

AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday DECEMBER 22, 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 December 22, 2021

Time: Dec 22, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/92010677605?pwd=VEFhbU1ldzcvWkgzaENLWW5aV1ZpZz09>

Meeting ID: 920 1067 7605 Password: 1234567a

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

- I. Call to Order
- II. Approval of Minutes from December 1, 2021 Special 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>
31 Frank Street	Negotiated Sale	Luis Zaragoza	4
26 Stevens Street	Sliver lot	Poindexter FS 28S, LLC / W. Fleury	3

Annual Meeting / Schedule of Meeting Dates for LCI Board of Directors for 2022:

January 26, 2022	July 27, 2022	January 25, 2023
February 23, 2022	August 24, 2022	
March 23, 2022	September 28, 2022	
April 27, 2022	October 26, 2021	
May 25, 2022	November 23, 2022	
June 22, 2022	December 28, 2022	

Nomination of Officers of the Board Election of Officers January 26, 2022 Annual Board Meeting of the LCI Board

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

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

PRESENT: Hon. Richard Furlow, Patricia Brett, Neil Currie, Seth Poole, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

Absent: Nadine Horton, Hon. Ernie Santiago

Guests: None

Meeting called to order at 6:02 P.M.

Review of LCI Board meeting minutes from October 27, 2021 Meeting. There was discussion about Pat not being at the last meeting and abstaining or passing over the vote. Attorney Pinto clarified that a quorum exists, and members could move the minutes. Seth asked Pat if she had reviewed the minutes, Pat said yes. A motion to approve was made by Pat Brett, seconded by Neil Currie; Approved unanimously.

New Business

6 & 8 Evergreen Court

Evan told the Board this is a negotiated sale to National Construction, LLC for \$15,000. The City did an RFP back in 2019 but there were no offers. LCI explored knocking down the property and rebuilding at this location. The City put the property out to bid for demolition and received bids in the range \$85,000 to \$130,000. At the demolition walk through National Construction, LLC looked at the property and submitted a bid to purchase the property for \$10,000. LCI gave some thought to the idea, and we counter offered and agreed upon \$15,000.

The property is in poor condition. There is a hole in the roof and some floors have collapsed. The demolition of the property would be difficult because of a gas line, sewer line, and the proximity of the infrastructure to the foundation of the property. The Alder Ron Hurt is in support of saving the property and creating an owner occupant at this site.

The property must be sold to an owner occupant for a minimum 10-year period. National Construction specializes in rehabilitating extremely distressed properties. The contractor pulls every permit and does quality work. Seth noted the applicant is a reputable company.

Pat Brett made a motion to approve the sale, seconded by Neil Currie. A roll call of members was conducted, all were in favor, Approved unanimously.

180 Butler Street

Evan told the Board that LCI is proposing to sell this sliver lot as a negotiated sale to the Macedonia Pentecostal Church which is a non-profit religious entity. LCI is utilizing the sliver lot pricing for non-profits at \$1.00 per square foot in order to not discriminate against faith-based organizations that are non-profits. The current PAD guidelines are in conflict with laws that require all non-profits to be treated equally, the guidelines will be update shortly. The church will create parking at this location. The purchase price will be \$3,920 based on \$1.00 per square foot.

The adjacent property at 178 Butler Street is a conforming lot and has a small easement over a few feet of this parcel so the City did not offer this land to them. The property at 178 Butler Street was also in foreclosure while this sale was being contemplated. This property is located on the Hamden town line and the PAD committee approved this sale with the condition that a "Notice of Adjoinment" be recorded on the Hamden land records indicating the adjacent parcel is merged with the actual church which is located at 184 Butler Street in Hamden. Evan showed a few GIS maps and a google street view of the site.

The applicant plans to utilize this lot for parking. They plan to cut some trees and put down gravel. Evan does not believe they plan to pave this lot. The city has owned this land for over 10 years. The City will not longer have liability as the owner of this lot. The Church will better care for this lot. It also costs the City money to maintain this lot. LCI staff investigated building a structure on this lot, which was not feasible. A garden or green space was also considered but LCI recently created a garden one street over at 96 Shepard Street and there was not a group of residents interested in doing so at this location.

Board members asked questions. Alder Furlow asked about site plan review to develop parking given the proximity of this land to the adjacent parcel at 178 Butler Street. Evan said if they pave the lot and add over 500 square feet of surface coverage they will need to go before the City Plan Commission. This is a sliver lot sale, and their use is as-of-right and they may park up to 8 cars without needing approvals. Alder Furlow asked about striping the parking spaces and buffering the residential property at 178 Butler street. Alder Furlow noted he has a family member who has a church in this area and he sees cars jammed in parking lots when a church has events. Evan told the Board that they are at liberty to add a condition about fencing and screening to help demarcate the parking area and where to park. Alder Furlow said he looked to the LCI Board to make that call given this was his first meeting as an LCI Board Member. Alder Furlow also noted that churches have limited budgets.

