of building inspection and enforcement in accordance with section 121 et seq. of the Charter of the City of New Haven, as amended from time to time. Such office shall hereinafter be referred to as the "building division" of the bureau for the purposes of this chapter.
- (d) The director may hire, with the approval of the appropriate boards, commissions or authorities, employees, consultants and contractors, and purchase goods, supplies, services necessary for the discharge of the bureau duties, within the limits of any sums appropriated for those purposes. The director shall make every reasonable effort to employ city residents and engage the services of consultants and contractors whose principal place of business is located in the City of New Haven and to ensure a balance of such residents, staff consultants, including those providing professional services, that shall reflect the racial demographics of the city.
- (e) No later than January 1, 2000, the director shall formulate and promulgate, in consultation with the livable city initiative board, written policies and procedures regarding the responsibility of contracts engaged by the bureau, including, but not limited to the following:
 - (1) Davis-Bacon Act, 40 USC 276a et seq., as amended from time to time;
 - (2) Section 3 of the Housing and Urban Development Act of 1968, 12 USC 1701u and implementing regulations at 24 CFR Part 135, as amended from time to time;
 - (3) Fair Housing Act, 42 USC 3601-3620, including implementing regulations at 24 CFR Part 100 and Title VIII of the Civil Rights Act of 1968 (PL 90-284), as amended from time to time;
 - (4) Section 2-222(d) and 2-226 of this Code ("living wage ordinance"), as amended from time to time;
 - (5) Chapter 12½ of the this Code, as amended from time to time.

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(Supp. No. 23)

Notwithstanding the foregoing, all contracts used to engage consultants and contractors must contain the following provision:

"The contractor agrees, warrants and represents that it shall comply with all applicable local, state and federal laws, rules, regulations, codes, ordinances and statutes."

- (f) The director and members of the director's staff shall receive ongoing training appropriate to their job descriptions and to all programs they administer in accordance with applicable local, state and federal laws, rules, regulations, codes, ordinances and statutes, including ethical, conflict-of-interest, freedom of information and public records and meetings provisions.
- (g) The director shall take actions necessary, including a market study, and the promulgation of policies and procedures as appropriate, to ensure that expenditures of City funds are not made when doing so for the purposes of housing acquisition and/or rehabilitation would make it unlikely or impossible for an end buyer to sustain affordable homeownership.
- (h) As of July 1, 1999, the director shall require the execution of a conflict-of-interest/non-collusion affidavit, in a form and manner provided by the city, of all borrowers/grantees, consultants and contractors. Said affidavit shall indicate, at a minimum, conflicts resulting from a relationship, whether professional or familial, with city employees, board, commission, and/or authority members, and appointed and/or elected officials.
- (i) As of July 1, 1999, the director shall provide, through the bureau or a consultant/contractor engaged by the bureau, a homebuyer/maintenance workshop, as the case may be, to all borrowers/grantees who apply for and/or obtain assistance from the bureau's program. Said workshop, should include preand post-purchase/rehabilitation topics, including, but not limited to, debt ratios, retention of independent legal counsel, property maintenance, truth-in-lending, financing agreements, mortgages, contractors, property insurance and landlord/tenant issues.
- (j) As of July 1, 1999, The director shall ensure that prospective buyers/donees of city owned property are encouraged to retain independent legal representation, order a title search, perform their own due diligence (which means their own inspection of said property), and secure, at their sole expense, a phase I, II and/or III environmental study, if necessary. Additionally, such advice shall state that city-owned property is sold on an as-is basis and that the city makes no warranties, covenants, agreements, promises, conditions, acknowledgments, or representations relative to the marketability, mercantability, habitability, integrity or condition of the property.
- (k) The director shall, in consultation with the livable city initiative board, administer the bureau's loan and grant programs and do all things necessary to implement such programs including but not limited to establishing the terms and conditions of said programs, within the limitations of sums appropriated for such purpose.
- (l) The director shall file monthly reports with the board of aldermen of all activities of the bureau including loan, demolition and blighted buildings' or structures' reports, and conflict-of-interest/non-collusion affidavits for all borrowers/grantees, consultants and contractors.
- (m) The director shall take the necessary action to establish a loan underwriting committee ("LUC") to ensure compliance with the City of New Haven's Residential Loan Assistance Program Policies and Procedure which shall include (without limitation) appointing committee members, establishing guidelines for the LUC and/or amending the guidelines and/or loan program policies and procedures

