

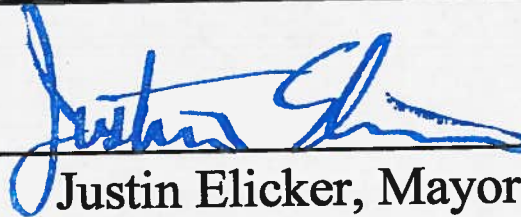
**NOTICE OF ALDERMANIC MEETING
OF
THE CITY OF NEW HAVEN
GREETINGS**

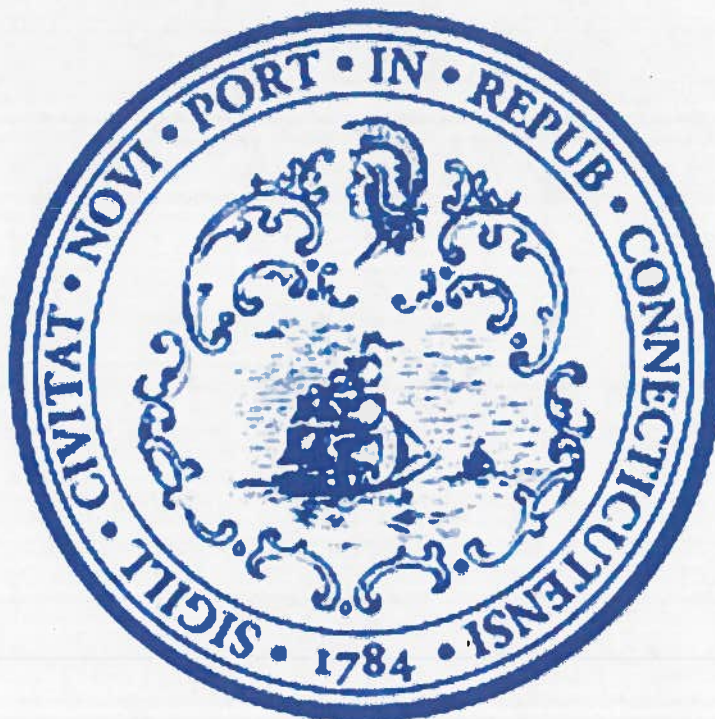
You are hereby required to meet in the Aldermanic Chambers of the City of New Haven on the date and time below.

MONDAY 19TH DAY OCTOBER 2020

At 7:00 PM

Given under my hand this 16TH Day of October 2020


Justin Elicker, Mayor



The Seal Of The City Of New Haven

**BOARD OF ALDERS
REGULAR MEETING
October 19, 2020
AGENDA**

Attendance

Divine Guidance

Approval of The Journal of the October 5, 2020 Board of Alders Meeting

UNANIMOUS CONSENT

1. From Tax Collector, Order De Tax Refunds (October 19,2020).
2. From Alder Morrison submitting on behalf of the Q-House Advisory Board the Bylaws of the Q House Advisory Board.
3. From the Director Youth and Recreations Department submitting a Resolution of the New Haven Board of Aldermen Authorizing for the acceptance of a Connecticut Department of Education grant in the amount of \$125,000.00 to provide programming to the City of New Haven for after school in skilled vocational and credentialed training to high school students and case management portion of Youth Stat programming for \$105,000.00 totaling \$230,000.00. Justice Education Center of 62 Lasalle Rd #308 West Hartford CT will act as the sole source to administer this after-school program called Career Pathways Eli Whitney Afterschool Program.
4. Order of the Board of Alders approving the request from Dane M. Button for assistance on motor vehicle tax account 725675.
5. Order of the Board of Alders approving the request from Zulay Gutierrez for assistance on motor vehicle tax accounts: 795105, 795106, 811414, and 827110.

COMMUNICATIONS

6. From Alders Walker-Myers submitting the appointment of Ebony McCleave to the Affordable Housing Commission.
7. From Alders Walker-Myers submitting the appointment of Claudette Kidd to the Affordable Housing Commission.
8. From the Mayor submitting a request to approve the reappointment of Norman Forrester to the Parking Authority.
9. From the Mayor submitting a request to approve the appointment of Judith Rothschild to the Lead Advisory Commission.
10. From the Economic Development Administrator submitting a Resolution authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$500,000 to support cleanup of a portion of 198 River Street in the River Street Development Project Plan (MDP) area.
11. From Irma Burns, of 87 Townsend Avenue, submitting an order of the Board of Alders approving a petition to the Board of Alders for assistance concerning tax account number 1128.

LIVABLE CITY INITIATIVE

12. From the Executive Director of Livable City Initiative submitting an Order approving the Dispositions of: 0 Franklin Street (MBP 200 0582 00105) to the City of New Haven Housing Authority for \$1,000.00; 0 Grand Avenue (200 0583 00400)) to the City of New Haven Housing Authority for \$1,000.00; 156-158 Humphrey Street to Urbane New Haven, LLC for \$25,000.00; 655 Washington Avenue to Glofesta M. Suggs for \$2613.00.

FIRST READINGS.

13. Finance Leave to Withdraw.

Order authorizing the Mayor of the City of New Haven to submit an application to Federal Emergency Management Agency/AFG to purchase a Firefighter Accountability System, for \$361,092 and to accept such funds if offered and to execute all documents and contracts as necessary.

14. Legislation. Favorable.

Ordinance amendment of the New Haven Board of Alders to Chapter 29, Article VI amending the New

15. Haven Code of Ordinances regarding pocket bikes, minibikes, dirt bikes, and all-terrain vehicles.

SECOND READINGS

13. Aldermanic Affairs. Favorable.

- a. Order of the New Haven Board of Alders approving the Appointment of Michael Lawlor To the Board of Police Commissioners.
- b. Order of the New Haven Board of Alders approving the Appointment of Elias Estabrook To the Affordable Housing Commission.
- c. Order of the New Haven Board of Alders approving the Appointment of Jaime Myers-McPhail to the Affordable Housing Commission.

14. Aldermanic Affairs. Leave to Withdraw.

- a. Order Granting Leave to Withdraw the communication to approve The Appointment of Zeenie Malik to the Affordable Housing Commission.
- b. Order Granting Leave to Withdraw the Communication to approve Appointment of Lisa McKnight to the Affordable Housing Commission.

15. City Services and Environmental Policy Favorable.

- a. Resolution Of The New Haven Board Of Alders Authorizing Acceptance Of Continuing Homeland Security Grant Funds For Fy 2020 And Approve A Memorandum Of Agreement Designating The Lower Connecticut River Valley Council Of Governments (LCRVG) As The Administrator Of These Regional Funds For The State Of Connecticut Department Of Emergency Services & Public Protection (DESPP).
- b. Resolution of The New Haven Board of Alders Authorizing the Mayor to Apply For, Execute, Acknowledge, Implement and Deliver Any and All Documents as May Be Considered Necessary or Appropriate for The State Historic Preservation Offices Grant: Supplemental Certified Local Government Grant.
- c. Resolution of The New Haven Board of Alders Authorizing the Mayor to Apply For, Execute, Acknowledge, Implement and Deliver Any and All Documents as May Be Considered Necessary or Appropriate for The State Historic Preservation Offices Grant: Historic Preservation Enhancement Grant.

- d. Resolution Of The New Haven Board Of Alders Authorizing The Mayor To Apply For, Execute, Acknowledge, Implement And Deliver Any And All Documents As May Be Considered Necessary Or Appropriate For The State Historic Preservation Offices Grant: Survey And Planning Grant.
- e. Resolution Of The New Haven Board Of Alders Authorizing The Mayor To Apply For, Execute, Acknowledge, Implement And Deliver Any And All Documents As May Be Considered Necessary Or Appropriate For The Preservation Connecticut Grant: Vibrant Communities Initiative.
- f. Resolution Authorizing the Mayor To Apply For, Execute, Acknowledge, Implement And Deliver Any And All Documents As May Be Considered Necessary Or Appropriate For The Department Of Energy And Environmental Protection Grant: Urban Green And Community Garden Initiative.

16. Community Development. Favorable.

- a. From the City Engineer submitting an Order authorizing the Mayor accept funding from Yale University and construct a sidewalk on the north side of Pearl St. west of Orange St.
- b. From the Director of Livable City Initiative submitting an Order authorizing the City of New Haven, to convey those properties known as 29 Kensington Street, 17 Kensington Street, 21 Kensington Street, 33 Kensington Street and 25 Kensington Street to the community builders for the purpose of the construction of affordable housing and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this order.

17. Education. Favorable.

Order to read and file the Order of the New Haven Board of Alders calling for a public hearing to discuss issues and concerns related to this year's New Haven Public Schools transportation plan.

18. Health & Human Services. Favorable.

- a. Resolution authorizing the Mayor of the City of New Haven to apply for and accept an epidemiology and laboratory capacity enhancing detection cooperative agreement funding application for the enhanced detection, response, surveillance and prevention of covid-19 from the Connecticut Department of Public Health from May 19, 2020 to November 17, 2022
- b. Order of the New Haven Board of Alders to read, print and file the legislative item titled "from Alder Roth, Sabin submitting an order calling for a workshop on local colleges and universities return to school Covid-19 related planning and protocols."
- c. Order of the New Haven Board of Alders to read, print and file the legislative item titled "order of the New Haven Board of Alders calling on the appropriate committee hold a workshop on the strategy the city is pursuing to confront the Covid-19 pandemic."
- d. Resolution authorizing the Mayor of the City of New Haven to apply for and accept the Covid and Flu Community Health Worker Grant from the CT Health Foundation from October 15, 2020 to March 15, 2021.

19. Tax Abatement. Favorable.

- a. Order concerning real property taxes of Lucinda Allen on her motor vehicle tax account numbers 80422, 51488, and 51414.

- b. Order abating (deferring collection of) real property taxes due from Harold Parritt on his residence for Grand Lists of 2018 and 2019.
- c. Order abating (deferring collection of) real property taxes due from Ann T. DeMayo on her residence for Grand List of 2019.
- d. Order abating (deferring collection of) real property taxes due from William T. and Mary N. Owens on their residence for Grand List of 2019.
- e. Tax Abatement Leave to Withdraw. Order granting Leave to Withdraw order concerning real property taxes of Mary Abad on her motor vehicle tax account numbers 50233, 50156, 50160, 50234, 50155, and 50159.

MISCELLANEOUS

20. MOTIONS TO DISCHARGE

- a. From the Chair of the Finance Committee submitting a motion to discharge the Finance Committee from consideration of an Order of the Board of Alders of the City of New Haven authorizing the execution of the Local 3429 - Paraprofessionals agreement with the Board of Education for the period of July 1, 2019 to June 30, 2023 and take it up for immediate action.
- b. From the Chair of the Finance Committee submitting a motion to discharge the Finance Committee from consideration of an Order Of The New Haven Board of Alders authorizing The City Energy Procurement Committee to solicit, on behalf of the city, electrical, natural gas rates, telephone, general utilities and other energy conservation measures and revenue generation that will benefit the city globally out to december 2026 and take it up for immediate action.

FROM TAX COLLECTOR, ORDER DE TAX REFUNDS (OCTOBER 19,2020)

ORDERED by the New Haven Board of Aldermen that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

NAME	ACCOUNT	AMOUNT
ALLY FINANCIAL	105654	\$368.17
ALLY FINANCIAL	105627	\$148.31
ALLY FINANCIAL	105644	\$151.83
ALLY FINANCIAL	105648	\$536.69
ALLY FINANCIAL	105659	\$1,188.63
HONDA LEASE TRUST	74889	\$323.35
HONDA LEASE TRUST	74991	\$115.28
HONDA LEASE TRUST	75014	\$1,125.96
HONDA LEASE TRUST	74976	\$578.22
HYUNDAI LEASE TITLING TRUST	75838	\$536.78
HYUNDAI LEASE TITLING TRUST	75509	\$173.52
HYUNDAI LEASE TITLING TRUST	75808	\$276.02
JOHNSON BRANDON	77092	\$61.09
JOHNSON BRANDON	77093	\$100.26
JOHNSON BRANDON	87731	\$36.02
JOHNSON BRANDON	76760	\$38.47
TOYOTA LEASE TRUST	104141	\$363.34
TOYOTA LEASE TRUST	104458	\$491.46
TOYOTA LEASE TRUST	104243	\$204.92
TOYOTA LEASE TRUST	104246	\$491.46
TOYOTA LEASE TRUST	103602	\$194.93
TOYOTA LEASE TRUST	104506	\$156.75
TOYOTA LEASE TRUST	104234	\$69.37
TOYOTA LEASE TRUST	104132	\$100.04

TOTAL: \$7,830.87

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation
	Disk or E-mailed Cover letter & Order
	IN ADDITION IF A GRANT:
X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: October 9, 2020

Meeting Submitted For: Monday October 19, 2020

Regular or Suspension Agenda: Regular

Submitted By: Gwendolyn B. Williams

Resolution of the New Haven Board of Aldermen Authorizing for the acceptance of a Connecticut Department of Education grant in the amount of \$125,000.00 to provide programming to the City of New Haven for after-school in skilled vocational and credentialed training to high school students and case management portion of Youth Stat programming for \$105,000.00 totaling \$230,000.00. Justice Education Center of 62 Lasalle Rd #308 West Hartford CT will act as the sole source to administer this after-school program called Career Pathways Eli Whitney Afterschool Program.

Comments: Unanimous Consent

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 946-7665 with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED



Mayor Justin Elicker | *Mayor*, City of New Haven
CITY OF NEW HAVEN | YOUTH AND RECREATION DEPARTMENT

September 25, 2020

The Honorable Board of Aldermen
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Resolution of the New Haven Board of Aldermen authorizing the acceptance of funds from the CT Department of Education not to exceed \$230,000.00 to 1) provide an after-school program for skilled vocational and credentialed training virtually and/or at Eli Whitney Technical High School for the Career Pathways Tech Project and 2) provide case management support for the Youth Stat program.

Dear Honorable Members:

Youth Stat, modeled after the police department's successful weekly Compstat gatherings brings together community leaders, heads of government agencies, Police Officers and the Board of Education to share the latest data on brewing problems with the youth and strategize how to address the issue. Entering its fifth (5th) year of partnership, Career Pathway, managed by The Justice Education Center is an intricate part of the Youth and Recreation Departments efforts to offer vocational opportunities to young people as well as support positive behaviors of the identified at-risk high risk population. This endeavor is a continued effort to respond to youth violence and provide alternative avenues which will support positive decision making by at-risk and high-risk youth.

In an effort to provide training for at-risk and high risk youth, Career Pathways Tech has created an afterschool program at Eli Whitney Technical High School to provide up to 45 students living in New Haven the opportunity to obtain hours of classroom and hands-on-training in the fields of CNA, Serve Safe, carpentry and manufacturing. The purpose is to prepare students to pursue technical career certificate studies at the community college level that are essential for obtaining sustainable careers in manufacturing. Additionally, we are expanding services to add case management for the youth participating in the Youth Stat program. This will be inclusive of but

not limited to coordination of services under educational system, judicial system, mental health systems.

The attached Resolution would authorize the acceptance of this funding for this sole purpose.
Thank you for consideration of this matter

Sincerely,

Gwendolyn B. Williams
Director Youth and Recreations Department
203-946-5988
gbusch@newhavenct.gov

Resolution of the New Haven Board of Aldermen Authorizing for the acceptance of a Connecticut Department of Education grant in the amount of \$125,000.00 to provide programming to the City of New Haven for after-school in skilled vocational and credentialed training to high school students and case management portion of Youth Stat programming for \$105,000.00 totaling \$230,000.00. Justice Education Center of 62 Lasalle Rd #308 West Hartford CT will act as the sole source to administer this after-school program called Career Pathways Eli Whitney Afterschool Program.

WHEREAS, the City of New Haven Youth Services Department has been selected by the CT Department of Education to receive funds in the amount of 125,000.00 to provide a pilot program after-school in skilled vocational and credentialed training to high school students.

WHEREAS the City of New Haven recognizes that at-risk youth need access to case management to support the navigation of systems to reduce risk of involvement in inappropriate behaviors; and

WHEREAS the City of New Haven recognizes that at-risk youth with limited resources and opportunities may require skills training in order to reduce the risk of involvement in inappropriate behaviors; and

WHEREAS, the City of New Haven Youth Services Department intends to continue to provide training opportunities for youth in the City of New Haven;

WHEREAS, Career Pathway is managed by the Justice Education Center and is part of the City's Youth Stat program;

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Aldermen:

- 1) The Youth and Recreation Department acceptance of funds from the CT Department of Education in the amount of \$125,000.00 as herein above described is approved; and
- 2) That the Mayor is authorized to execute said receipt of funding and \$105,000.00 in the total amount of \$230,000.00 and \$ between July 1, 2020 to June 30, 2021 and any revisions, amendments or modifications to said contract.
- 3) Career Pathways is administered by Justice Education Center of 62 Lasalle Road #308 West Hartford, CT

GRANT SUMMARY	
Grant Title:	Career Pathways TECH Collaborative
MUNIS #:	FDA # or State Grant ID #
City Department:	Youth Services Department
City Contact Person & Phone:	Gwendolyn B. Williams
Funding Level:	Up to \$230,000.00
Funding Period:	July 1, 2020 to June 30, 2021
Funding Source:	CT Department of Education and City of New Haven
Funding Source Contact Person & Phone	State of Connecticut Department of Education Agnes Quinones Agnes.Quinones@ct.gov
Purpose of Program:	After school programming at Eli Whitney to provide 45 high school students with hours of virtual training in careers in manufacturing and case management portion of Youth Stat program
Personnel (salary):	\$0
Personnel (Worker's Comp):	\$0
Personnel (Med. Benefit):	\$0
Non-Personnel (total):	\$0
Non-Personnel (M & U):	\$230,000.00 (subcontract)
New or Renewal?	Renewal
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: Fiscal	At conclusion of programming
Reporting requirements: Programmatic	At conclusion of programming
Due date of first report:	N/A
Audit Requirements:	N/A

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable aldermen/women): **The Board of Aldermen**

DATE: **September 25, 2020**

FROM: Department **Youth and Recreation Department**
Person **Gwendolyn B. Williams** Telephone **946-5988**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Resolution of the New Haven Board of Aldermen Authorizing for the acceptance of a Connecticut Department of Education grant in the amount of \$125,000.00 to provide programming to the City of New Haven for after-school in skilled vocational and credentialed training to high school students and case management portion of Youth Stat programming for \$105,000.00 totaling \$230,000.00. Justice Education Center of 62 Lasalle Rd #308 West Hartford CT will act as the sole source to administer this after-school program called Career Pathways Eli Whitney Afterschool Program.