There was discussion about having a tall fence at 5 feet to create privacy and help buffer. A motion was made by Neil Currie. There was discussion, Attorney Pinto asked for clarification about the type of fence and if screening was required. Alder Furlow was concerned about the parking being so close to a residential property so whatever would be appropriate, he is not very familiar with screening fences. Attorney Pinto clarified that screening fences create privacy but would not stop the pollution from cars. Alder Furlow liked the idea of screening and creating privacy.

Pat Brett asked if we are specifying the type of fence (wood, vinyl) and the location of the fence given there is an easement over a few feet of this parcel, keeping in mind the church's budget. Attorney Pinto noted there is a 4 or 5 foot easement in favor of 178 Butler Street so the fence would not be able to be in this area, thus it would be set back

further from the property line and the structure at 178 Butler Street which would create a little more buffer space. Evan said the property is sold with a "Class D" survey and the church would likely coordinate the fence with the property owner at 178 Butler Street, that's what good neighbors do. Evan told the Board an A-2 Survey would be costly probably \$1500 so working with their neighbor would be a good idea. Neil does not want to stipulate the type of materials for the fence, most of the street has chain link fences. Neil amended his motion.

A motion was made by Neil Currie to approve the sale with the condition a screening fence of at least five (5) feet height be installed at the edge of the easement at 178-180 Butler Street, seconded by Pat Brett. A roll call was taken, all were in favor, approved unanimously.

Old Business / Discussion

Seth noted that Nadine asked about the purview of this Board at our last meeting and given that she is not present tonight he would like to hold off and discuss this topic at our next meeting. Pat would like to discuss training of the Board as listed in the enabling legislation.

Attorney Pinto asked if this Board would meet in December, we should add the annual schedule to the agenda and approve the dates.

Neil Currie asked about when the annual budget is produced. What month would that occur? The Board gets to review the budget and comment on it. Arlevia told the Board there are three budgets, General, Capital, and CDBG. There budget process can begins in January and typically the budget is approved in May.

A motion to adjourn was made by Alder Furlow, seconded by Neil Currie. Role Call was taken, all were in favor, approved unanimously.

Adjourned at 6:47 P.M.

PAD MEETING MINUTES
November 17, 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 3:01 PM

A motion to approve the PAD minutes from October 20, 2021 was made by Steve Fontana, seconded Alder Antunes, minutes approved unanimously.

New Business

31 Frank Street

Evan explained the City is proposing to sell this vacant single-family property for \$25,000. The applicant will rehabilitate the property and be an owner occupant for a minimum 10-year occupancy requirement. The City offered this property to the public in 2019 through an RFP but there were no responses. In 2020, the City looked into selling this property to create supportive housing but the neighbors and Alder did not support the proposal. Evan told the committee this property needs immediate attention because it has been sitting since 2018 and it is open to the elements. LCI also looked into developing this property but it would have sat idle for another year or two because of projects already in the pipeline. Based on conversations with the Alder and neighbors LCI has decided to move forward this this proposal.

The applicant has a home improvement contractor's license and the wherewithal to do this project (finances and skills). Mr. Luis R. Zaragoza is a resident of the Hill neighborhood. The property currently is in poor condition and is a "cat house", someone feeds cats and has placed a "cat condo" for shelter. The building is smelly and open to the elements. The property has a driveway and plenty of room for off-street parking. The house is bringing down the block. LCI also considered selling this property to an adjacent property owner named Fernando Naranja who rehabilitated a couple of properties on this street. The Alder supports this sale and use as an owner occupant.

Alder Antunes asked how we got this property. Evan told the committee we did a tax foreclosure in 2018 to acquire it. Clay Williams asked about the Applicant, what do we know about him? Evan told the committee the applicant is a licensed home improvement contractor with friends in the industry to assist him with the rehabilitation of this property. The applicant does landscaping and other construction work in our area. The applicant will likely subcontract the electrical and plumbing and do as much of the construction works himself to keep his rehabilitation costs down. Alder Festa asked about the occupancy, Evan confirmed that the applicant will reside in the property and there will be a 10-year minimum requirement. Steve Fontana asked about what recourse the City has if the property becomes a rental property. Evan told the committee that the City would send a Default letter and could take the property back because of the terms of the LDA. Clay asked how long the applicant have to complete the project? Evan told the committee the applicant will start the project within 90 days of closing, and has up to 18 months to complete the rehabilitation. Alder Festa asked if the structure is sound? Evan told the committee that currently the structure is okay , but if it sat for two more years it wouldn't be sound, that is why we are proposing to sell it now.

A motion was made by Steve Fontana to approve the proposal, seconded by Alder Antunes, Approved unanimously.