(Ord. of 5-20-96, §§ 1, 2; Ord. of 6-7-99; Ord. No. 1636, § 1, 9-7-10)

Sec. 21-24. Establishment of board.

- (a) The office of housing and neighborhood development board is abolished and there is hereby established the livable city initiative board within the bureau, hereinafter referred to as the "board." It shall consist of nine

(9) regular members and two (2) alternate members. Seven (7) of the regular members shall be appointed by the mayor and confirmed by the Board of Aldermen. The other two (2) regular members shall be members of the board of aldermen appointed by the president of the board of aldermen. The two (2) alternate members shall be appointed by the mayor and confirmed by the board of aldermen. The board members shall serve without compensation and shall be elector residents in the City of New Haven. Board members may be reimbursed for necessary expenses incurred in the performance of their official duties, within the limitations of appropriations.

- (b) Board members appointed by the mayor shall serve for three (3) years. Each of those members shall serve until his successor is appointed and has qualified.

Board members appointed by the president of the board of aldermen shall serve for two (2) years or a portion thereof, coterminous with their aldermanic term.

In the event of a vacancy in the board's membership, the successor shall be appointed to serve during the balance of the term remaining from the vacating member's term.

- (c) All members of the board will undergo training and development relative to the activities of the bureau and all programs it administers, as well as the city ethics ordinance, and the state freedom of information and public records and meetings statutes.

(Ord of 5-20-99, §§ 1, 2; Ord. of 6-7-99)

Sec. 21-25. Designation of livable city initiative board as urban homesteading agency, housing site development agency, and community development agency.

- (a) The board is hereby designated as the city's urban homesteading agency under the Connecticut General Statutes sections 8-169, et seq., as amended from time to time; the city's housing site development agency under the Connecticut General Statutes section 8-123 through section 8-214, as they may from time to time be amended; and a city community development agency under Connecticut General Statutes section 8-169a et seq., amended from time to time, and may exercise, in accordance with said sections, all the powers and duties conferred by state law on such agencies.

(Ord. of 5-20-96, §§ 1, 2; Ord. of 6-7-99)

Sec. 21-26. Livable city initiative board organization and voting requirements.

- (a) The board shall elect a chairperson, a co-chairperson and a secretary from its membership who shall serve a one-year term. The board may further organize itself in whatever other manner it deems appropriate and may adopt such rules and regulations for its governance as it considers necessary. These rules shall determine the privileges and voting rights of the alternate members.
- (b) A majority of all voting members of the board constitutes a quorum for conducting the board's business. All actions shall be taken by an affirmative vote of at least a majority of the members of the quorum.
- (c) The board shall meet at least monthly and may be called into special session upon due notice by the mayor, the chairperson, or by a petition signed by a majority of the board.

(Ord. of 5-20-96, §§ 1, 2; Ord. of 6-7-99)

Sec. 21-27. The board's role, powers, and duties.

In addition to its powers and duties that may be conferred by state law, the board shall provide the following functions and perform the following duties;

- (1) Long-range planning in policy formulation and program evaluation for the bureau;
- (2) Review and comment to the director on annual budget recommendations prepared by office staff;
- (3) Approve the bureau's acquisition and disposition of real property by all methods generally described herein excluding tax foreclosure and deed-in-lieu of tax foreclosure;
- (4) Approve the disposition of real property in accordance with guidelines passed by the board of aldermen on December 1, 1997, as amended from time to time;
- (5) Review, modify and approve all plans, including any amendments thereto, required to be prepared and approved by state law by the board when it serves as any of the agencies listed in section 21-25 of this chapter and all other plans as may be referred for approval by the director of the bureau;
- (6) Submit to the board of aldermen a report as to the disposition of parcels on which properties have been demolished and a maintenance plan where necessary within ninety (90) days of demolition. Failure to submit such a report may result in the termination of this initiative.