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.

FISCAL IMPACT STATEMENT

DATE: September 25, 2020
FROM (Dept.): Youth Services Department
CONTACT: Gwendolyn B. Williams **PHONE** 203-946-5988

SUBMISSION ITEM (Title of Legislation):

Resolution of the New Haven Board of Aldermen Authorizing for the acceptance of a Connecticut Department of Education grant in the amount of \$125,000.00 to provide programming to the City of New Haven for after-school in skilled vocational and credentialed training to high school students and case management portion of Youth Stat programming for \$105,000.00 totaling \$230,000.00. Justice Education Center of 62 Lasalle Rd #308 West Hartford CT will act as the sole source to administer this after-school program called Career Pathways Eli Whitney Afterschool Program.

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up	0	0	0	
2. One-time	0	230,000	0	
3. Annual	0	0	0	
B. Non-personnel				
1. Initial start up	0	0	0	
2. One-time	0	0	0	
3. Annual	0	0	0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

- 1. One-time X
- 2. Annual

Other Comments:

EXECUTIVE SUMMARY

The City of New Haven Youth and Recreation Department seeks additional support in engaging at-risk and high-risk students. According to the CDC, youth violence is the second leading cause of death for young people between the ages of 10 and 24. New Haven is no exception to this statistic. We are seeing a spike in crimes in New Haven. According to NBC Connecticut, Areavibes.com and City rating.com, New Haven crime rates are 84% higher than the national average. Violent crimes in new Haven are 121% higher than the nation average and you have 1 in 22 chance of becoming a victim of crime. Yet, New Haven remains safer than 5% of the cities in the United states and year over year crime in New Haven has decreased by 2%. The surmisation of the impact of Covid 19 on the youth of New Haven is still not fully understood and we are seeing a rise in risky behaviors among this population.

Employment for youth ages 14-24 remains a barrier for students that have been identified as at-risk or high risk. In an effort to move the identified youth in more productive behaviors, with the aid of the funding from CT Department of Education, we seek to provide 1) Provide to 45 high school students hours of virtual training from July 1, 2020 to June 30, 2021 Monday – Thursday 3:30 p.m. – 5:30 p.m. or after remote learning. The location for summer will be at a designated New Haven High school to be determined by the Youth and Recreation Department during summer months. Traditionally the location is Eli Whitney Technical High School during the school year, however the virtual learning will take place from the offices of Justice Education until schools are again fully open or open in a hybrid model

POTENTIAL BENEFITS:

Early work experiences serve as the foundation for future success in the workplace and have proven effective in helping youth to:

- Establish connections with employers
- Encourage responsibility and foster independence
- Develop technical skills
- Develop communication and interpersonal skills
- Clarify work values and future work preferences
- Interact with caring adults



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



October 13, 2020

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Section 86 of Compilation of Special Laws City Codification & Special Act 575, Sec. #2 & 6, 1959 as amended Code of General Ordinances, I hereby submit for your Honorable Board's approval the name of Mr. Norman Forrester of 1665 Ella Grasso Boulevard, New Haven, Connecticut 06511 for reappointment to the Parking Authority This appointment would become effective upon your Honorable Board's approval and expire on September 15, 2025.

Mr. Forrester is dedicated to continuing his service on the Parking Authority. His expertise and commitment to our City will benefit all residents in a conscientious and productive manner.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

Copies to: Douglas Hausladen, Director of Transportation, Traffic & Parking
Michael Smart, New Haven City Clerk

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF NORMAN FORRESTER TO THE [PARKING AUTHORITY](#).

..body

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Norman Forrester to the of Parking Authority for a term ending September 1, 2025 be and hereby is approved.



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com



SINCE 1958

October 13, 2020

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me by virtue of Article III, Sec. 16-67 of the Code of General Ordinances, I hereby submit for your Honorable Board's approval the name of Ms. Judith H. Rothschild of 80 Washington Street, Hartford, CT 06106 for appointment to the Lead Advisory Committee, serving as the representative from the State Attorney's office. This appointment would become effective upon your Honorable Board's approval with a term expiring on April 1, 2023.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

Copies to: Arlevia Samuel, LCI Interim Director
Michael Smart, City Clerk

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF JUDITH ROTHSCHILD TO THE [LEAD ADVISORY COMMISSION](#).

..body

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Judith Rothschild to the of Lead Advisory Commission for a term ending April 1, 2023 be and hereby is approved.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter |
| <input checked="" type="checkbox"/> | Resolutions/ Orders/ Ordinances |
| <input checked="" type="checkbox"/> | Prior Notification Form |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input type="checkbox"/> | Supporting Documentation |
| <input type="checkbox"/> | Disk or E-mailed Cover letter & Order |

IN ADDITION IF A GRANT:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Notice of Intent |
| <input checked="" type="checkbox"/> | Grant Summary |
| <input checked="" type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

Date Submitted: October 15, 2020

Meeting Submitted For: October 21, 2020

Regular or Suspension Agenda: Regular

Submitted By: Helen Rosenberg

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$500,000 TO SUPPORT CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

Comments: _____

Coordinator's Signature: MPL

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 203-946-7665 with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable aldermen/women): Ellen Cupo Ward 8

DATE: **10/15/20**

FROM: Department Office of Economic Development
Person Helen Rosenberg Telephone 946-5889

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$500,000 TO SUPPORT CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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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.



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli, AICP
*Economic Development
 Administrator*

October 14, 2020

The Honorable Board of Alders
 City of New Haven
 165 Church Street
 New Haven, CT 06510

Re: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$500,000 TO SUPPORT ENVIRONMENTAL CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

Dear Honorable Members:

The River Street Municipal Development Project Plan (MDP), adopted by the Board of Aldermen in 2002, states among its five goals “the restoration and adaptive reuse of the historic Bigelow Boiler/National Pipe Bending complex.”

In 2015, the City of New Haven (the “City”) succeeded in stabilizing the buildings, abating hazardous materials, and removing debris from 198 River Street (the “Site”), and in 2016 the City completed a Phase III Environmental Site Assessment of the Site. On January 9, 2017, the City entered into a Lease Agreement with respect to the Site with Bigelow Square, LLC (“Bigelow”), which is an entity created by adjacent property owner Capasso Restoration. Pursuant to the Lease Agreement, Bigelow has almost completed the renovation of the historic building (Building 7) known as 190 River Street, situated at the corner of River and Lloyd Streets. In accordance with the Lease Agreement, upon completion of such renovation, the City will convey Building 7, and the adjacent property to the rear of 190 River Street which has been remediated by the City, to Bigelow.

Bigelow now proposes to renovate Building 2, another historic building, at the Site. Accordingly, the City is seeking funding to carry out the necessary remediation of the portion of the Site to the rear of Building 2 so that Building 2 may be conveyed to Bigelow, together with the remediated portion of the Site, upon completion of the renovation work in accordance with the Lease Agreement.

The Connecticut Department of Economic and Community Development (DECD) has made remediation funding available for which the City may apply for said purpose. The approval of the Board of Alders to apply for and accept such grant funds as may be available from DECD would allow the City to move forward with the remediation so that Building 2 may be restored to productive use.



InfoNewHaven.com

203. 946.2366 Phone / 203. 946.2391 Fax

Thank you for your consideration of this matter. If you have any questions, please call Helen Rosenberg, Economic Development Officer, at 203-946-5889.

Sincerely,

Handwritten signature in brown ink, appearing to read "MPL".

Michael Piscitelli
Economic Development Administrator

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT NOT TO EXCEED \$500,000 TO SUPPORT CLEANUP OF A PORTION OF 198 RIVER STREET IN THE RIVER STREET DEVELOPMENT PROJECT PLAN (MDP) AREA

WHEREAS, on January 7, 2002, the Board of Aldermen of the City of New Haven (the "City") approved the River Street Municipal Development Project Plan (the "MDP Plan"); and

WHEREAS, the MDP Plan seeks the environmental remediation and subsequent redevelopment of parcels it so designates; and

WHEREAS, On November 6, 2006, the City purchased the property at 198 River Street, aka the Bigelow Boiler property which is a portion of Parcel I in the MDP Plan (the "Property"); and

WHEREAS, In accordance with the lease between the City and Bigelow Square, LLC, dated January 9, 2017, Bigelow Square, LLC, has proposed renovation of Building 2 at 198 River Street in the MDP contingent on the City's remediation of the land to the rear of Building 2 known as Parcel 198RS-C on a site plan dated ; and

WHEREAS, the City has completed environmental assessment of 198 River Street, including Parcel 19RS8-C.

WHEREAS, pursuant to Section 32-763 of the Connecticut General Statutes, the Connecticut Department of Economic and Community Development (the "State") is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the City make an application to the State for Five Hundred Thousand dollars and zero cents (\$500,000.00) in order to undertake environmental remediation of a portion of the Property to support the redevelopment of the Property, and to execute an Assistance Agreement for that purpose.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

- 1). It is cognizant of the conditions and prerequisites for State assistance imposed by Section 32-763 of the Connecticut General Statutes.
- 2). That the filing of an application for State financial assistance by the City of New Haven in an amount not to exceed Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) is hereby approved and that Justin Elicker, Mayor of the City of New Haven, is hereby authorized and directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information as may be required, to execute such other documents as may be required in the application process, to execute an Assistance Agreement with the State of Connecticut for financial assistance (if such an agreement is offered), in the amount of \$500,000.00 or such lesser amount (if any) as may be offered by the State (which Assistance Agreement may include an indemnification of the State and/or appropriate agencies of the State), to execute any amendments, rescissions, and revisions thereto,

and to act as the authorized representative of the City with respect to all other matters pertaining to said application.

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: October 15, 2020

FROM: Helen Rosenberg, Office of Economic Development

SUBMISSION ITEM: Resolution of the New Haven Board of Alders Authorizing the City to Apply for and Accept a Grant from the Connecticut Department of Economic and Community Development Not to Exceed \$500,000 to Support Cleanup of a Portion of 198 River Street in the River Street Municipal Development Project Plan (MDP) Area

I.				List Cost:
	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item Dept/Act/Obj. Code</u>

A. Personnel

1. Initial start-up	0	0	0	
2. One-time	0	0	0	

B. Non-Personnel

1. Initial start-up	0	0	0	
2. One-time	0	0	0	
3. Annual	0	0	0	

II. List Revenues: Will this item result in any revenues for the City? Please list amount and type.

1. One-time	0	\$500,000	0	
2. Annual:	0	0	0	

Other Comments

One time grant of \$500,000 from the Connecticut Department of Economic and Community Development

GRANT SUMMARY	
Grant Title:	Environmental Remediation Grant for Environmental Cleanup of a portion of 198 River Street
MUNIS #:	FDA # or State Grant ID #
City Department:	Office of Economic Development
City Contact Person & Phone:	Helen Rosenberg 203-946-5889
Funding Level:	\$500,000
Funding Period:	July 1, 2021 – start date June 31, 2023 – end date
Funding Source:	Connecticut Department of Economic and Community Development
Funding Source Contact Person & Phone	Binu Chandy 860-270-8142
Purpose of Program:	Environmental cleanup
Personnel (salary):	\$0
Personnel (Worker's Comp):	\$0
Personnel (Med. Benefit):	\$0
Non-Personnel (total):	\$500,000
Non-Personnel (M & U):	\$
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	NA
Reporting requirements: Fiscal	Semi-Annual
Reporting requirements: Programmatic	Quarterly
Due date of first report:	TBD
Audit Requirements:	State Single Audit requirement

EXECUTIVE SUMMARY

The River Street Municipal Development Project Plan (MDP) was approved by the Board of Aldermen in 2002. It states as one of its five primary goals the renovation of the historic industrial buildings within the State and federally designated River Street Historic District.

The Bigelow Boiler complex is central to the historic character of the district. The City was able to acquire it in November 2006, following a fire and destruction or deterioration of much of the complex. Renovation by Bigelow Square, LLC, of the building on the corner of River and Lloyd Streets, as well as remediation by the City of the property behind that building under a Lease Agreement between Bigelow and the City dated January 9, 2017, is nearing completion.

The three-story building on the site has been identified as the next likely structure to be able to be renovated and remediated under the Lease Agreement. The City has the opportunity to obtain up to \$500,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct the remediation.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

October – December, 2020

PROGRAM NAME: Connecticut Municipal Brownfield Cleanup Program

**(X) NEW () CONTINUATION
(Check One of the Above)**

FUNDING LEVEL AVAILABLE TO PROJECT: \$500,000

FUNDING SOURCE: Connecticut Department of Economic and Community Development

PURPOSE OF PROGRAM: Environmental Cleanup of old industrial sites

BRIEF SUMMARY OF CITY'S PROPOSAL: To undertake environmental cleanup of a portion of the property located at 198 River Street to facilitate the renovation of an historic building on the site.

MATCH REQUIREMENT FROM GENERAL FUND (if any): None

ALLOWABLE INDIRECT COST: None

DEPARTMENT SUBMITTING APPLICATION: Office of Economic Development

CONTACT PERSON: Helen Rosenberg

DATE: September 22, 2020

October 16, 2020

To: Board of Alders

From: Irma Burns

From Irma Burns, of 87 Townsend Avenue, has submitted a petition to the Board of Alders for assistance concerning tax account number 1128.

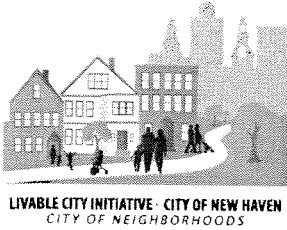
IRMA BURNS, OF 87 TOWNSEND AVENUE, IS REQUESTING ASSISTANCE FROM THE NEW HAVEN BOARD OF ALDERS CONCERNING ACCOUNT NUMBER 1128.

WHEREAS: Mrs. Burns is an 87-year-old resident of New Haven, and

WHEREAS: Mrs. Burns, who qualifies for the Senior Tax Freeze, but failed to apply on time, and

WHEREAS: Mrs. Burns is requesting assistance from the Board of Alders.

NOW THEREFORE LET IT BE ORDERED by the New Haven Board of Alders that the taxes on tax account number 1128 be reduced to.



Serena Neal-Sanjurjo
Executive Director

CITY OF NEW HAVEN

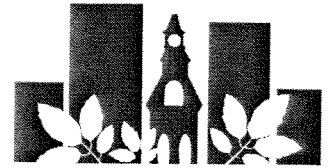
Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli

Economic Development

Administrator

October 19, 2020

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Re:

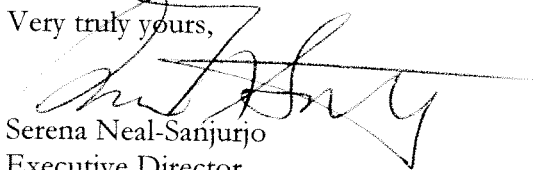
Dispositions: 0 Franklin Street (MBP 200 0582 00501), 0 Grand Avenue (MBP 200 0583 00400)
156-158 Humphrey Street, 665 Washington Avenue

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Alder's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,


Serena Neal-Sanjurjo
Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: October 8, 2020

Meeting Submitted For: October 19, 2020

Regular or Suspension Agenda: Regular

Submitted By: Serena Neal-Sanjurjo

Title of Legislation:
Disposition of Property

Comments Permission per Board of Alders Order:
 Dispositions:
 0 Franklin Street (MBP 200 0582 00501)
 0 Grand Avenue (MBP 200 0583 00400)
 156-158 Humphrey Street
 665 Washington Avenue

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

October 19, 2020

ADDRESS	Type	Price	Owner	USE	WARD
0 Franklin Street (MBP 200 0582 00105)	Negotiated	\$1,000.00	City of New Haven	The City of New Haven proposes to dispose of this vacant land to the New Haven Housing Authority as part of the Farnam Courts Redevelopment. This land will be a buffer strip at the edge of the road and a refuse container will be placed in this area.	8
0 Grand Avenue (MBP 200 0583 00400)	Negotiated	\$1,000.00	City of New Haven	The City of New Haven proposes to dispose of this vacant land to the City of New Haven Housing Authority as part of the Farnam Courts Redevelopment. This land will be utilized as a roadway.	8
156-158 Humphrey Street	RFP	\$25,000.00	City of New Haven	The City of New Haven proposes to dispose of this abandoned garage structure and sliver lot to Urbane New Haven, LLC who will redevelop the site with 12 residential unit and dedicate 4 units as affordable: one (1) studio unit at 60% AMI, one (1) studio unit at 80% AMI, one (1) two-bedroom at 60% AMI, and one (1) 2 bedroom at 80% AMI. The deed restrictions shall be for a twenty year period beginning upon the issuance of a Certificate of Occupancy for said deed restricted units. <u>Zoning approval prior to closing is required.</u>	8

665 Washington Avenue	Sliver lot	\$2613.00 Non-owner- occupant @\$1.50 per Sq./Ft. X 1742 Sq./Ft.	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Glofesta M. Suggs who will utilize this area for parking and as a side-yard area.	4
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ORDER APPROVING THE DISPOSITIONS OF: 0 FRANKLIN STREET (MBP 200 0582 00105) TO THE CITY OF NEW HAVEN HOUSING AUTHORITY FOR \$1,000.00; 0 GRAND AVENUE (200 0583 00400)) TO THE CITY OF NEW HAVEN HOUSING AUTHORITY FOR \$1,000.00; 156-158 HUMPHREY STREET TO URBANE NEW HAVEN, LLC FOR \$25,000.00; 655 WASHINGTON AVENUE TO GLOFESTA M. SUGGS FOR \$2613.00.