26 Stevens Street

Evan told the committee that this is a sliver lot sale, the lot is being split between the two adjacent property owners. One applicant is an owner occupant named Mr. Fleury who has lived on the street for about twenty years. Many years ago, Mr. Fleury was encouraged to fence off a portion of this lot while the City was preparing to foreclose on the parcel. Mr. Fleury has already paved and fenced his portion of the lot, he coordinated with LCI staff member Sam Foster many years ago and the paperwork to sell this land was never completed, the City took title to this land in 2009. Mr. Fleury will pay \$0.25 per square foot because he is an owner occupant, his purchase price is \$442.50.

The other applicant is Poindexter FS 28S, LLC who will pay \$1.50 per square foot as an investor for a purchase price of \$2,655.00. The owner of the LLC is a New Haven resident in the Hill neighborhood, she is currently renovating the property at 28 Stevens Street. They will create a driveway and off-street parking by acquiring this portion of land. Each applicant is purchasing a portion that is 15' X 118'. Evan told the committee Stevens Street is tight and having off-street parking is important. William Long noted the GIS map shows a structure on the parcel. Evan responded that it may be a shed, the applicant has been caring for his portion of the land for almost 20 years. William Long also asked about moving lot line. Evan explained that a Notice is put on the land records to merge the land, but only a class D survey is done so technically an A-2 F survey is required with a mylar map to truly merge the parcels. Evan noted that the Assessor's office merges the parcels in their system and the additional land is incorporated in the "mother parcel". Alder Antunes asked if Mr. Fleury already owns this land based on taking it over 20 years ago. Evan told the committee that one can't make an adverse possession claim against the City, the State of Connecticut, a public utility, or a local land trust under Connecticut law.

Alder Festa asked about the City's liability during the time Mr. Fleury had control of this land. Evan told the committee that the City had some liability. There are not many claims against the City due to situations like this one. Alder Festa asked, how many similar situations exist where residents occupy City owned sliver lots? Evan told the committee that he isn't aware of any others, when staff become aware, we contact the property owner to purchase the land. LCI staff are out there and monitor City owned lots, we maintain a list of City owned lots that need grass cutting and maintenance so we have a good sense of that we own. Alder Antunes asked about future taxes from this sale Evan told the committee that sliver lots are sold with a 10-year tax abatement and then a 5-year phase-in. Evan said that peoples' land assessed values increase a little based on adding additional lot area to their parcels. The land value in the Assessor's field card is much greater than what is added to the buyer's land value.

A motion was made by Alder Antunes to approve the sale to Mr. Fleury, seconded by Steve Fontana. Approved unanimously

A motion was made by Alder Festa to approve the sale to Poindexter FS 28S, LLC, seconded by Steve Fontana. Approved unanimously

PAD Guidelines

Evan has been working with attorney Pinto to revise the Guidelines. Attorney Pinto has made many edits for grammar and punctuation. Evan will provide 3 copies to the Committee for review; a clean copy of the current regulations, the marked-up version (Pinto's edits), and a new version clean copy. Evan thanked the PAD committee for their work this year and wished everyone happy holidays.

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

Meeting Adjourned 3:30 P.M.

LIVABLE CITY INITIATIVE – PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
31 Frank Street		302 0072 00800		RM-2	4	Residential 1 Family	Per Zoning
2020 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$29,500	\$20,300	N/A	\$49,800	\$34,860		41' X 150	5663 Total Per Assessor

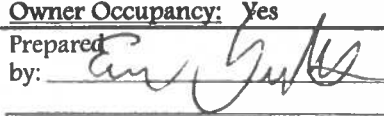
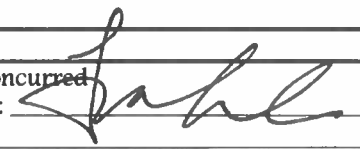
Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 49,800	Vision	10/1/20 20	Negotiated	\$25,000	(TBD)	\$25,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 th Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone: Luis R. Zaragoza 118 Adeline Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 11/9/2021	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven proposes to dispose of a vacant single-family residential property.			
General discussion: The applicant will rehabilitate this property as a single-family property and occupy the property <u>This property must be sold to an owner occupant for a combined period not less than (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.</u>			
Owner Occupancy: Yes			
Prepared by:  Date 11/9/2021		Concurred by:  Date 11/9/21	

Committee	Date	Action
PAD	11/15/2021	
City Plan	12/15/2021	
L.C.I.	12/22/2021	
Board of Alders	1/17/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: November 5, 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 31 Frank Street to Luis R. Zaragoza who will rehabilitate this property and occupy it as 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 CITY OF NEW HAVEN		TOPO 06510	UTILITIES	START / ROAD	LOCATION	CURRENT ASSESSMENT	Assessed	6093
165 CHURCH ST						Code 21 Description EX COM LN Code 22 Description EX COM BL	25,830 24,360	NEW HAVEN, CT
NEW HAVEN CT 06510			SUPPLEMENTAL DATA					
GIS ID 19391			TAX DIST					
WARD 04			TAX DIST					
TAXABLE CENSUS BLOCK QUERY G			TAX DIST					
Assoc Pid#			TAX DIST					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CITY OF NEW HAVEN		9726	0059	U	I	15,000	0	2020	21	20,650	2019	21	20,650	2018	21	20,650	
TALAVERA REAL ESTATE LLC		5715	0076	Q	I	0	1	2020	22	14,210	2019	22	14,210	2018	22	14,210	
TALAVERA REAL ESTATE LLC		5707	0271	U	I	0	0										
VELAZQUEZ HECTOR + LUZ + SURV		5333	0144	U	I	35,000	0										
UNKNOWN		4520	0286	U	I												
Total		34,860		71,700		50,190											

