

AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday February 23, 2022 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 February 23, 2022

Time: Feb 23, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/91438172227?pwd=MlFzSG1rSmJoK05ic1ZSc1h3aFl3UT09>

Meeting ID: 914 3817 2227 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 22, 2021 Meeting of LCI Board of Directors
- III. Action items / New Business

Election of Officers to the LCI Board of Directors

- 1. Chair**
- 2. Vice-Chair**

- IV. **Old Business / Discussion**
Role of LCI Board / CT General Statutes
Discussion of PAD Guidelines
- V. **Adjourn**

FULL ZOOM MEETING INFORMATION BELOW:

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

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One tap mobile

+19292056099,,91438172227# US (New York)

+13017158592,,91438172227# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 914 3817 2227

Password: 41659909

Find your local number: <https://newhavenct.zoom.us/j/adEVfaz4kc>

Join by Skype for Business

<https://newhavenct.zoom.us/j/91438172227m.us/skype/95102067485>

LCI Board Meeting Minutes
December 22, 2021 (Via Zoom)

PRESENT: Hon. Richard Furlow, Hon. Ernie Santiago, Neil Currie, Nadine Horton
Seth Poole, Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

Absent: Patricia Brett, Arlevia Samuel (Executive Director)

Guests: None

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

Roll call of Members

Review of LCI Board meeting minutes from December 1, 2021 Special meeting. A motion to approve was made by Nadine Horton, seconded by Alder Santiago; a roll call of members was taken, approved unanimously.

New Business

31 Frank Street

Evan told the Board this is a negotiated sale to Luis Zaragoza who lives in the neighborhood and has been inquiring about this property for some time. Evan provided a history of the property. The property has been vacant for over a decade. LCI did anti-blight against the property and it was foreclosed in a summary foreclosure in 2018. In 2019 LCI put the property out to the public via RFP but there were no proposals. LCI tried to do a sale to a developer to create supportive housing at this site but the proposal was not well received by the neighbors or alder. LCI also looked at developing this property but due to other projects in the development pipe-line this property would have sat idle for several more years, LCI didn't want to do that given the property is a blight and is bringing down the block.

Mr. Zaragoza currently lives in this area. Due to his divorce he is looking to purchase this property to stay in the area. LCI worked with the Alder to review many proposals from for-profit developers and non-profits. There was a preference to create an owner occupant at this site by neighbors and the alder. The applicant has a home improvement license and as a single-family property an owner is permitted to do the work. The applicant will be subject to a 10-year occupancy requirement. The property is being sold for \$25,000.

The property is in bad condition and open to the elements. Evan showed photos and a google street view showing the property over the last 10 years, it's in bad condition. The street has seen some investment in the last few years. This blight needs to be eliminated. There is a cat-condo on the front steps which will be relocated. The property is a single-family property, as such the owner-occupant could utilize the ADU regulations if he desires. The property contains a driveway and off-street parking

Alder Santiago asked a few questions. Evan confirmed the occupancy requirement is transferable. The home improvement license the buyer has is for landscaping and he

does some "handy-man" work. Alder Santiago asked if the applicant currently owns a home? Evan told the Board no. The applicant will live at this site.

Nadine Horton made a motion to approve the sale, seconded by Alder Santiago. A roll call of members was conducted, all were in favor, Approved unanimously.

26 Stevens Street

Evan told the Board that LCI is proposing to split this sliver lot between two neighbors. One neighbor resides on site at 24 Stevens Street (Wilfrid Fleury) and has utilized our land for many years. The lot is already paved and fenced. Mr. Fleury purchased his home from the City about 20 years ago. The sliver lot was never officially transferred to Mr. Fleury, he will be paying \$442.50. The other applicant is a local LLC who will create a driveway and use the land as a side-yard, they will be paying \$2,655.00 as non-owner-occupants.

Board members were concerned about a telephone pole that may need to be moved in order to develop a curb cut. Board members wanted to make sure notice is sent to the buyer. Evan would be happy to make that call to inform the buyer.

Neil asked about the area, what ward is this property in? Evan told the Board this is Ward 3 and Alder Hurt had been contacted. LCI looked at developing a property at this site, and other uses, but development wasn't possible. There is limited parking on Stevens Street and the property at 28 Stevens Street is being renovated from a single-family property to a two family so more off-street parking is very beneficial.

A motion was made by Alder Santiago to approve the sale subject to informing the buyer that the cost of moving a telephone pole will fall upon the buyer, seconded by Neil Currie. A roll call was taken, all were in favor, approved unanimously.

Meeting dates for 2022-2023

As part of the best practices for Boards and Commissions, Attorney Pinto has advised staff to make the meeting dates an action item. There was some discussion about canceling dates due to holidays in 2022. Evan told the Board we have historically posted our dates at the town clerk's office and canceled the meeting when there is a conflict. Our Regular meeting is the 4th Wednesday of each month. We can hold Special meetings as needed. Members agreed to leave the dates as presented.