BE IT FURTHER ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated October 19, 2020 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009.

This Order will expire and be of no further force and effect twelve months from the date of passage of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: October 19, 2020

FROM: Livable City Initiative Property Division

SUBMISSION ITEM: FISCAL IMPACT STATEMENT

ORDER APPROVING THE DISPOSITIONS OF: 0 FRANKLIN STREET (MBP 200 0582 00105) TO THE CITY OF NEW HAVEN HOUSING AUTHORITY FOR \$1,000.00; 0 GRAND AVENUE (200 0583 00400)) TO THE CITY OF NEW HAVEN HOUSING AUTHORITY FOR \$1,000.00; 156-158 HUMPHREY STREET TO URBANE NEW HAVEN, LLC FOR \$25,000.00; 655 WASHINGTON AVENUE TO GLOFESTA M. SUGGS FOR \$2613.00

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense			\$190,000.00	CDBG 2925100156694
3. Annual				

II. List Revenues:

- 1. One-time \$29,613.00
- 2. Annual:

Other Comments:

PAD Meeting Minutes August 19, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent;: Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:06 P.M.

A motion to approve the PAD Minutes from June 3, 2020 Special Meeting was made by Alder Antunes, seconded by Alder Festa, **Approved 5-0 Steve Fontana abstained**

Action items

0 Franklin Street

Evan Trachten explained that the City is proposing to sell this strip of land to the City of New Haven Housing Authority for \$1000 as a negotiated sale. This areas will be used as a buffer area and give the Housing Authority site control. Shanae Draughn (applicant) was on the call to explain this parcel. This is surplus land next to the I91 Highway.

Shanae told the committee the history of the site. The Housing Authority (HANH) worked with the State of CT and the City of New Haven to acquire this parcel. The City took title and now will transfer this parcel to HANH because the State would not transfer the parcel directly to HANH.

Committee members asked a few questions. Alder Festa ask about the use and purpose of the land. Shanae told the committee the parcel will be used for the dumpsters. Evan used google street view to show the current site. The dumpster will be moved off the street (currently on Franklin Street) to this buffer area along the highway. Alder Festa asked a few questions about how many dumpsters will be on site and how often they are emptied. Shanae told the committee they have the ability adjust trash pickup. The location has been approved at a site plan review by City Plan Commission

Alder Festa ask if the alder was contacted about this matter? Evan and Shanae have spoken to alder Cupo about this project. Shanae will double back with the alder to update about where the project currently is.

Steve Fontana asked to clarify the use because the cover sheet said the use would be a roadway and buffer. Shane explained the road would not be widened and the dumpsters would use this buffer land, the existing roadway will continue to be utilized to access this area which will be developed into a trash area with landscaping.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved 5-0 Clay Williams abstained

O Grand Avenue

Evan Trachten explained that the City is proposing to sell this strip of land to the City of New Haven Housing Authority for \$1000 as a negotiated sale. This will be used as a buffer area and will help re-align the roads and provide space for the dumpsters. It will also give the Housing Authority site control.

Evan told the committee this land is not a Park. A map highlights this area in green, but a title search was done and this land is not a park. There is an email in the file from Corporation Counsel settling the issue.

Alder Antunes asked about the use. Shanae said the road would be widened and repaved. Dumpsters will be on the parcel as well. Steve Fontana wanted to verify that Hamilton Street will not be closed as part of this sale. Clay asked who will maintain the street? Shanae said HANH will own the new interior roads in the development but Hamilton Street and Franklin Street will be City owned Streets. Alder Antunes asked about the current status of Franklin and Hamilton Street ? Shanae said they are not currently City controlled / owned. HANH has met with Traffic and Parking, City Plan, DPW about the City accepting the streets and previous cooperation agreements have created this approved plan. Alder Antunes noted the City would be responsible to street sweep, plow, and maintain the road.

A motion was made by Steve Fontana, seconded by Alder Antunes, Roll call was taken and the item was approved unanimously

156-8 Humphrey Street

Evan explained that the City did an RFP for this site in 2019. LCI has been working with the respondent on a final plan. 12 residential units will be developed at this site, there will be four affordable units at 60% New Haven AMI for 20 years (2 studio units and 2 two-bedroom units) . There will be two bedroom units and studio units. The style of structure is row house. The site is subject to the Transfer Act and may have environment issues. The City has no information about the environmental issues. The City is proposing to sell the site for \$25,000.

Nate told the committee that this proposal will need many Zoning variances to be a reality. Evan told the committee that LCI understands that Zoning relief is needed, but we are looking at higher density to achieve our housing goals. The applicant fully understands the extent of Zoning relief needed to make this project a reality. Evan talked about this project fitting into the area and meeting our housing needs.

Clay asked if there is a Plan B from the applicant? Evan was unsure. Nate told the committee the Zoning Board may allow for less units than the developer is seeking. Clay worried the project may not be financially viable at a lower number of units. Clay asked if a

commercial use was possible? Nate told clay the only as of right commercial activity was a Church or a day care, other uses also require variances.

Alder Antunes asked about the structures. Evan told the committee there will be two units per structure (one studio and one two-bedroom). Alder Antunes has concerns about the availability of parking in the area. There was discussion about potential parking locations near the site (there are several options and possibilities). Evan told the committee that an approval at this committee is not an approval to build. There are many other approvals needed as well as a full site plan approval as well as Zoning. Evan said this project is a forward-looking project and we have many safeguards in place.

This approval is about entering into an LDA with Urbane. This site is not an asset for the City, it is a liability. The LDA provides safeguards so this proposal is ready to move forward. Nate told the committee its okay for this to go forward.

Alder Festa told the committee she was not worried about parking. She wants to make sure the Alder is aware. Evan told the committee he discussed this with Alder Cupo. The applicant has been to CMT meeting in downtown and will be in Fair Haven as well. There are no surprises on PAD agenda, staff always check with alders and we typically have a community consensus. Alder Festa asked, Does this set any precedent at BZA? Nate told the committee everything is a lot-by-lot basis based on the argument for the relief and the area support.

Alder Festa asked if there were other proposals for the site? Evan said there were a few from non-profits who proposed to build at very low density. We were looking to maximize the potential of this site. This was in keeping with our goals of developing affordable housing. This will be a rental project. There are not restrictions about a future sale. It will be on the tax rolls. Alder Festa told the committee this proposal blends in with the area, the area can support the density there is plenty of open space in the area.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken, approved unanimously.

665 Washington Avenue

Evan told the committee that this is a small corner lot and sale price is \$2613. We are proposing to sell this to adjacent property owner who rents the house. Alder Antunes said a nice garage could go here. Nate told the committee that Zoning regulations would allow a garage. Nate asked if they would keep the curb-cut? Evan said it would remain. Alder Antunes said it's a good idea, put the land on the tax rolls. Evan described this sale as housekeeping because the parcel has been used by the occupant. The parcel has been maintained by people living at the property.

A motion to approve was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.

A motion to adjourn was made by Alder Antunes, seconded by Clay Williams, all were in favor, Adjourned at 4:00 P.M.

LCI Board Minutes
September 23, 2020 Regular Meeting Via Zoom

PRESENT: Timothy Yolen, Patricia Brett, Neil Currie, Seth Poole, Mary Wadley (joined via cell phone due to technology issue), Evan Trachten, Serena Neal-Sanjurjo

Absent Hon. Ernie Santiago, Hon. Delphine Clyburn

Meeting called to order at 6:07 P.M.

Review of LCI Board meeting minutes from June 24, 2020. A motion to approve was made by Neil Currie, Seconded by Pat Brett. Approved unanimously

New Business

0 Franklin Street MBP 200 0582 00105

Evan told the Board that the City proposes to dispose of this land to the City of New Haven Housing Authority for \$1000. This strip of land is a buffer area. The former Farnam Courts has been renovated as Mill River Crossings. Evan showed a google street view as well as a map. The applicant will move their dumpster off of the street and onto this area. This land is abuts the I91 Highway. The Housing Authority is our largest housing partner so we are happy to support their Phase 2 of this project by proposing to sell this land for \$1000.

Seth Poole made a motion to approve the item, seconded by Neil Currie, Approved unanimously

0 Grand Avenue MBP 200 0583 00400

Evan told the Board that the City proposes to also dispose of this land to the City of New Haven Housing Authority for \$1000. This strip of land will be used for road realignment as part of the Phase 2 of Mill River Crossings. Evan showed a google street view as well as a map of the development. This sale is very similar to the previous item on the agenda. The Phase 2 will occur in the back of the existing site. Tim asked about the Assessor's appraised value is \$93,000. Evan said it is likely based on a unit price per square foot.

Neil Currie asked about the Status of the Housing Authority, are they a non-profit? Serena told the Board they are a quasi- government agency funded by the federal government / HUD. Neil asked if there was a profit element to the Housing Authority? Serena told the Board "no".

Neil Currie made a motion to approve the item, seconded by Tim Yolen Approved unanimously

156-158 Humphrey Street

Evan told the Board that this sale is an RFP of a former automotive site and sliver lot. Eric O'Brien of Urbane New Haven, LLC is here to discuss the project. Evan told the Board the City foreclosed on this former auto site. The site is a corner parcel between Fair Haven and East Rock. This proposal has received positive reviews in the community and from the PAD committee, Alder Festa was supportive of the project. The site is currently a blighted garage building and sliver lot.

Evan showed the site via google street view. The proposal is to develop 12 units of residential housing with no subsidy from the City for the affordability. This sale will also eliminate a non-conforming auto use and revitalize this area. Eric was given the floor to address the Board.

Eric told the Board that Urbane was the developer of "the District / Former CT Bus Depot". That was a \$20 million project. This site is behind this District. Urbane designed this project as 6, 2-unit row houses and is offering the City \$25,000 for the site. They designed an affordable project with no subsidy which is not common in the housing market. Eric told the Board he is providing 4 affordable units: 1 studio at 60% AMI, 1 studio at 80% AMI, 1 2 bedroom at 60% AMI, and 1 2 bedroom at 80% AMI as a deed restriction for 20 years. He has presented this project to the Fair Haven Management Team as well as East Rock. Urbane is trying to develop a housing product for the workforce.

Board members asked if this would be a homeownership project. Eric told the Board he plans to sell 6 row houses. He is working with City plan to sell the row houses, the alternative would be to keep it as a 12 unit rental building. He wants to sell the units and create home-owners. Neil Currie asked Eric about making sure the affordable units still allow for wealth creation given the deed restriction. Neil also asked about the parking, Eric told the Board that there is plenty of parking on street and he has been working with traffic and parking to expand on-street parking on Lombard / Humphrey street towards the rail road crossing which is very close to this site.

Pat had a few questions for Eric. What is a 60% AMI? Eric said the income limit for a 60% is about \$41,000 income. Pat asked about the language on the PAD Coversheet about "if amore extensive period is required"? Evan told the Board there is no funding subsidy from the Federal Government, that language will not apply.

Seth asked about washer / dryer hook ups. Eric confirmed the units will have them. Pat asked about the assessed value and current value of the building. Evan told the Board the values are exiting assessments and do not reflect the current blighted condition. This is a liability to the City, it is subject to the Transfer Act as a former automotive use, and has unknow environmental. Pat asked how long it would take to build, Eric said about 9 months of construction. Serena told the Board the LDA would have timelines, Serena told this Board this is a great project. Pat asked for clarification about will the units be sold or rented? Eric would like to sell the units a two-unit row houses. He ran the numbers are both sale and rental and they work in both instances if he builds 4 affordable units (1 studio at 60% AMI, 1 studio at 80% AMI, 1 2 bedroom at 60% AMI, and 1 2 bedroom at 80% AMI as a deed restriction for 20 years). Eric told the Board the

rents: 2 bedroom @80% = \$1766 2 Bedroom @ 60% = @1374, studio @ 80% = 1374, studio @ 60% = \$1030.

Eric confirmed that he would demolish the structure and rebuild a new structure at the site. He has environmental experience from his project at the District and he has not done an official environmental study yet. He has estimated / projected \$250,000 for the clean up at this site. Tim asked if a professional; has provided this value, Eric said no, his team has the experience to properly estimate the value. Eric will do a phase 3 and drill holes for testing prior to building, there is no environmental information from the City. The total project estimate is \$1.5 million with hard and soft costs.

Tim asked about the floor plan. Eric said the bottom floor is the studio at 450 sq./ft. and the combined second and third floor are the two-bedroom units. Evan showed the floor plan from Urbane. Mary asked about the development timeline, Serena noted we will put it in the LDA and it will be negotiated. Eric said he will not sit on this property. Evan talked about safeguards: The LDA is a safeguard, the fact that Zoning approval is required prior to closing is also a good safeguard.

Neil Currie asked about the discrepancy about the AMI restrictions. Evan told the Board internally staff made a mistake and proposed all units at 60% AMI when the Developer had presented the proposal as a mix of 60% & 80%. LCI has the power to make this change. Eric has presented this to Alder Cupo as providing 4 affordable units (1 studio at 60% AMI, 1 studio at 80% AMI, 1 2 bedroom at 60% AMI, and 1 2 bedroom at 80% AMI as a deed restriction for 20 years) as well as to the Management teams.

Neil asked about precedence for the pricing and consistency with previous sales. Evan explained that as an RFP the price can be as low as \$1.00. Although we want to get a fair market value, we can lower the price to create an opportunity where one would not otherwise exist. The alternative to doing this project is to spend City funds on a demolition and the result is a vacant lot that may have environmental issues. The sale price at \$25,000 is a good number for the City. Serena added, this is a no subsidy project with affordability so a reduced sale price is justified because we are getting several benefits from the project.

Tim asked about the appraised value by Vision being \$331,000. Evan told the Board the City does not file Board of Assessment Appeals for City property. Any reasonable property owner would appeal given the blighted condition of the property. Eric noted that he plans to create 6 individual property owners. He does not plan to make them condos. Seth asked who can live in the units. Eric said the buyer can elect to live in the studio and rent the 2-bedroom. Renting apartments is a business and creates wealth. There is a lot of interest in this type of housing. Wealth is created in real estate. Eric reiterated that it is one building / structure with 5 party walls. Urbane will require all the units to be owner occupied at the time of sale. Eric does not want these units sold to large landlords.

Evan told the Board that we can trust this developer based on previous projects. The \$25,000 sale price is justified because this property is a liability. It is a great project because the City gets 4 affordable units with no subsidy. Tim again questioned the estimated \$250,000 environmental value, which Eric said is his team's number, it was not provided by a professional abatement company. Serena spoke about clean ups and told the Board that this estimate is consistent with many other projects but sometime there is

more contamination and more cost. Pat praised Eric's work at the District and LCI staff for all of the information and insight. Mary also praised Eric's work and track record. Neil also commended Eric. Neil is still concerned about dividing the affordable units, he doesn't want anyone's potential wealth creation hampered. Eric will look at that aspect. Serena told the Board there will be monitoring of the affordability on annual basis.

Neil Currie made a motion. Eric told Neil a component of the motion might make the project impossible, Neil asked that no structure have more than one affordable unit if the building is subdivided. Eric described the difficulty implementing that aspect, he cannot commit to this without running the numbers, it may be detrimental to the project. Eric told the Board this project has been delayed and he would like to move this forward. This is a pilot project and a lot of work has gone into making this viable, and that new idea is a change. Neil expressed that given the low sale price by the City he saw this as a way to protect a future owner of an affordable unit potential equity. Eric told the Board that he has been negotiating this project for a long time, originally there was no affordability requirement, we arrive at this by having on going discussions to arrive at: providing 4 affordable units 1 studio at 60% AMI, 1 studio at 80% AMI, 1 2 bedroom at 60% AMI, and 1 2 bedroom at 80% AMI as a deed restriction for 20 years. Evan said we have a shovel ready project that meet our goal, we have safeguards, and there are benefits to this moving forward. Neil told the Board he has studied this issue in graduate school and he the City is leaving some value on the table. Neil withdrew his motion.

A motion was made by Pat Brett to approve the its as follows: sell property to Urbane for \$25,000 to develop 12 total units by providing 4 affordable units; 1 studio at 60% AMI, 1 studio at 80% AMI, 1 2 bedroom at 60% AMI, and 1 2 bedroom at 80% AMI as a deed restriction for 20 years seconded by Mary Wadley, Roll Call Vote was taken, Approved unanimously.

665 Washington Avenue

Evan told the Board this is a basic sliver lot sale. Tis is a corner lot and quite small (31'X52'). The prices is \$2613 based on \$1.50 per sq./ft per the pricing guidelines. The buyer does not live on site. The lot is currently utilized by the adjacent occupant. We are not proposing to split the lot because we already sold a sliver lot to Clover Place homeowners. Tim asked about the size, Evan said it's 1742 sq./ft. and the use will be for parking. Evan noted the benefit to the City, less liability, no maintenance, and property going back on the tax rolls. There is little development potential as a corner lot under current zoning regulations.

Seth Poole made a motion to approve the item, seconded by Tim Yolen Approved unanimously

LCI Election

Pat asked why we keep delaying the election. Evan reminded the Board a Motion as passed at a previous meeting requiring full attendance by our membership for the election. Pat wants to hold the election.