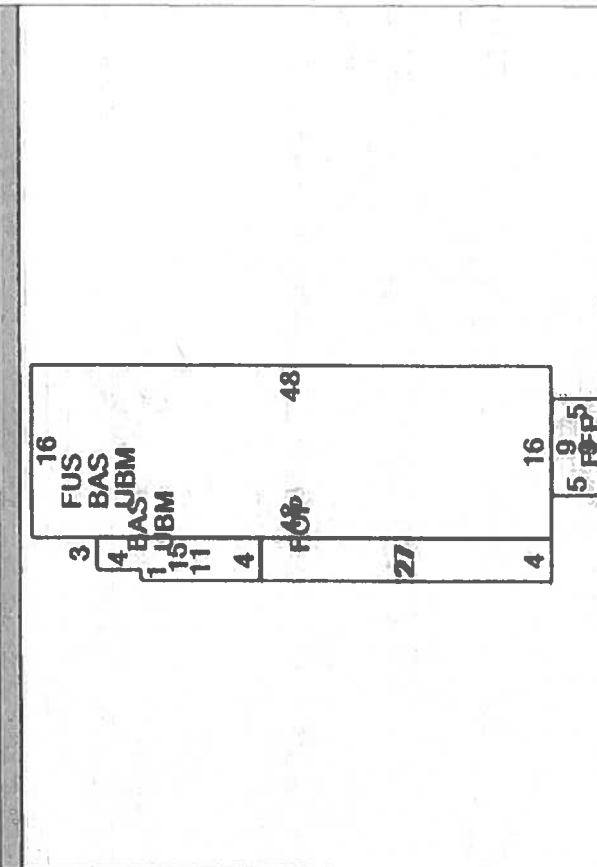
EXEMPTIONS		Year	Code	Description	Amount	Comm Int	
Total		0.00					

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
Total		34,860		71,700		34,860	

ASSESSING NEIGHBORHOOD		Nbrhd	Nbrhd Name	Tracing	Batch
2000		SOUTH HILL			

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Cart)		34,800
Appraised Xf (B) Value (Bldg)		Appraised Ob (B) Value (Bldg)		0
Appraised Land Value (Bldg)		Special Land Value		0
Total Appraised Parcel Value		Valuation Method		71,700
Total Appraised Parcel Value		Valuation Method		71,700

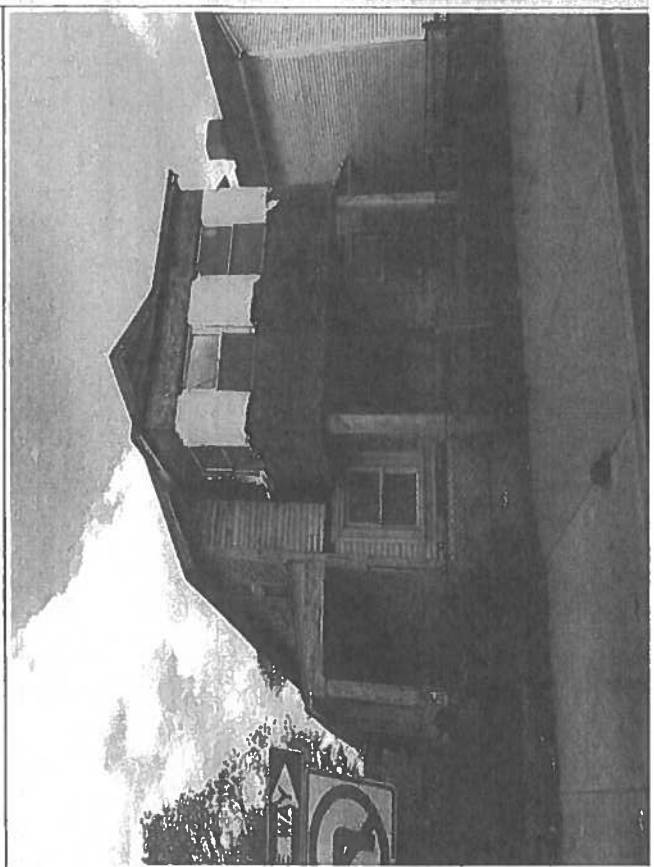
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
10-2067		07-20-2010	RH	Rehab	6,500			100		REPLACE ROOF