A motion was made by Alder Santiago to approve the dates for 2022, seconded by Neil Currie. A roll call was taken, all were in favor, approved unanimously.

Nomination of Officers for 2022

Evan told the Board that nominations occur tonight, and the election will be held at the annual meeting in January. There is a chair position and a vice-chair. Neil asked about reappointment of members. Evan will inquire to Arlevia. Evan noted that Board members can sit until they hit their term-limit, the "10-year maximum rule" imposed by the Charter if new members are not appointed to the Board.

Neil nominated Seth for Chair and it was seconded by Alder Santiago. Seth accepted the nomination.

Neil nominated Pat for vice-Chair, seconded by Seth. Pat can accept the nomination at the next meeting. Attorney Pinto conformed that if Pat declines the nomination a motion can be made from the floor to nominate someone else.

Staff will follow up on new appointment to the LCI Board.

Old Business / Discussion

Seth noted that Nadine asked about the purview of this Board at a previous meeting and given that Arlevia is not present tonight he would like to hold off and discuss this topic at our next meeting, Board members agreed.

Evan told the Board the PAD guidelines are being reviewed by the Development Administrator. Staff hope for them to go to the PAD Committee in January or February 2022 for further review.

Neil asked that staff bring the enabling legislation about the Community Development Agency and Urban Homesteading Agency referenced within the LCI legislation (Section 21-25 et. seq.). Neil would like to have the State of Connecticut Regulations that dictate the power of the LCI Board within this context. Attorney Pinto will do the research and share this information at our next meeting. Nadine is also interested in our power within this context.

A motion to adjourn was made by Nadine Horton, seconded by Seth Poole. Role Call was taken, all were in favor, approved unanimously.

Adjourned at 6:53 P.M.

Evan Trachten

From: Evan Trachten
Sent: Wednesday, January 19, 2022 11:02 AM
To: Seth Poole; Ann Free; neilcurrie@gmail.com; Nadine Horton; Richard Furlow; Ernie Santiago
Cc: Arlevia Samuel; Michael Pinto
Subject: Information requested by LCI Board

Good Morning LCI Board Members,

I conducted a review of pertinent Statutes referenced in the "LCI Legislation" with Attorney Pinto. The powers and role of the Board are clearly defined in Section 21-27 (please see bottom of email for full text).

Regarding Section 21-25, the City currently conducts property sales via the Disposition Guidelines (PAD Process) through the Board of Alders approval process. The City currently does not utilize eminent domain, and isn't conducting Redevelopment via approved Redevelopment Plans. Thus, many of the below CT Statutes are not applicable to our work. In the early days of LCI (1990's) the City of New Haven was utilizing the powers of the Redevelopment Agency and the Urban Homestead Act to use eminent domain and followed the steps described in Chapters 130 & Chapter 133. Over the last two decades City development activities have evolved away from the 1960's style of redevelopment and Urban Renewal. Please see CT Chapters below.

We will discuss this topic when we get together.

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

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

(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.

Connecticut General Statutes

Chapter 124 Secs. 8-1 to 8-13a

Zoning

Chapter 124a Secs. 8-13b to 8-13l

Planned Unit Development (Repealed)

Chapter 124b Secs. 8-13m to 8-13x

Incentive Housing Zones

Chapter 125 Secs. 8-14 to 8-17

Zoning Districts for Commercial Structures
Signs (Repealed)

Chapter 125a Sec. 8-17a

Local Land Use Ordinances

Chapter 126 Secs. 8-18 to 8-30f

Municipal Planning Commissions

Chapter 126a Secs. 8-30g to 8-30j

Affordable Housing Land Use Appeals

Chapter 127 Secs. 8-31 to 8-37b

Regional Councils of Governments

Chapter 127a Secs. 8-37c to 8-37h

New England Interstate Planning Compact

Chapter 127b Secs. 8-37i to 8-37q

Department of Economic and Community I
Provisions

Chapter 127c Secs. 8-37r to 8-37sss

Department of Housing: General Provisions

Chapter 128 Secs. 8-38 to 8-119yy

Department of Housing: Municipal Housing

Chapter 129 Secs. 8-119zz to 8-123

Connecticut Housing Authority: Housing P

Chapter 130 Secs. 8-124 to 8-169ss

Redevelopment and Urban Renewal. State e
Development. Urban Homesteading. Aband

Chapter 131 Secs. 8-170 to 8-185

Department of Economic and Community I
Research Development Projects (Conditiona

Chapter 132 Secs. 8-186 to 8-200b

Municipal Development Projects

Chapter 133 Secs. 8-201 to 8-240j

Housing, Redevelopment and Urban Renew
Development Programs

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)

I hope this information is helpful.

Best,

-Evan-

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