Pat made a motion to hold the election, which was seconded by Mary, All were in favor. Tim announced that he would withdraw from consideration as Chair.

Pat asked what is the role of the Secretary, Evan said for correspondence, the position is currently vacant.

**Neil was nominated and accepted the nomination for Secretary;
Pat was nominated for Vice-Chair and accepted the nomination;
Seth was nominated for Chair and accepted the nomination.**

A vote was taken and the members were confirmed by vote to the above positions by unanimous vote.

Serena gave an update : She will be leaving LCI and wishes everyone well. She thanked the Board and staff for their work. The Board thanked her for what she has done.

Adjourned @ 8:03 PM.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 FRANKLIN STREET. Disposition of surplus land for use as a roadway/driveway for the Phase II redevelopment of Farnam Courts. (Applicant: City of New Haven Housing Authority).

REPORT: 1573-15

ADVICE: Approval

PROJECT SUMMARY:

Developer: Housing Authority of the City of New Haven

Disposition Price: \$1,000.00

Site: 6,649sf

Zone: RH-2

Use: Road/drive-way, site buffer

Financing: Non-Profit

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 6,649sf vacant lot located between Interstate 91 and 165 Franklin Street aka Farnam Courts. The purpose of this is to widen the existing roadway and create an area to relocate the existing trash receptacles which are currently located on Franklin Street.

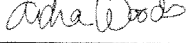
PLANNING CONSIDERATIONS:

The proposal will create a buffer between a highly trafficked interstate highway and dense residential complex while also widening the existing roadway. Moving the trash receptacles into this proposed area and out of the street as they currently exist allows for more on-street parking spaces to be available and a more practical placement of said receptacles. Increasing the overall lot size of the subject parcel also brings the site and future approved development into greater compliance with respect to lot coverage and setbacks.

ADVICE:

Approval.

ADOPTED: September 16, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 GRAND AVENUE. Disposition of a vacant strip of land for use as a roadway/driveway for the Phase II redevelopment of Farnam Courts. (Applicant: City of New Haven Housing Authority).
REPORT: 1573-16
ADVICE: Approval

PROJECT SUMMARY:

Developer: Housing Authority of the City of New Haven
Disposition Price: \$1,000.00
Site: 27,750sf
Zone: RH-2
Use: Road/drive-way, site buffer
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 27,750sf vacant lot shown as "Hamilton Street Walkway" on the New Haven Zoning Map located immediately to the East of 165 Franklin Street aka Farnam Courts. The purpose of this is to utilize the land as a roadway/driveway for the "Phase 2" redevelopment of Farnam Courts.


PLANNING CONSIDERATIONS:

The proposal will create a new roadway for the residents/guests of Farnam Courts which will increase traffic circulation and benefit the site as a whole. Increasing the overall lot size of the subject parcel also brings the site and future approved development into greater compliance with respect to lot coverage and setbacks.

ADVICE:

Approval.

ADOPTED: September 16, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 156, 158 HUMPHREY STREET. Disposition of vacant non-conforming structure (former auto-service garage) and sliver lot for the construction of a 12-unit rental property with four affordable units. (Applicant: Urbane New Haven, LLC.)

REPORT: 1573-17

ADVICE: Approval

PROJECT SUMMARY:

Developer: Urbane New Haven, LLC.
Disposition Price: \$25,000.00
Site: 5,790sf
Zone: RM-2
Use: Residential (12 dwelling-units)
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 5,790sf lot on the corner of Humphrey Street and Mill River Street to be developed as 12 dwelling units of rental housing. The applicant is proposing to develop 6 two-bedroom units and 6 studio units with two of each type (4 total) being deed restricted at 60% AMI (Average Median Income) for a 20 year period, 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.

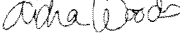
PLANNING CONSIDERATIONS:

The proposed change of density from an underutilized lot with a vacant structure to 12 dwelling units will provide the City of New Haven with much needed affordable housing and is in alignment with recommendations set forth by the Affordable Housing Task Force. The proposal will require zoning relief to be granted by the Board of Zoning Appeals for the density being sought as well as relief from the bulk regulations for the subject zone based on the site plan/drawings submitted as well as an adjustment to the parking requirements.

ADVICE:

Approval.

ADOPTED: September 16, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 665 WASHINGTON AVENUE. Disposition of sliver lot for use as a driveway.
(Applicant: Glofesta M. Suggs)
REPORT: 1573-18
ADVICE: Approval

PROJECT SUMMARY:

Developer: Glofesta M. Suggs
Disposition Price: \$2,613.00
Site: 1,742sf
Zone: RM-2
Use: Driveway/parking
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 1,742sf corner lot located at the intersection of Clover Place, Washington Avenue, and Spring Street to the adjacent property owner at 667 Washington Avenue to utilize as a driveway/parking utilizing the existing curb-cut on Washington Avenue.


PLANNING CONSIDERATIONS:

The proposal will bring the parcel and structure there in further into compliance with the bulk and parking regulations for the subject zoning district. Relief may be required by the Board of Zoning Appeals if any proposed parking spaces are located within the required front yards.

ADVICE:

Approval.

ADOPTED: September 16, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
0 Franklin Street		200 0582 00105		RH-2	8	Vacant Lot	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.
\$70,700			\$70,700	\$ 49,490		25' X 265'	6649 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 70,700	Vision	10/1/19	Negotiated	\$1,000	N/A	\$ 1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Housing Authority of the City of New Haven 360 Orange Street New Haven CT 203.498.8800			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant strip of land. The land will be used as a roadway / buffer area.

General discussion: The applicant will utilize this land as a roadway / driveway and as a buffer between the site and Interstate 91. This is part of the "Phase 2" redevelopment of the Famam Courts. The site will be developed as 45 townhouses.

Owner Occupancy? N/A

Prepared by: *Emm Yullis* Date 8/11/2020 Concurred by: *[Signature]* Date 8/12/20

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Ellen Cupo, Ward 8

DATE: August 11, 2020

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of surplus land at 0 Franklin Street to the Housing Authority of the City of New Haven. This land will be used as a roadway / driveway for the "Phase 2" redevelopment of the Farnam Courts. See enclosed map.

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	CURRENT ASSESSMENT	ASSESSED VALUE
CITY OF NEW HAVEN 165 CHURCH ST FRANKLIN ST					EX COM1N	Code 21	70,700
NEW HAVEN, CT 06511							49,490
Additional Owners:	SUPPLEMENTAL DATA		ASSOC PID#				
	Other ID: 200 0582 00105	I/E REPORT	TAX DISTRI				
	WARD 08	TAXABLE					
	CENSUS TRAC 1421	BLOCK 1025	QUERY GROU				
	GIS ID:						



RECORD OF OWNERSHIP	BR-VOL/PAGE	SALE DATE	W/L	SALE PRICE	V.C.	Yr.	Code	ASSESSED VALUE	Yr.	Code	ASSESSED VALUE
CITY OF NEW HAVEN	9498/ 186	03/17/2016	U	V	15	2018	21	49,490	21	21	49,490
Total:								70,700			49,490

EXEMPTIONS	Year	Type	Description	Amount	Code	OTHER ASSESSMENTS	Description	Number	Amount	Comm. Int.
Total: 49,490										

ASSESSING NEIGHBORHOOD	NHID/ SUB	NHID Name	Street Index Name	Tracing	Batch
	09900/A	FAIR HAVEN N			

10/01/2017 ORIGINAL PARCEL NOT IN VISION
 OR GIS: NEW PARCEL CREATED TO RECORD
 TRANSFER FROM STATE OF CT
 10/1/2018, INCORRECTLY CREATED
 INACTIVE

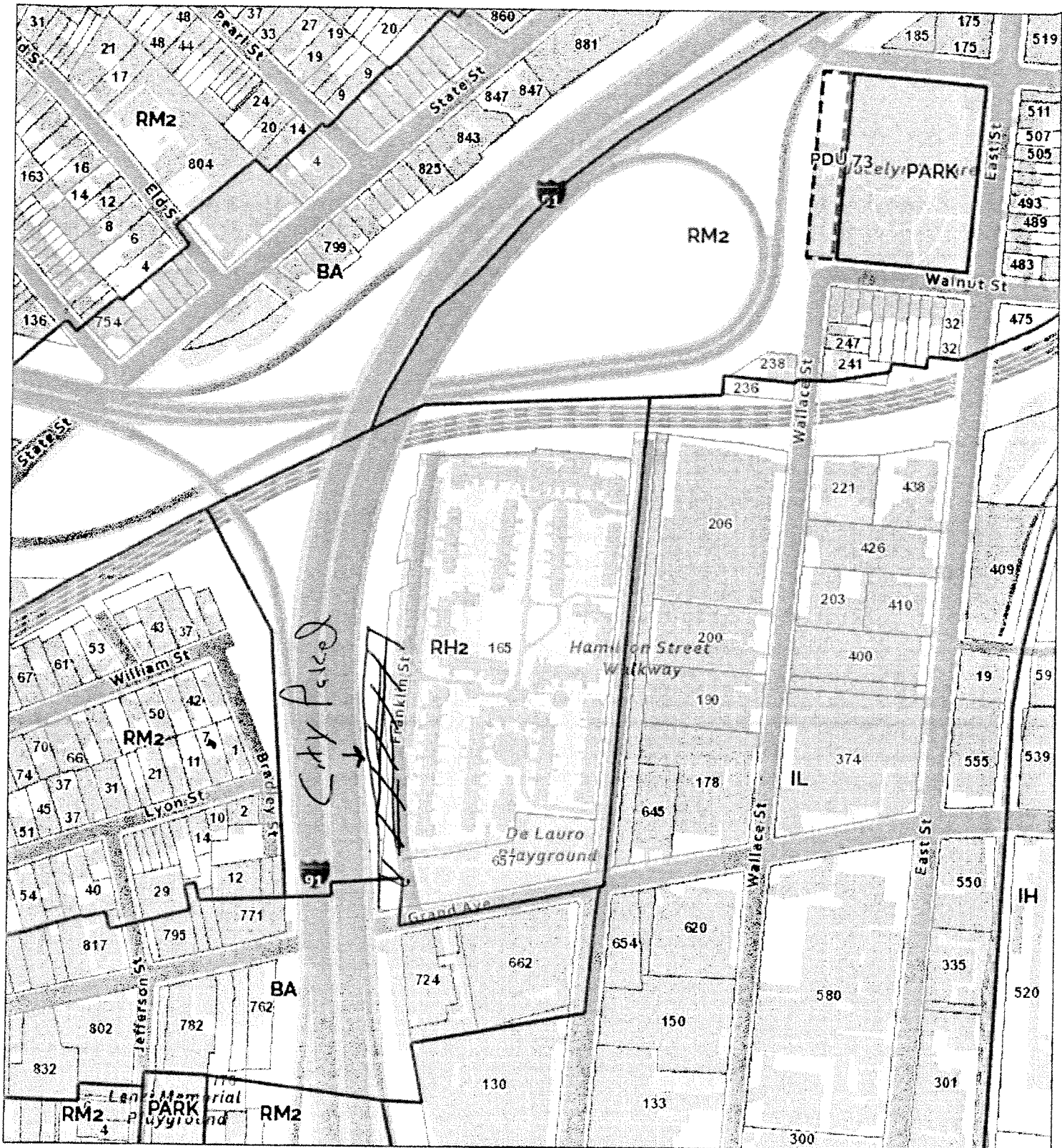
BUILDING PERMIT RECORD											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS
Total Appraised Parcel Value: 70,700											

VISIT/ CHANGE HISTORY											
ID	CD	PD	CD	PD	CD	PD	CD	PD	CD	PD	CD
Total Land Value: 70,700											




APPRAISED VALUE SUMMARY											
This signature acknowledges a visit by a Data Collector or Assessor											
Appraised Bldg. Value (Card) 0											
Appraised XF (B) Value (Bldg) 0											
Appraised OB (L) Value (Bldg) 0											
Appraised Land Value (Bldg) 70,700											
Special Land Value 0											
Total Appraised Parcel Value 70,700											
Valuation Method: C											
Adjustment: 0											
Net Total Appraised Parcel Value 70,700											

LAND LINE VALUATION SECTION											
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor S.A.	C. SF Idx	Adf.	Notes- Adf
1	908V HNSG AUTH MDL-00					6,649 SF	10.64	1.0000	1.00	0.00	

VISIT/ CHANGE HISTORY											
ID	CD	PD	CD	PD	CD	PD	CD	PD	CD	PD	CD
Total Land Value: 70,700											



Legend

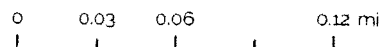
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

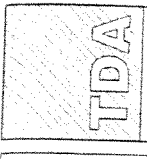
ZONING MAP PRINT

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Date: 8/11/2020



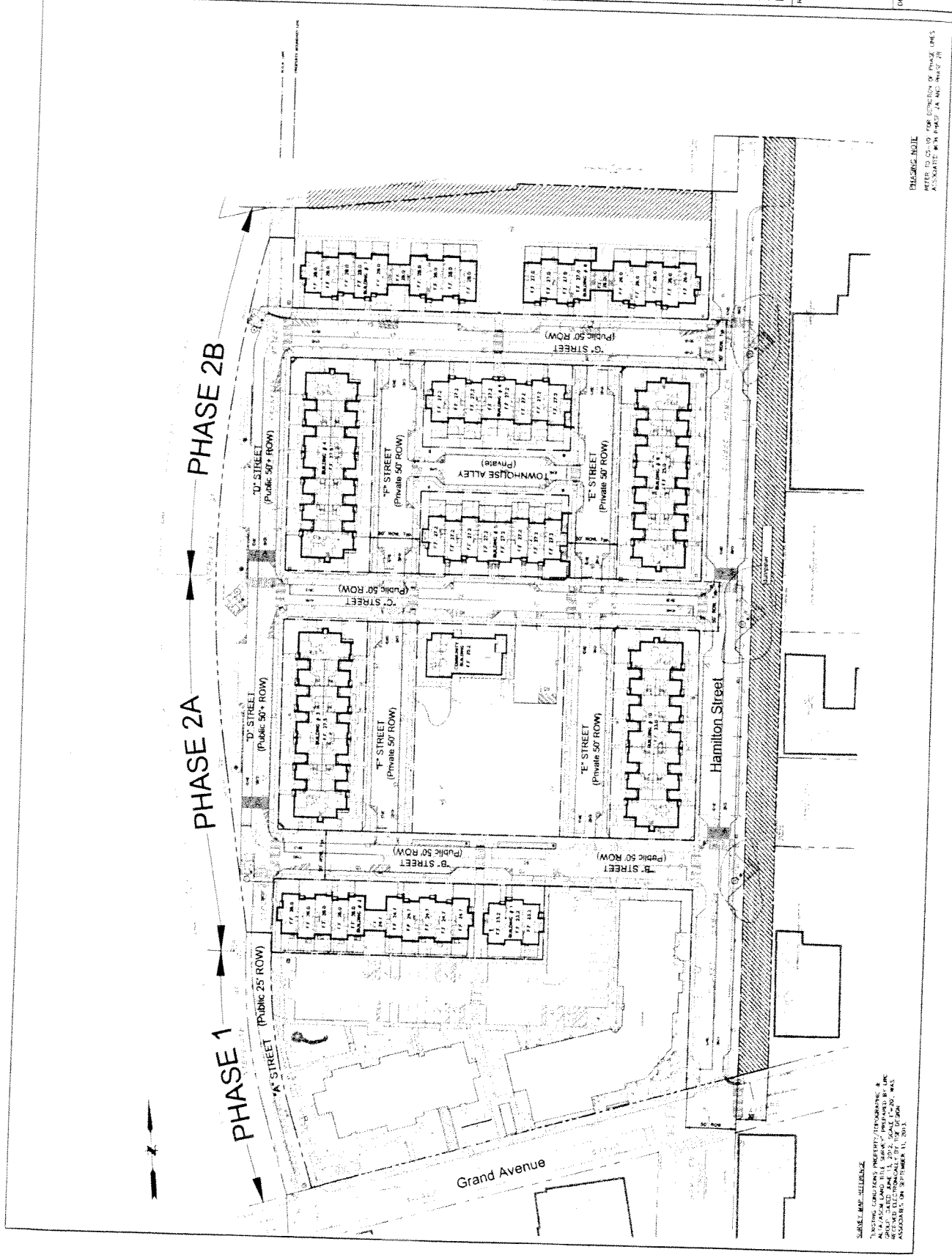


TDA DESIGN ASSOCIATES
 Architecture Site Planning Site Management
 248 Walnut Street
 Waltham, Massachusetts 02450
 617.581.6601 617.581.6611 fax