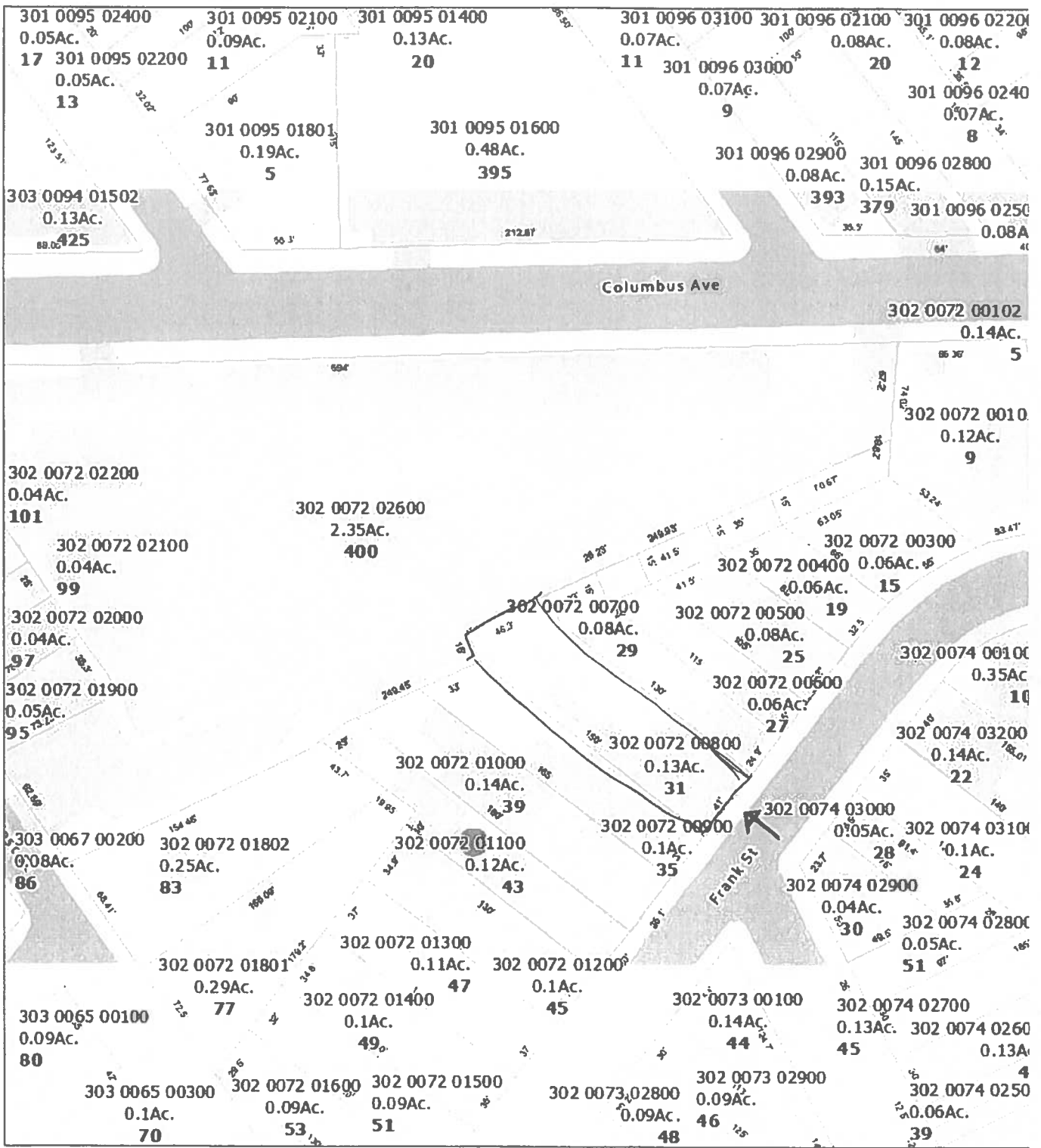


Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Single Family			
Grade:	C-	Below Average			
Stories:	2	2 Stories			
Occupancy	1	Clapboard			
Exterior Wall 1	11				
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2					
Interior Fir 1	12	Fin WD/Carpet			158,217
Interior Fir 2					
Heat Fuel	02	Oil/Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			1910 1943 VP
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			78
Bath Style:	02	Average			0
Kitchen Style:	02	Average			0
Interior Conditio					1
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	200B	SOUTH HILL B			22 34,800

Code	Description	UB	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eir Area	Unit Cost	Undeprec Value					
BAS	First Floor	824	824	824	87.17	71,830					
FEP	Enclosed Porch	0	45	27	52.30	2,354					
FOP	Open Porch	0	153	31	17.66	2,702					
FUS	Finished Upper Story	768	768	768	87.17	66,948					
UBM	Unfinished Basement	0	824	165	17.46	14,383					





Legend

- New Haven Web Parcels
- New Haven Parcels**
- 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: 11/9/20