(Ord. of 5-20-96, §§ 1, 2; Ord. of 6-7-99)

Sec. 21-28. Loan underwriting committee.

- (a) The LUC established by the director as described in subsection 21-23(m) above shall be charged with ensuring that loan recommendations from LCI are consistent with the City of New Haven's Residential Loan Assistance Program's Policies and Procedures.
- (b) The LUC shall have seven (7) members appointed by the director. The director shall seek to appoint a balanced membership from the private, non-profit and public sectors, with an emphasis on individuals with expertise or experience in related fields such as banking/finance, architecture, real estate law loan programs, and/or community development. No member of the LUC shall be an officer or employee of the City of New Haven.
- (c) Members of the LUC shall be appointed to a term of two (2) years, except that three (3) of the initial appointees shall have an initial term of one (1) year. Each member of the LUC shall be eligible for reappointment at the expiration of his or her term, provided that no member shall be permitted to serve for a period in excess of nine (9) consecutive years.
- (d) The City of New Haven will indemnify and hold harmless the LUC members against and from any personal liability arising from their service on the LUC provided that such liability arises from actions taken by such LUC member within the scope of the authority of the LUC, as described in the loan underwriting advisory guidelines.

(Ord. No. 1636, § 2, 9-7-10)

Sec. 21-29. Mayoral declaration that land acquisition(s), land disposition(s) and demolition(s) are of an emergency nature and that immediate action is necessary.

- (a) The mayor may invoke section 41 of the Charter to certify as an emergency all land acquisition(s), land disposition(s) and demolition(s) undertaken by bureau and a list of all such activities shall be submitted to

the board of aldermen no later than one week before each regular board of aldermen meeting for inclusion on the regular agenda of said meeting; and said list shall be accompanied by the requisite city plan commission report, to the extent required by law, as well as all pertinent information about each land acquisition, disposition and demolition matter including but not limited to, as applicable, the square footage, purchase and/or sales price, name of purchaser and the purchaser's conflict of interest/non-collusion affidavit and proposed use for each parcel.

- (b) All items on such list shall be deemed first readings proper for vote pursuant to the invocation of section 41 of the Charter unless the alderperson of the ward affected by the land acquisition or disposition contacts the president of the board prior to the start of the board meeting to request that an item be separated out for referral to the appropriate committee.

(Ord. of 6-7-99)

Sec. 21-30. Emergency purchasing and bidding procedures for demolition of building(s) and/or structures by the bureau.

- (a) Pursuant to section 74(d)(iii) of the Charter, the purchasing agent is hereby authorized to secure the services of contractors engaged to undertake the demolition of building(s) and structure(s) identified by the local building official to the bureau as said demolition is herein deemed by the board of aldermen to be an emergency involving a threat to the public health, safety or welfare. The purchasing agent shall award the demolition contract(s) to the lowest responsible bidder using the agent's informal bid process in manner consistent with purchasing policies and procedures which may be amended from time to time.
- (b) The director of the bureau shall file a monthly report with the board of aldermen containing a list of all bids awarded in the preceding month for demolitions undertaken by the bureau, along with the names and addresses of the contractors, amount of the contract, funding source, and the completion dates of all demolitions, and all other pertinent information including a list of the racial and residential status of contractors' personnel working on said demolitions.

(Ord. of 6-7-99)

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: LCI Board Special Meeting December 1, 2021

Time: Dec 1, 2021 06:00 PM Eastern Time (US and Canada)

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