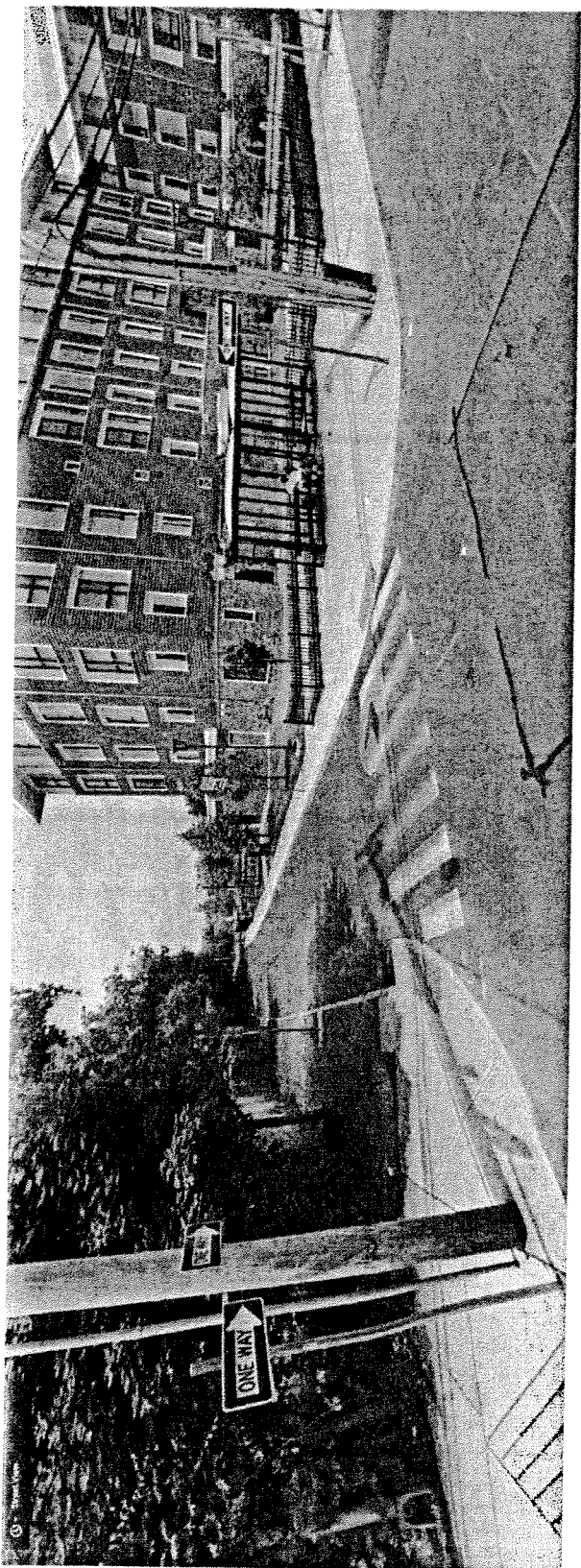
DATE	10/08/2018
PROJECT NO.	20180220.010
SCALE	1" = 40'
DRAWING NO.	CS-102
PROJECT NAME	PHASE 2B REDEVELOPMENT NEW HAVEN COURTS LLC
DRAWING TITLE	SITE PLAN ROW BOUNDARIES

PHASE 2B REDEVELOPMENT
FARNAM COURTS
 NEW HAVEN, CONNECTICUT
 DEVELOPER: FARNAM COURTS LLC
 REGISTERED
 DRAWING NO. **CS-102**



PLACING NOTE
 CS-102 100% SUBMITTAL OF PHASE 2B
 ALL RIGHTS RESERVED 24 OCT 2018 07:28

SURVEYING NOTE
 THIS PLAN AND ALL INFORMATION THEREON IS A
 PROFESSIONAL SURVEY PREPARED BY SURVEYORS
 REGISTERED UNDER THE PROFESSIONAL SURVEYING
 ACT OF SEPTEMBER 11, 2003.



0 Franklin Street (next to Interstate 91)

Strip of land to HANH

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
0 Grand Avenue		200 0583 00400		Park	8	Vacant Lot	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.
\$93,000			\$93,000	\$ 65,100		30' X 925'	27,750 Sq./Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 93,000	Vision	10/1/19	Negotiated	\$1,000	N/A	\$1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Housing Authority of the City of New Haven 360 Orange Street New Haven CT 203.498.8800			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current
Proposal: LCI proposes the sale of a vacant strip of land. The land will be used as a roadway.			
General discussion: The applicant will utilize this land as a roadway / driveway for the " Phase 2" redevelopment of the Farnam Courts. The site will be developed as 45 townhouses.			
Owner Occupancy? N/A			
Prepared by:		Concurred by:	
Date 8/11/2020		Date 8/12/20	

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Ellen Cupo, Ward 8

DATE: August 11, 2020

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of surplus land at 0 Grand Avenue to the Housing Authority of the City of New Haven. This land will be used as a roadway / driveway for the "Phase 2" redevelopment of the Farnam Courts. See enclosed map.

Check one if this an appointment to a commission

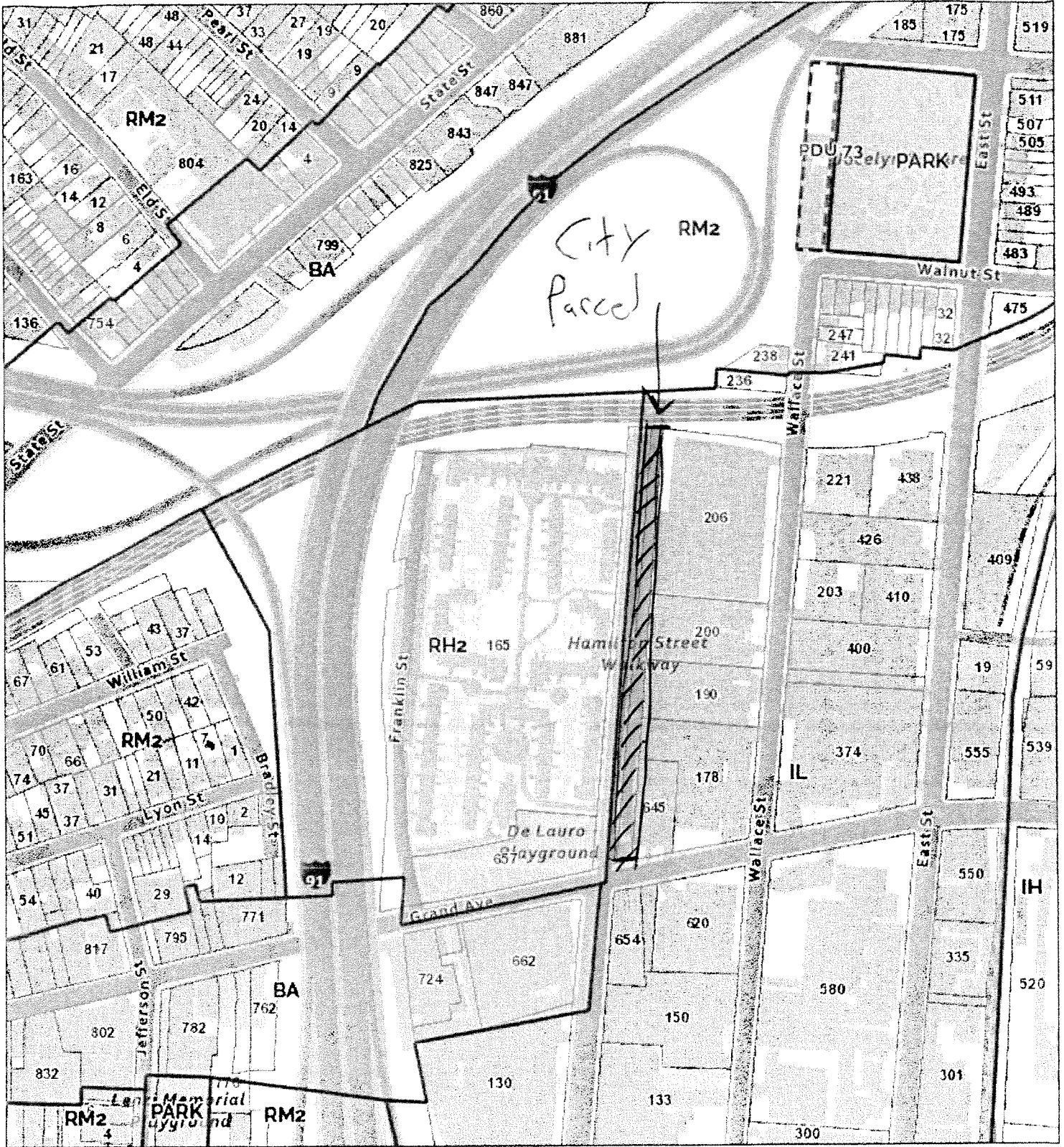
Democrat

Republican




Unaffiliated/Independent/Other _____

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Legend

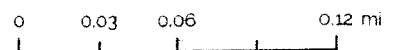
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

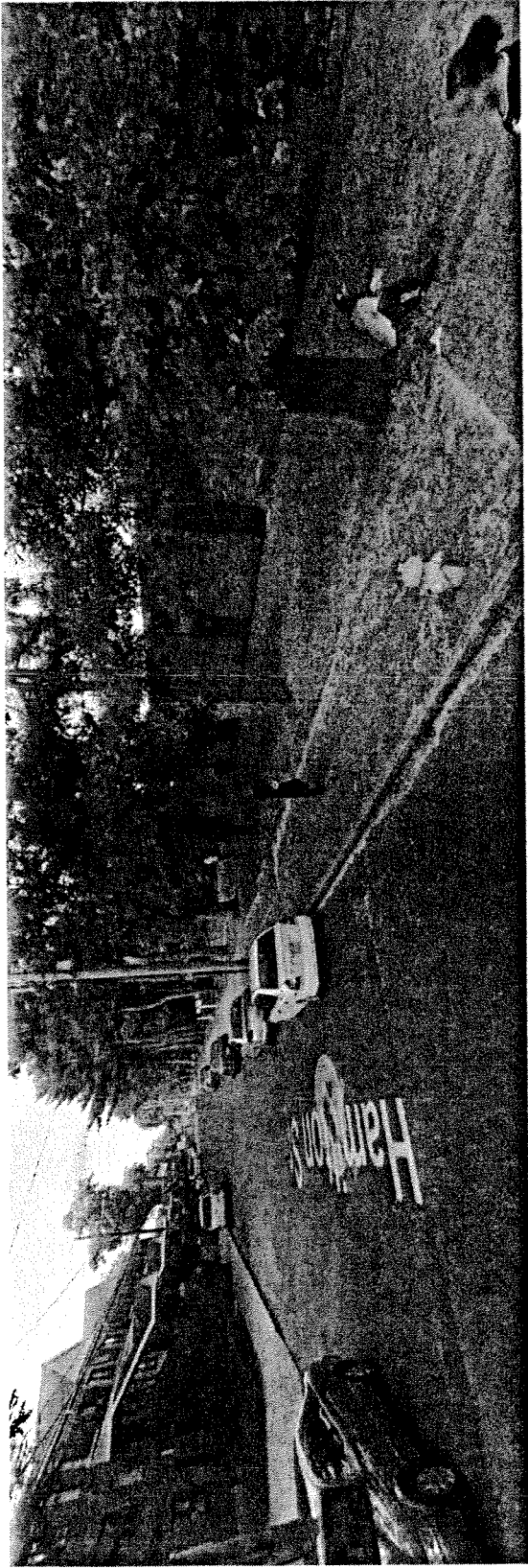
ZONING MAP PRINT

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Date: 8/11/2020





0 Grand Avenue (next to 645 Grand Avenue)

Strip of land to HANH

Evan Trachten

From: Catherine Schroeter
Sent: Thursday, July 9, 2020 2:17 PM
To: Frank D'Amore; Evan Trachten
Subject: FW: HANH License Agreement A20-0261 - 30 foot strip
Attachments: TP-Title Commitments_Reports B - Hamilton Strip.pdf; SP-Exceptions 1 B - Hamilton Strip.pdf; Hamilton License Assessor.pdf

See below

Cathy Carbonaro-Schroeter
Deputy Director
City of New Haven, LCI

From: Alison Lanoue
Sent: Thursday, July 9, 2020 1:19 PM
To: Catherine Schroeter <ccarbona@newhavenct.gov>; John Ward <JWard@newhavenct.gov>
Cc: Michael Piscitelli <mpiscite@newhavenct.gov>; Serena Neal-Sanjurjo <SNealSanjurjo@newhavenct.gov>
Subject: HANH License Agreement A20-0261

I understand a question was raised whether the 30' strip of land that is the subject of the above referenced license agreement is dedicated park property.

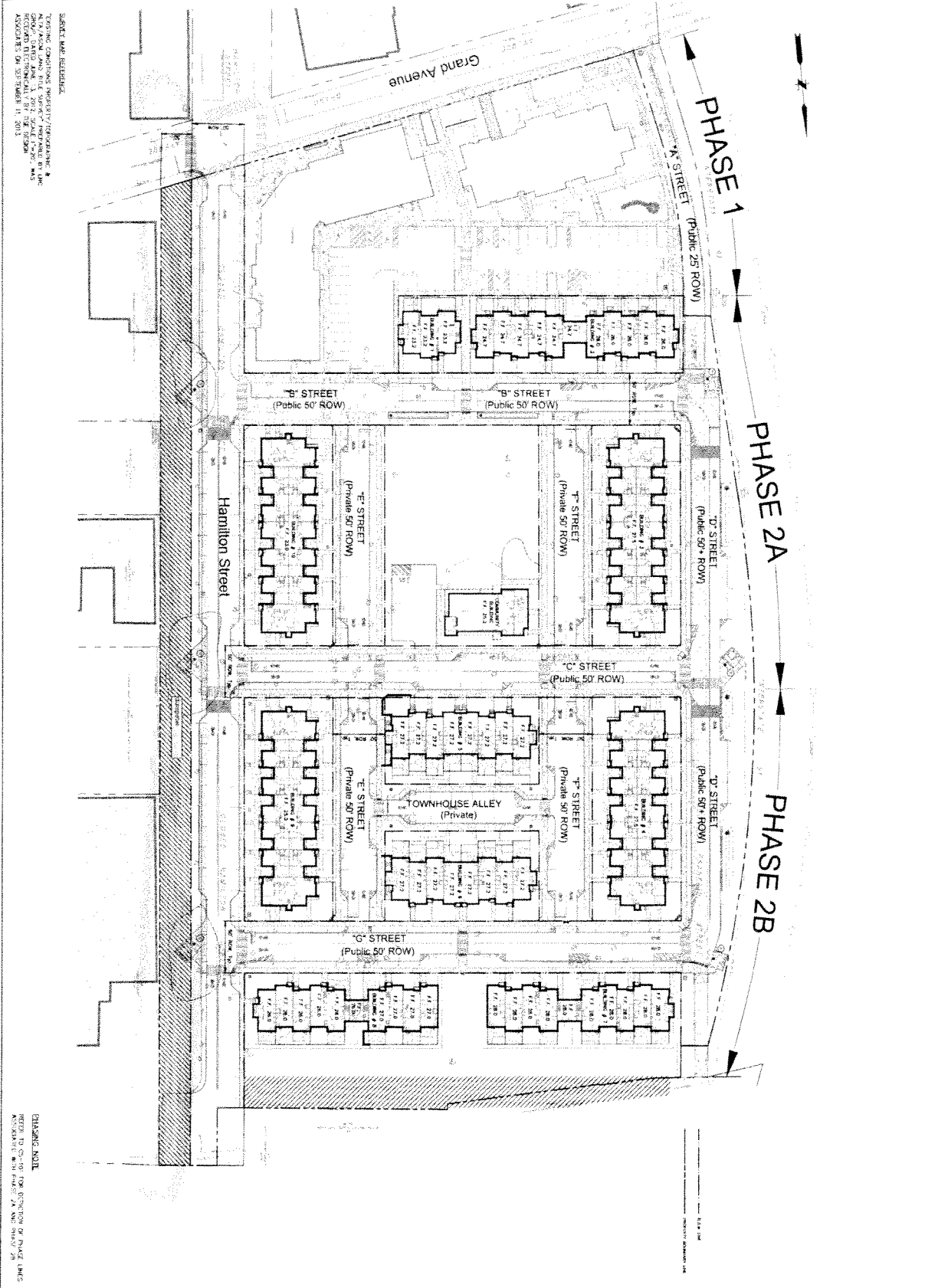
While I can only assume that question arose due to the assessor card noting "City of New Haven Park" (see attached), after review of the back title (see attached commitment and deeds) there is no indication the property known as Grand Ave (200/0583/00400) is dedicated park property, rather title to the parcel is vested in the City of New Haven. This is consistent with both the CP report (requiring placement of the dumpster pads as per the survey) and the survey attached to the license agreement as Exhibit A.

Absent any information to the contrary, I assume the license agreement will be processed for execution.

Please advise if I can provide any additional information to assist with moving this forward.

Thank you.