0 0.0075 0.015 0.03





LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
26 Stevens Street		312-0143-02400	RM-2	3	Sliver lot	Per Zoning	
2020 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$44,100	N/A	N/A	\$44,100	\$30,870		30' X 118' Total	3485 Total Per Assessor
						15' X 118' Disposition	1770 sq./ft. Disposition

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,100	Vision	10/1/2020	Negotiated	Sliver lot Non - Owner-Occupant CD Area @ \$0.25 per Sq./ft.	N/A	\$442.50

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	Yes

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Wilfrid Fleury 24 Stevens Street New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/9/2021	Staff	Current
Proposal: The City of New Haven proposes to dispose of a portion of a sliver lot (15' x 188') at 26 Stevens Street to the adjacent property owner at 24 Stevens Street.			
General discussion: The applicant will utilize this land as a driveway and side yard area			
Owner Occupancy: NA			
Prepared by:		Concurred by:	
Date: 9/9/2022		Date: 11/9/21	

Committee	Date	Action
PAD	11/15/2021	
City Plan	12/15/2021	
L.C.I.	12/22/2021	
Board of Alders	1/17/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: **November 9, 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 City owned sliver lot at 26 Stevens Street. The property will be split between the two adjacent properties to create additional off-street parking and yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER CITY OF NEW HAVEN **TOPO** UTILITIES **STRT/ROAD** LOCATION

26 STEVENS ST **SUPPLEMENTAL DATA** Description Code Assessed Assessed 53 50,100 35,070

NEW HAVEN CT 06511 **ASSOCIATED DATA** EX VC 11 53 50,100 35,070

GIS ID 19924 **ASSOCIATED DATA** Description Code Assessed Assessed 53 50,100 35,070

RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE QU VI SALE PRICE VC **PREVIOUS ASSESSMENTS HISTORY**

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
8395	0245	06-12-2009	U	1	1	9,000	0	14	2020	53	30,870	2019	53	30,870	2018	53	30,870
3258	0117	02-13-1985															
Total									Total								
0.00									30,870								

EXEMPTIONS **OTHER ASSESSMENTS**

ASSESSING NEIGHBORHOOD Nbrd Name Nbrd Name B Tracing Batch

1900 NORTH HILL B Tracing Batch

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised X (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 50,100
 Special Land Value 0
 Total Appraised Parcel Value 50,100
 Valuation Method C

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106502	06-26-1997	DE	Demolish	0		100		DEMOLISH BLDG

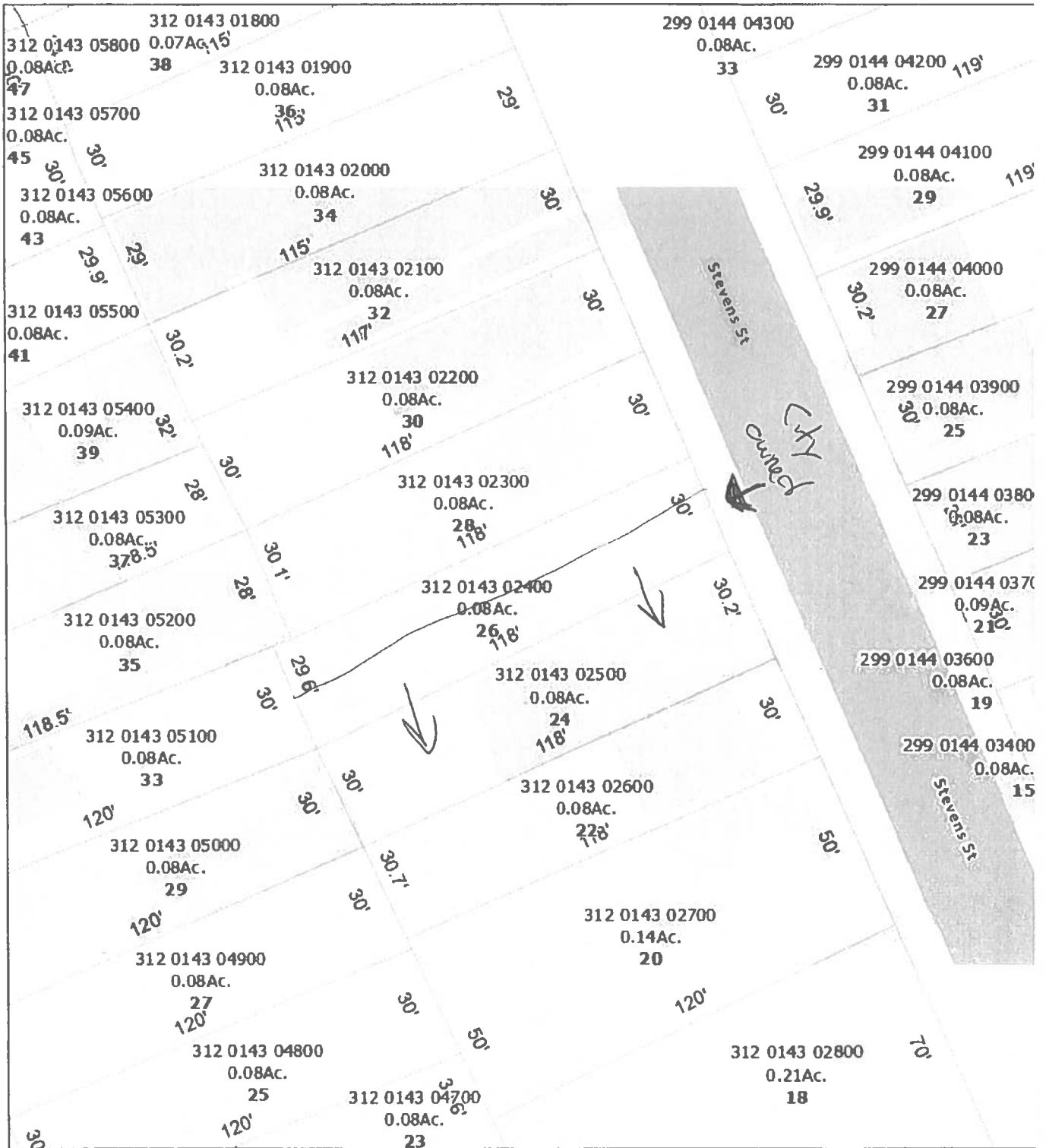
LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	9099	EC VACANT	RM2	0		3,485	SF	14.38	1.00000	5	1.00	1,900	1,000		1,000	14.38	50,100

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
02-11-2011	RB	03		99	Vacant
01-14-2011	MD2	03		99	Vacant
09-17-2001	MJ			45	Review Against Field Cd

Total Card Land Units 3,485 **SF** **Parcel Total Land Area** 0 **Total Land Value** 50,100



Legend

New Haven Web Parcels

New Haven Parcels

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: 11/9/21

0 0.0035 0.007 0.014



Sale of a portion of 26 Stevens Street to 24 Stevens Street. The sliver lot will be utilized for off-street parking and yard area.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
26 Stevens Street		312-0143-02400	RM-2	3	Sliver lot	Per Zoning	
2020 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$44,100	N/A	N/A	\$44,100	\$30,870		30' X 118' Total	3485 Total Per Assessor
						15' X 118' Disposition	1770 sq./ft. Disposition

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,100	Vision	10/1/2020	Negotiated	Sliver lot Non - Owner-Occupant CD Area @ \$1.50 per Sq./ft.	N/A	\$2,655.00

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	Yes

Applicant's Information

Applicant's name, address & telephone: Poindexter FS 28S, LLC 570 Howard Avenue New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 11/9/2021	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven proposes to dispose of a portion of a sliver lot (15' x 188') at 26 Stevens Street to the adjacent property owner at 28 Stevens Street.			
General discussion: The applicant will utilize this land as a driveway and side yard area			
Owner Occupancy: NA			

Prepared by: *Eric Justice* Date 11/9/2021 Concurred by: *[Signature]* Date 11/9/21

Committee	Date	Action
PAD	11/15/2021	
City Plan	12/15/2021	
L.C.I.	12/22/2021	
Board of Alders	1/17/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: **November 9, 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 City owned sliver lot at 26 Stevens Street. The property will be split between the two adjacent properties to create additional off-street parking and yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED
CITY OF NEW HAVEN					EX VCL	53	50,100	35,070	6093
NEW HAVEN CT 06511									NEW HAVEN, CT

SUPPLEMENTAL DATA		ASSOCIATED PLOT#
Alt Prcld ID	03	19924
WARD	TAXABLE	
CENSUS	BLOCK	
QUERY	G	
GIS ID		

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QTY	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	8395	0245	06-12-2009	U	0	2020	53	30,870	2019	53	30,870	2018	53	30,870
MORPAIR DONALD	3258	0117	02-13-1985	I	14									
Total														