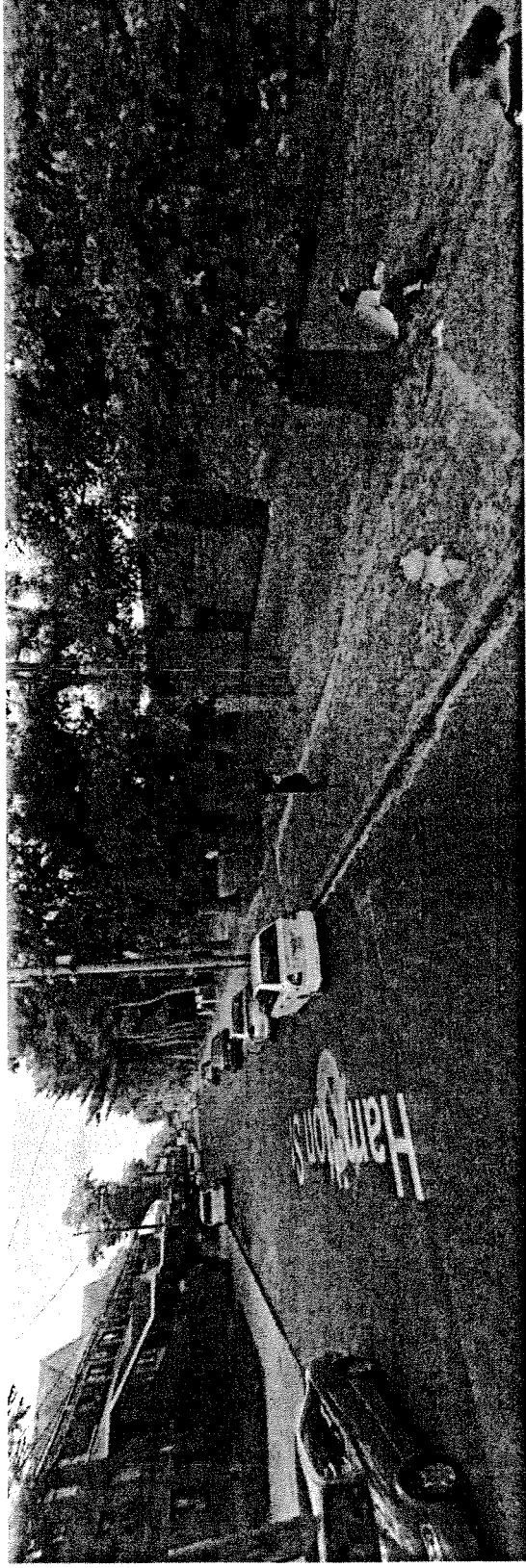
Alison Lanoue
Assistant Corporation Counsel
City of New Haven
165 Church Street-4th Floor
New Haven, CT 06510
Tel: 203-946-7962
Fax: 203-946-7942
alanoue@newhavenct.gov



SUBJECT MATTER IDENTIFICATION
 PROJECT NO. CS-102
 DATE: OCTOBER 2018
 SCALE: 1" = 40'
 DRAWING NO. CS-102
 PROJECT NO. 20110270.510

DRAWING NOTE
 REFER TO CS-103 FOR DIVISION OF PHASE LINES
 EXCEPT WHERE SHOWN OTHERWISE

CS-102 DRAWING NO.	FARNAM COURTS PHASE 2B REDEVELOPMENT NEW HAVEN, CONNECTICUT GLENDOWER FARNAM COURTS I, LLC	DATE: OCTOBER 2018 SCALE: 1" = 40' PROJECT NO. 20110270.510	CIVIL ENGINEER ARCHITECT PLANNING CONSTRUCTION DOCUMENTS PHASE 2B REDEVELOPMENT	 RUSS & O'NEILL ARCHITECTS 246 WALNUT STREET NEWTONVILLE, MASSACHUSETTS 02460	TDA THE DESIGN ASSOCIATES Architecture Site Planning Project Management Suite 303 246 Walnut Street Newtonville, Massachusetts 02460 617.581.6601 617.581.6611 fax
	REGISTRATION DRAWING TITLE SITE PLAN R.O.W. BOUNDARIES				



0 Grand Avenue (next to 645 Grand Avenue)

Strip of land to HANH

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
156 Humphrey Street		181 0599 00300	RM-2	8	Improved Lot Vacant Lot	Per Zoning	
158 Humphrey Street		181 0599 00200					
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$145,100	\$78,400		\$ 223,500		72' X 56'	5790 Sq./ Ft.	
107,800			107,800		32' X 56'	Per Assessor	
				\$ 231,910			
				Total \$331,300			

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 331,300	Vision	10/1/19	RFP / Advertised	\$25,000	N/A	\$ 25,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8th Ward	Yes	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Urbane New Haven, LLC 470 James Street Suite 003 New Haven CT 06513	C/O Eric O'Brien

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant non-conforming structure (former auto service garage) and sliver lot that will be developed as 12 units of rental property, with 4 affordable units.

General discussion: The applicant will apply for Zoning relief to develop 12 units of rental housing at this site. The applicant proposes to develop (6) two-bedroom units, and (6) studio units. Two of each type of unit will be deed restricted at 60% AMI for a 20 year affordable period.

This property must contain four deed restricted units (two (2) studio units, and two (2) two-bedroom units) at or below 60% New Haven AMI for a (20) twenty year period , 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. Board of Zoning approval is required prior to closing.

Owner Occupancy? N/A

Prepared by: [Signature] Date 8/11/20 Concurred by: [Signature] Date 8/11/20

Committee	Date	Action
PAD	8/19/2020	Approved
City Plan	8/19/2020 9/16/2020	Approved
L.C.I.	8/26/2020 9/23/2020	Approved as 2-Studios & 12 BR Aff'd @ 60% AMI
Board of Alders	9/21/2020	Approved as 2-Studios & 12 BR Aff'd @ 60% AMI

12 unit total
of each notes

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO: Alder Ellen Cupo, Ward 8

DATE: July 25, 2020

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.

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE DISPOSITION OF 156 HUMPHREY STREET (MBP 181-0599-00300) AND 158 HUMPHREY STREET (M.B.P. 181-0599-00200) TO
URBANE NEW HAVEN, LLC FOR \$25,000.00.**

This property was offered to the public as RFP#-2019-2-1266
The site will be developed with 12 residential units, four (4) units will be deed restricted at 60% AMI for 20 years. The developer will build 6 2-bedroom units and 6 studio units. Two of each type shall be deed restricted affordable.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
165 CHURCH ST					EX COM LN	21	101,570
NEW HAVEN, CT 06510					EX COM BL	22	52,850
Additional Owners:					EX COM CN	24	2,030
Other ID: 08	SUPPLEMENTAL DATA		I/E REPORT RECD TAX DISTRI				
WARD TAXABLE	CENSUS TRAC 1421		BLOCK 1007				
QUERY GROU	GIS ID: 9982		ASSOC PID#				
RECORD OF OWNERSHIP							
CITY OF NEW HAVEN	BR-VOL/PAGE	9720/332	SALE DATE	05/31/2018	U	1	51,000
FRANTANTONIO JOHN D & DAWN P		3430/260		03/24/1986			0
EXEMPTIONS							
Year	Type	Description	Amount	Code	Description	Number	Amount
OTHER ASSESSMENTS							
ASSESSING NEIGHBORHOOD							
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch			
HUM/A	HUMPHREY 199						
NOTES							
JOHN'S USED CAR CENTER							
NO REPAIR WORK							
F=AGE							

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
LAND LINE VALUATION SECTION								
B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I Factor	S.A.
1	903S MUNICIPAL MDL-95	RM2			4,048	SF	15.93	1.0000
Total Card Land Units: 4,048 SF Parcel Total Land Area: 4,048 SF								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)								
Appraised XF (B) Value (Bldg)								
Appraised OB (L) Value (Bldg)								
Appraised Land Value (Bldg)								
Special Land Value								
Total Appraised Parcel Value								
Valuation Method:								
Adjustment:								
Net Total Appraised Parcel Value								

Date	Type	IS	ID	Cd.	Purpose/Result
09/28/2011			TH	45	Review Against Field Cd
09/20/2010			GM	00	Measur+Listed
09/21/2001			SB	45	Review Against Field Cd

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
VISIT/CHANGE HISTORY								
Total Land Value: 145,100								



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	CL	CH	Description	Element	CL	CH	Description
Style	23		Garage				
Model	95		Svc Sta/Car				
Grade	C+		Above Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	20		Brick				
Exterior Wall 2	15		Concr/Cinder				
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2	01		Minim/Masonry				
Interior Floor 1	03		Concr-Finished				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Oil/Gas				
Heating Type	04		F/A/HW/ST				
AC Type	01		None				
Bldg Use	4055		IND SHP/GR MDL-95				
Total Rooms	00						
Total Bedrms	00						
Total Baths	0						
NBHD Code							
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	04		CEIL & MIN WL				
Rooms/Prns	02		AVERAGE				
Wall Height	12						
% Conn Wall							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Code	Dr Rr	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPH			L	1,400	4.10	1970	03	A	50	2,900

BUILDING SUB-AREA SUMMARY SECTION

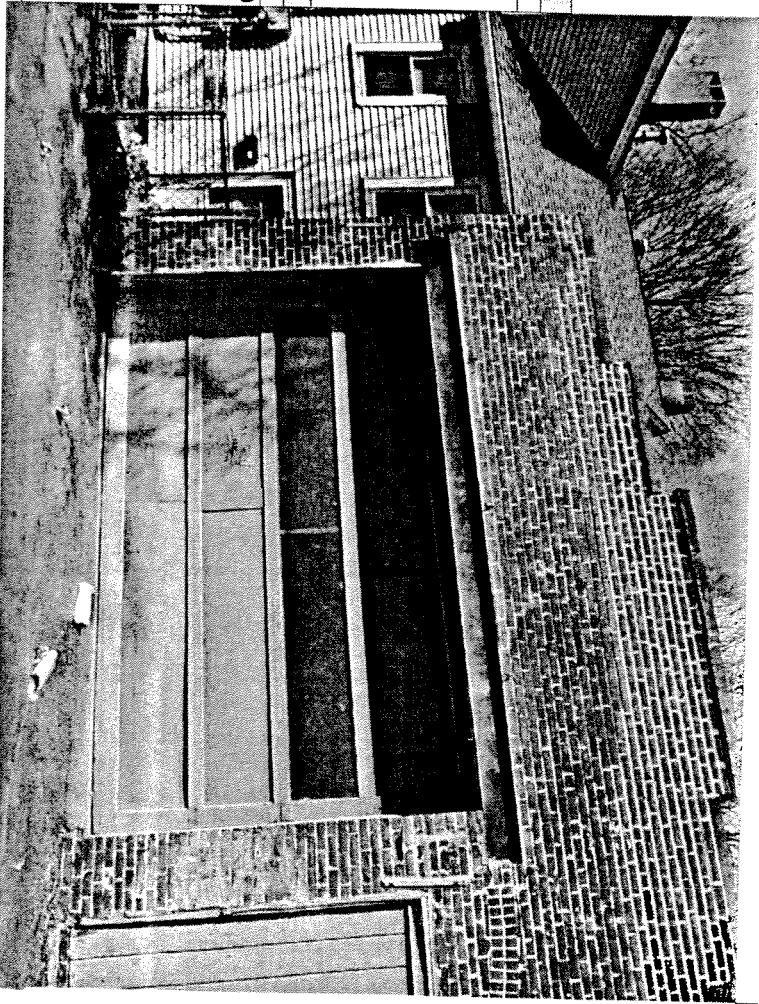
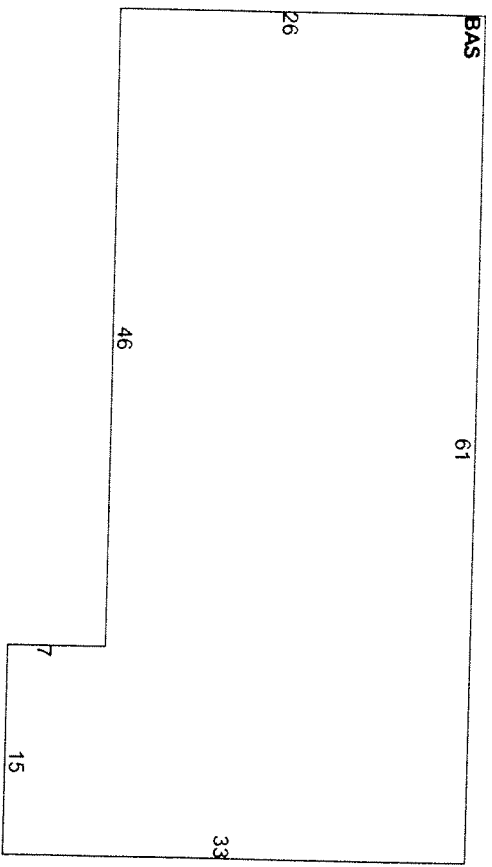
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underec. Value
BAS	First Floor	1,691	1,691	1,691	89.32	151,040

MIXED USE

Code	Description	Percentage
903S	MUNICIPAL MDL-95	100

COST/MARKET VALUATION

Adj. Base Rate:	89.32
Replace Cost	151,040
AYB	1925
EYB	1971
Dep Code	F
Remodel Rating	
Year Renodeled	
Dep %	45
Functional Obsolescence	5
External Obsolescence	0
Cost Trend Factor	1
Status	
% Complete	50
Overall % Cond	75.500
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



CITY OF NEW HAVEN	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
165 CHURCH ST					EX COM LN	21	107,800
NEW HAVEN, CT 06510						21	107,800
Additional Owners:							75,460
Other ID: 08 WARD TAXABLE CENSUS TRAC 1421 BLOCK 1007 QUERY GROU GIS ID: 9981							
SUPPLEMENTAL DATA I/E REPORT TAX DISTRI							
RECORD OF OWNERSHIP BR-VOL/PAGE 6697/ 219 SALE DATE 02/11/2004 U 03/27/1973 ASSOC PID#							

VISION

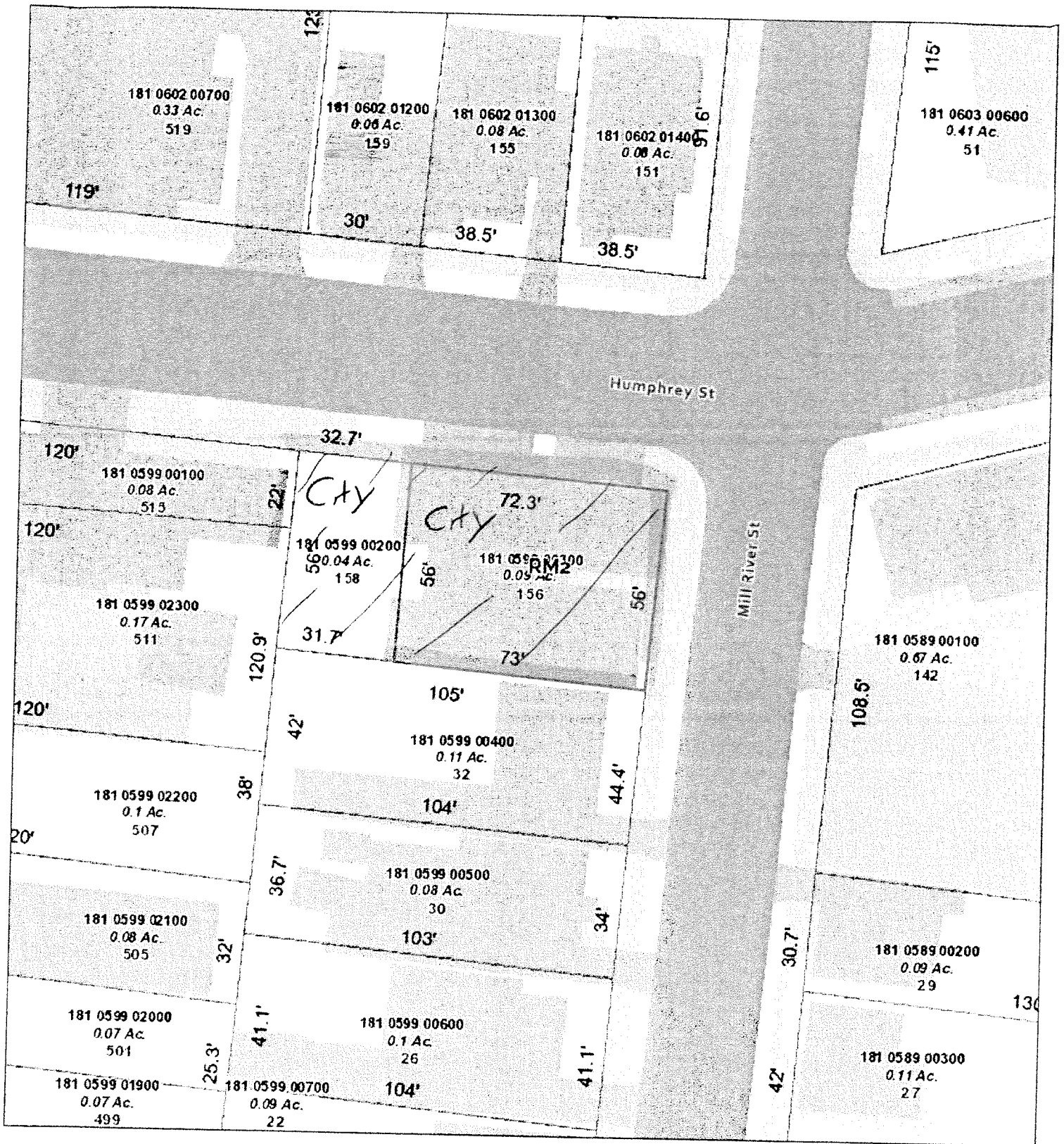
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 75,460								
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 107,800 Special Land Value 0 Total Appraised Parcel Value 107,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 107,800								

This signature acknowledges a visit by a Data Collector or Assessor
 Signature: _____ Date: _____

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
NBHD/ SUB HUMA NBHD Name HUMPHREY 199 Street Index Name Tracing Batch NOTES								

B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	L Factor	S.A.	C Factor	ST Idx	Adj	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	903V MUNICIPAL MDL-00	RM2	0	33	56	1,742	SF	27,50	1,0000	X	1,00HUM	2.25		1.00	61.88	107,800
Total Card Land Units: 1,742 SF Parcel Total Land Area: 1,742 SF																
Total Land Value: 107,800																

Date	Type	IS	ID	Cd.	Purpose/Result
VISIT/ CHANGE HISTORY					
09/21/2010	03		GM	00	Measur+Listed
01/08/2010			EF	99	Vacant
09/13/2001			MJ	45	Review Against Field Cd



Legend

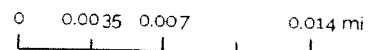
- PDU Overlay Zone
- Zoning Boundaries
- New Haven Parcels

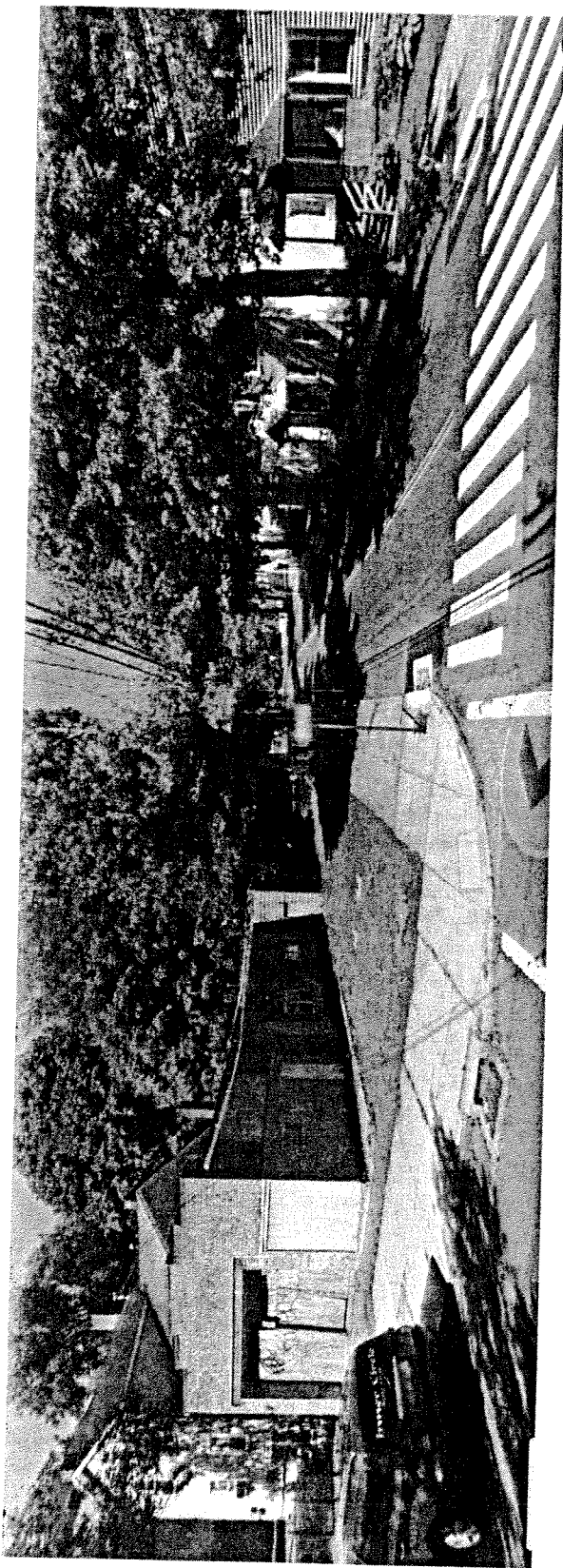
ZONING MAP PRINT

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.

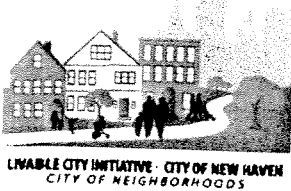


Date: 8/11/2020





156-8 Humphrey Street / RFP Site



Serena Neal-Sanjurjo
Executive Director

May 7, 2020

Urbane New Haven, LLC
Attention: Eric O'Brien
470 James Street
New Haven, CT. 06512

Re: 156-158 Humprey Street

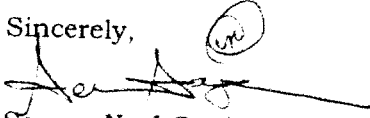
Dear Mr. O'Brien,

The City has agreed to accept your proposal as submitted including the changes we discussed around affordable units for the development of the above-referenced real estate. At this time, it is required that you submit a certified check for 10% of your offer price made payable to the City of New Haven. Upon receipt of your deposit the city will draft a Purchase and Sales Agreement (LDA) for your attorney to review. The city will then commence the approval process for disposition as required by city ordinance.

All transactions are subject to Board of Alderman approval.

My team and I look forward to assisting you with this transaction. Please feel free to contact Frank D'Amore (203) 946-2258 or Evan Trachten at my office (203) 946-8373 if you have any questions.

Sincerely,


Serena Neal-Sanjurjo
Executive Director

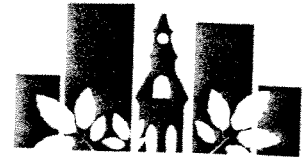
Cc: Frank D'Amore, Deputy Director
Evan Trachten, Acquisition/Dispositions Co-Ordinator
Alison Lanoue, LCI Counsel

CITY OF NEW HAVEN

Toni N. Harp., Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli
Economic Development
Administrator

Evan Trachten

From: Eric O'Brien <eric@urbanenewhaven.com>
Sent: Wednesday, September 23, 2020 12:56 PM
To: Frank D'Amore
Cc: Serena Neal-Sanjurjo; Carla O'Brien; Evan Trachten
Subject: Re: 156-8 Humphrey Street update

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I can make this split work:

- 1 Affordable 60% Studio
- 1 Affordable 80% Studio
- 1 Affordable 60% 2 Bedroom
- 1 Affordable 80% Studio
- 4 Market Rate Studio
- 4 Market Rate 2 Bedroom

These are based on Hud/New Haven 2020 Income Limits

eric o'brien
urbane newhaven, llc
eric@urbanenewhaven.com
203.764.2277 x 101

On Wed, Aug 19, 2020 at 7:09 PM Evan Trachten <etrachte@newhavenct.gov> wrote:

Hi Eric,

I hope this email finds you and family well!

Today the PAD Committee approved your proposal to build at 156-8 Humphrey Street. I presented your project and it was well recieved!

The proposal will be on the September Agenda for the City Plan Commission.

If approved at CPC it will be on the September 23, 2020 LCI Board agenda.

The Board of Alders would take final action after an LCI Board approval in October.

You will be required to obtain zoning approval prior to closing. You will also need to go before the City Plan Commission for a site plan review after Alder approval.

Please plan to join us on the LCI Zoom call in September. I will send you the zoom meeting details next month.

I would encourage you to continue your outreach in the neighborhood, with the Alders, and to attend the Zoom meetings (city plan / LCI / BoA).

If you have any questions feel free to reach out. 2036278839 cell.

Best,
Evan

Evan Trachten
Acquisition & Disposition Coordinator
City of New Haven
Livable City Initiative
203.946.8373
etrachte@newhavenct.gov

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Eric O'Brien <eric@urbanenewhaven.com>
Date: 7/27/20 11:54 AM (GMT-05:00)
To: Frank D'Amore <fdamore@newhavenct.gov>
Cc: Alison Lanoue <ALanoue@newhavenct.gov>, Evan Trachten <etrachte@newhavenct.gov>
Subject: Re: 156 Humphrey Street

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Frank, I had not received this. How would you like me to handle the deposit?

eric o'brien
urbane newhaven, llc
eric@urbanenewhaven.com
203.764.2277 x 101

On Mon, Jul 27, 2020 at 11:46 AM Frank D'Amore <fdamore@newhavenct.gov> wrote:
Alison, attached is the award letter for 156 Humphrey St.

Eric, I'm not sure if you received a copy do I am cc'ing you as well.

Frank

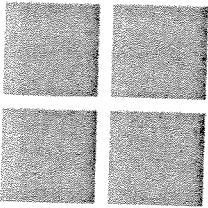
-----Original Message-----

From: Xerox@new-haven.k12.ct.us <Xerox@new-haven.k12.ct.us>
Sent: Monday, July 27, 2020 11:06 AM



urbane NEWHAVEN

Develop · Design · Build



Who we are

We've been building better spaces, ideas and connections for over 20 years, resulting in the investment of more than \$49 million in the City. Our portfolio is packed with residential and commercial projects, including New Haven's premier public private partnership, District NHV. Our team is comprised of long-time residents who understand the language and historic fabric of the City, and are keen to promote its forward progress.

What we do

We're dedicated to building more than just spaces, but creating environments that positively influence our quality of life. We strongly believe that architecture is the changing force in our culture. Whether working on ground-up developments, renovations, or restoration projects, we believe built environments influence how we feel, think and live.

Why we do it

We strive to enrich human experience and community interaction by *designing and building real spaces for real people*. It is our belief that investing in communities through the built environment contributes to a sense of place and community; it provides direct and palpable connections to our rich past, while providing seamless transitions to the future.

Meet the Team



Eric O'Brien
President



Carla O'Brien
Vice President



Dylan Hayn
Lead Designer



Ralph Sylvester
Director of Operations

Urbane NewHaven Principals



Eric O'Brien
President

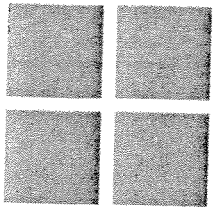
Eric is one of the most recognized designers and real estate developers in New Haven county. As a resident and business owner in New Haven for more than 20 years, he has carefully restored scores of residences and buildings of historic and prestigious recognition in many area neighborhoods. At Urbane NewHaven, Eric takes the lead in building design, acquisitions, construction management, and he holds all contractor licenses. Eric is the past President of the Historical Preservation Society for New Haven; he served on the Board of Directors for the Creative Arts Workshop; he is also active with the Mill River Watershed Association.

Urbane NewHaven Principals

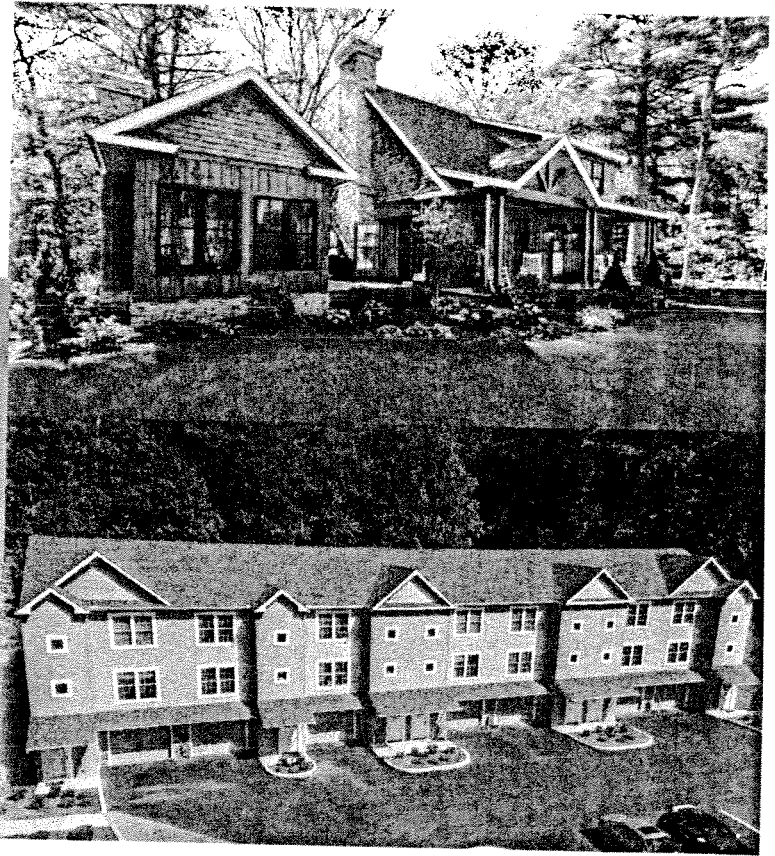


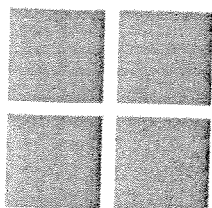
Carla O'Brien
Vice President

Carla pioneered the creation of Urbane NewHaven in 1995 with her first multi-family acquisition and restoration in East Rock, New Haven. From there, she and Eric created a residential rental division of more than a dozen acquisitions in less than 5 years. Together with Eric, Carla has spent much of the last 20 years investing in the design and restoration of historic buildings and properties in New Haven. Carla handles historic tax credit grants, interior design, and manages logistics and analytics for market and scaling, as well as fiscal oversight on project planning. Carla has served on the Board of Directors for the New Haven Ballet and Bethesda Nursery School.



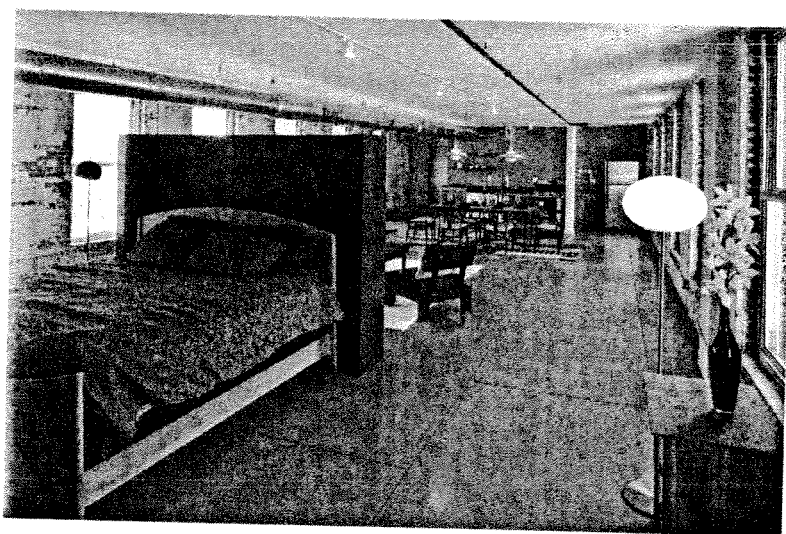
Building better
environments through
better design and
execution

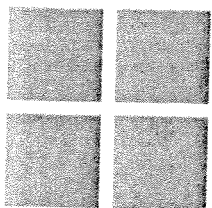




The City of New Haven's Goals for 156-158 Humphrey Street

- Promote home ownership
- Affordable rent
- Expand tax base
- Eliminate blight

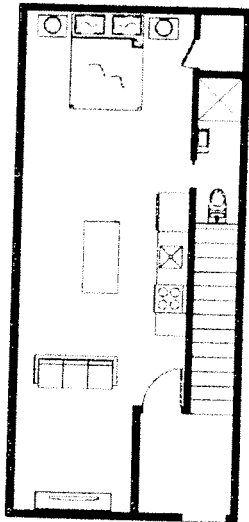




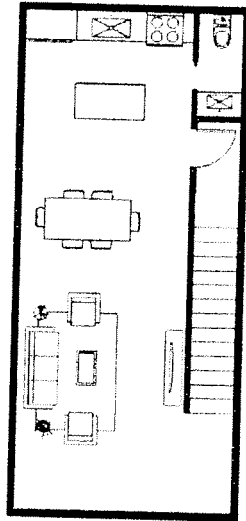
Urbane NewHaven's Goals for 156-158 Humphrey Street

Through the purchase of the 156-158 Humphrey Street parcel, Urbane NewHaven plans to design and build a Row House-style building, complete with 12 residential units – *providing real homes for real people*. Our design and plans are based on our dedication to building more than just spaces but creating environments that positively influence our quality of life.

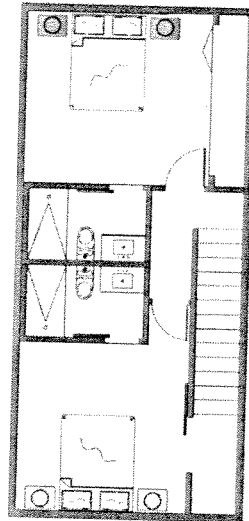
Borrowing from the communal feel that row houses foster in neighborhoods like Wooster Square and East Rock, we are confident the residences at Humphrey Street will further encourage the City's goals of promoting housing that is affordable to New Haven residents by increasing density; expanding the current tax base by welcoming new residents and future home owners; and eliminating blight in this area.