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total			

ASSESSING NEIGHBORHOOD	
Nbhd	NORTH HILL
Tracing	B
Batch	

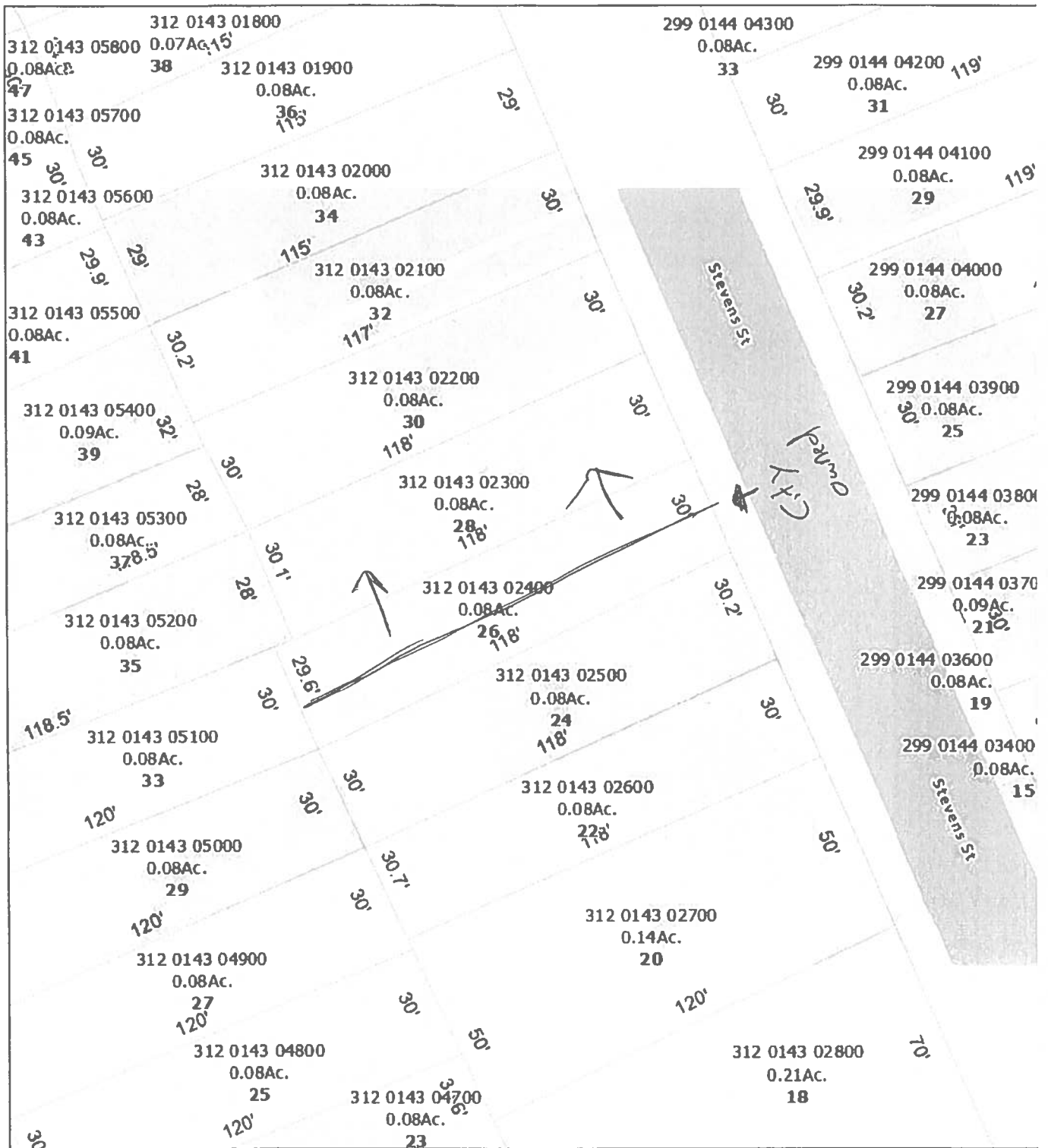
NOTES
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 50,100
 Special Land Value 0
 Total Appraised Parcel Value 50,100
 Valuation Method C

BUILDING PERMIT RECORD	
Permit ID	106502
Issue Date	06-26-1997
Type	DE
Description	Demolish
Amount	0
Insp Date	
% Comp	100
Date Comp	
Comments	DEMOLISH BLDG

VISIT / CHANGE HISTORY	
Date	02-11-2011
Id	RB
Type	03
Is	03
Cd	99
Purpose/Result	Vacant
Date	01-14-2011
Id	MD2
Type	03
Is	99
Cd	99
Purpose/Result	Vacant
Date	09-17-2001
Id	MJ
Type	45
Is	45
Cd	45
Purpose/Result	Review Against Field Cd

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		3,485 SF	14.38	1.00000	5	1.00	1900	1.000		1.0000	14.38	50,100
Total Card Land Units 3,485 SF															
Parcel Total Land Area 0															
Total Land Value 50,100															





Legend

New Haven Web Parcels

New Haven Parcels

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: 11/9/20

0 0.0035 0.007 0.014



Sale of a portion of 26 Stevens Street to 28 Stevens Street. The sliver lot will be utilized for off-street parking and yard area.

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.

Created: 2021-08-22 15:57:43 [EST]

(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)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/95779241610?pwd=U2VHWGV2cnpnVndyek1OMXFYTG13dz09>

Meeting ID: 957 7924 1610

Password: 1234567a

One tap mobile

+13017158592,,95779241610# US (Washington DC)

+13126266799,,95779241610# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 957 7924 1610

Password: 25013955

Find your local number: <https://newhavenct.zoom.us/j/95779241610>

Join by Skype for Business

<https://newhavenct.zoom.us/j/95779241610?skype=9694536433391329231319465410>