FIRST FLOOR
STUDIO UNIT
425 SQ FT



SECOND FLOOR
2-BEDROOM UNIT
1025 SQ FT

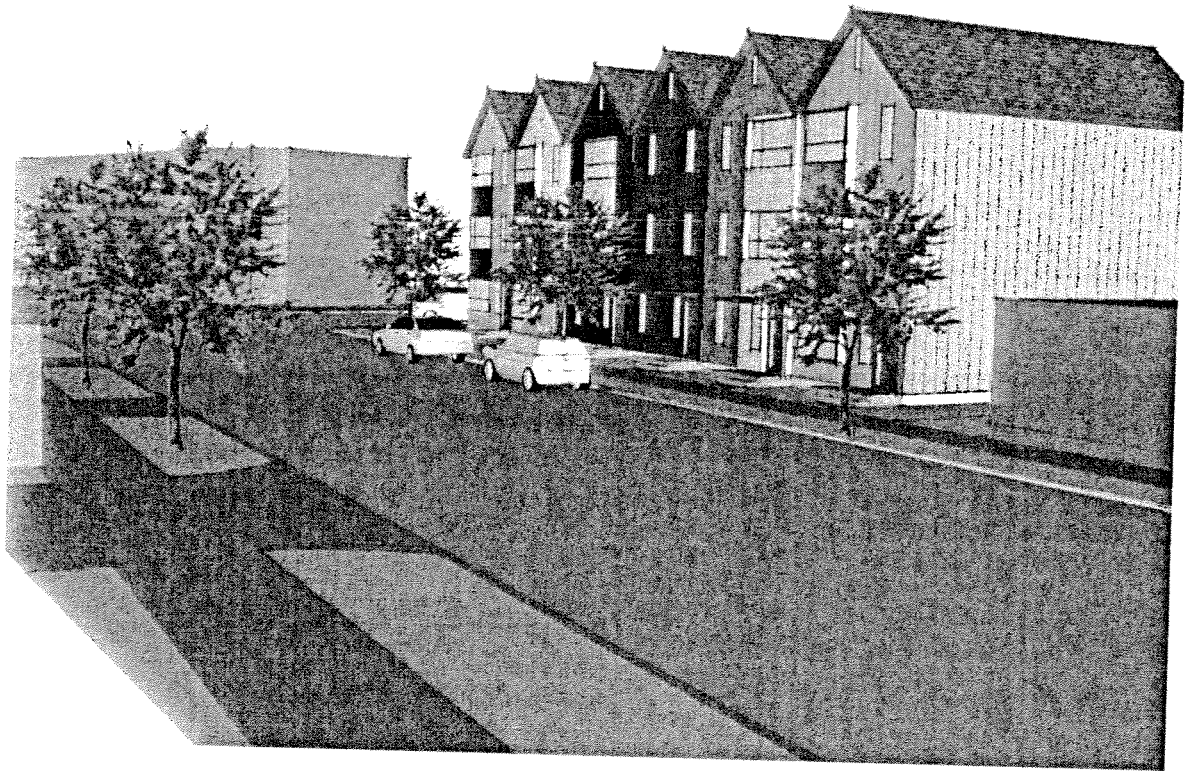


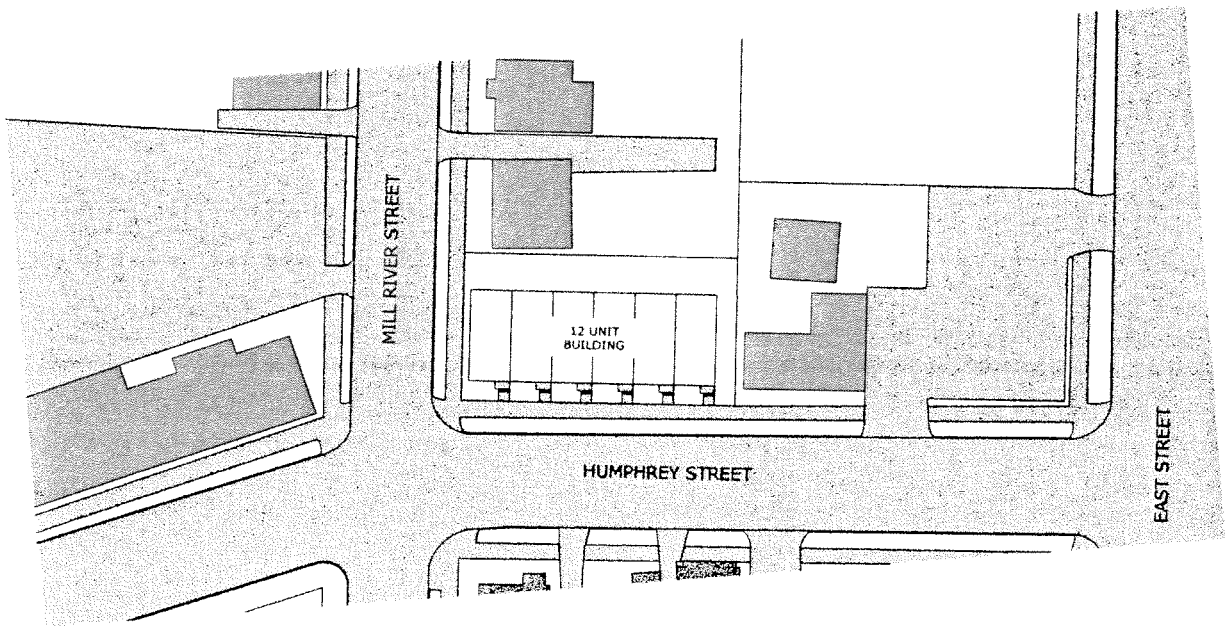
THIRD FLOOR
2-BEDROOM UNIT

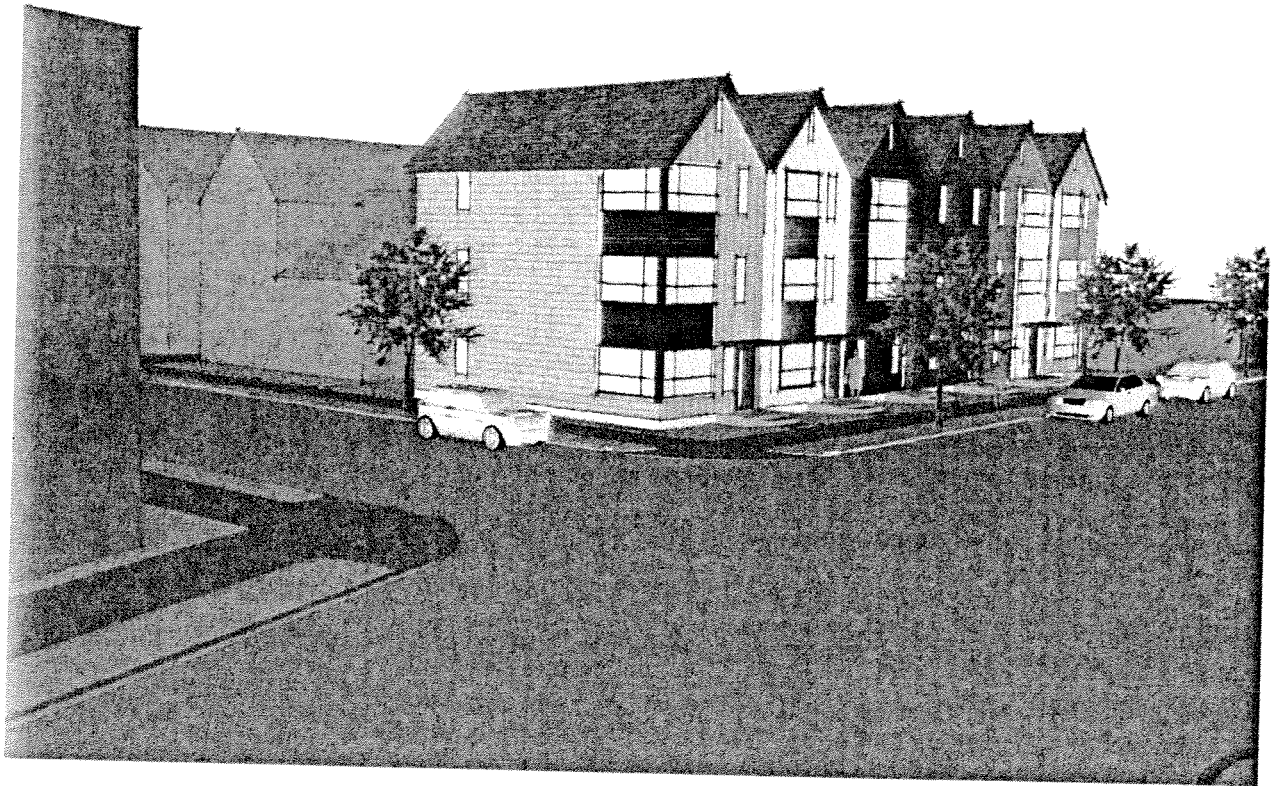


Preliminary Sketch of 156-158 Humphrey Street









LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
665 Washington Avenue		304 0042 00500	RM2	4	Sliver lot	NA	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size		Total sq. ft.
\$1,800			\$1,800		31' X 52'		1742 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 1,800	Vision	10/1/19	Sliver lot Non-owner-occupant @ \$1.50 per Sq./ft. 1742 Sq./ ft.	\$2613.00	N/A	\$ 2613.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Glofesta M. Suggs 37 Admiral Street West Haven CT 06516	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current

Proposal: LCI proposes the sale of sliver lot.

General discussion: The applicant will utilize this land as a driveway.

Owner Occupancy? N/A

Prepared by: *Emery* Date 8/11/2020 Concurred by: *[Signature]* Date 8/12/20

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Evelyn Rodriguez 4th Ward

DATE: August 11, 2020

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of City owned sliver lot at 665 Washington Avenue to adjacent property owner at 667 Washington Avenue.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

CURRENT OWNER
 CITY OF NEW HAVEN THE
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

TOPO UTILITIES STRT/ROAD LOCATION
 Other ID: 04
 WARD 04
 TAXABLE CENSUS TRAC 1405
 BLOCK 3013
 QUERRY GROU
 GIS ID: 19610
 I/E REPORT TAX DISTRI
 ASSOC PID#

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN THE
 MELAMID ZEEV
 BR-VOLTAGE 7235/ 334
 SALE DATE 06/27/2005 U V
 03/21/1975 V V
 SALE PRICE W.C. 0 14
 Yr. Code 2019 21
 Assessed Value 1,260 2018 21
 1,260 2017 21
 Assessed Value 1,260

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total: 1,260								

OTHER ASSESSMENTS
 NBHHD/SLIB 2000/A
 NBHHD Name SOUTH HILL
 Street Index Name
 Tracing Batch
NOTES
 Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 1,800
 Special Land Value 0
 Total Appraised Parcel Value 1,800
 Valuation Method: C
 Adjustment: 0
Net Total Appraised Parcel Value 1,800

PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
2019 21	1,260	2018 21	1,260	2017 21	1,260
Total: 1,800					

APPRAISED VALUE SUMMARY

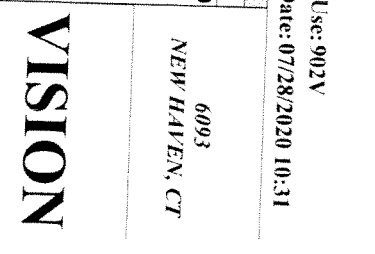
This signature acknowledges a visit by a Data Collector or Assessor

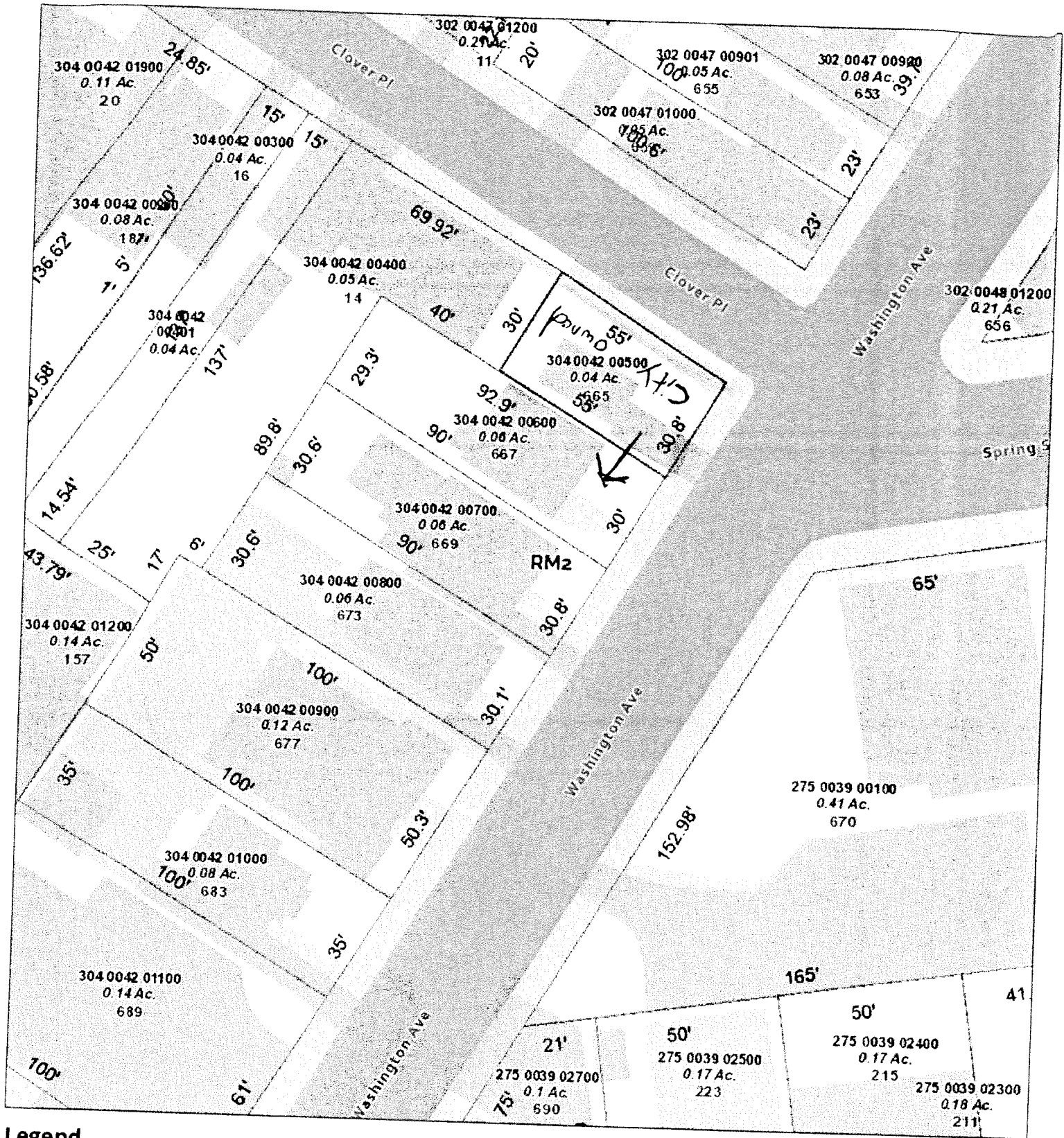
BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Hisp. Date	% Comp.	Date Comp.	Comments




LAND LINE VALUATION SECTION

B Use # Code	Use Description	Zone D	Front Depth	Units	Unit Price	L Factor S.A.	C Factor S.T.	ST Idx	Adj.	Notes-Adj	Date	Type	IS	ID	CD	Purpose/Result
1	902V CITY MDL-00	RM2 0	31	52	1,742 SF	15.15	1.0000	5	0.10	2000	0.70					
Total Card Land Units: 1,742 SF Parcel Total Land Area: 1,742 SF											Total Land Value: 1,800					





Legend

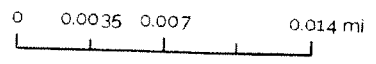
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

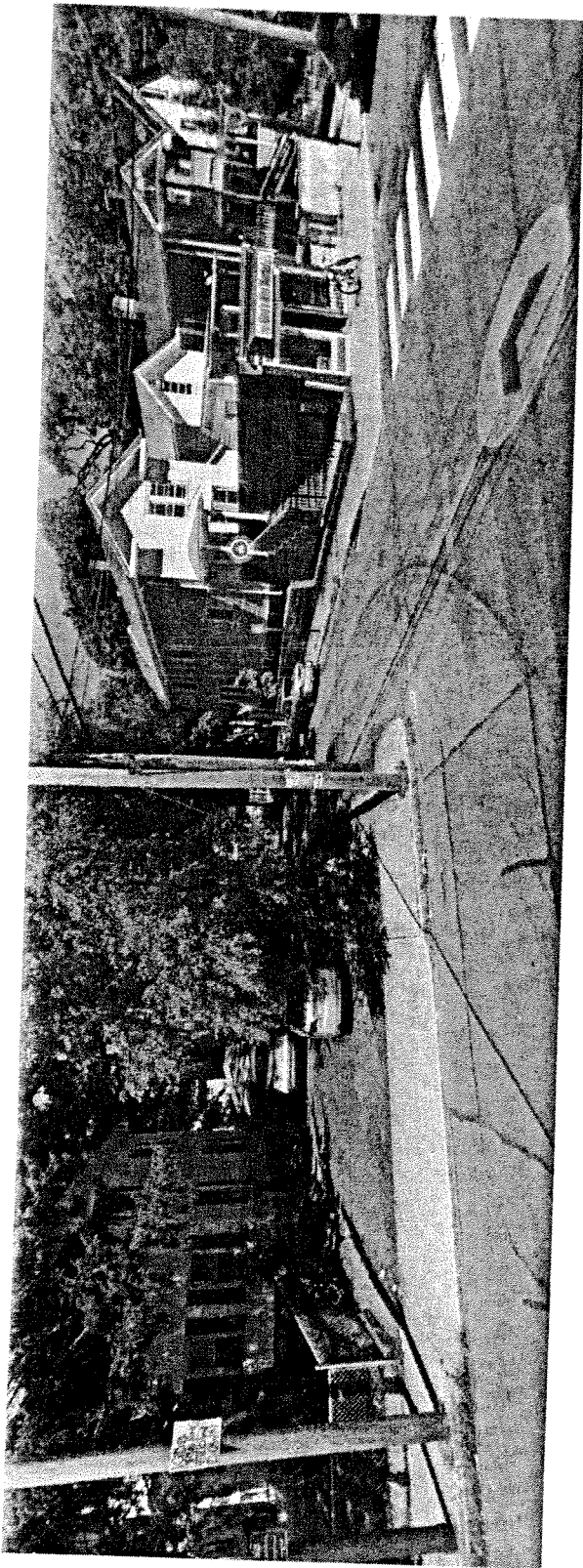
ZONING MAP PRINT

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: 7/28/2020





665 Washington Avenue / Sliver lot



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Evette Hamilton
Alder, Ward 24

Chair
Finance Committee

Member
Aldermanic Affairs Committee
Legal Assistance Association
Black & Hispanic Caucus

327 Edgewood Avenue
New Haven, CT 06511-4150

Telephone: (203) 777-1075
E-mail: Ward24@newhavenct.gov

October 8, 2020

New Haven Board of Alders
165 Church Street
New Haven, Connecticut 06510

Reference: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE EXECUTION OF THE LOCAL 3429 - PARAPROFESSIONALS AGREEMENT WITH THE BOARD OF EDUCATION FOR THE PERIOD OF JULY 1, 2019 TO JUNE 30, 2023.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY ENERGY PROCUREMENT COMMITTEE TO SOLICIT, ON BEHALF OF THE CITY, ELECTRICAL, NATURAL GAS RATES, TELEPHONE, GENERAL UTILITIES AND OTHER ENERGY CONSERVATION MEASURES AND REVENUE GENERATION THAT WILL BENEFIT THE CITY GLOBALLY OUT TO DECEMBER 2026.

Dear Colleagues:

These items were submitted to the Board of Alders and assigned to the Finance Committee. Because these items need to be acted on quickly the Finance Committee, which heard these items at the October 8th meeting, voted favorably to leave them in committee and to have them "Discharged from Committee" so that the Board of Alders can have the opportunity to discuss and vote on these requests at the October 19rd meeting.

Sincerely,

Evette Hamilton, Chair
Finance Committee