

AGENDA FOR REGULAR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD)
Wednesday February 24, 2021 at 6:00 PM WEB-BASED MEETING HOSTED ON ZOOM VISIT:

Join Zoom Meeting

<https://newhavenct.zoom.us/j/99438268177?pwd=ZmgvczRiM1I5ZkdpOVICS2h0bTdidz09>

Meeting ID: 994 3826 8177

Password: 1234567a

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

- I. Call to Order
- II. Approval of Minutes from February 1, 2021 Special Meeting of LCI Board of Directors
- III. Action items / New Business

Address	Type of Sale	Applicant	Ward
53 Shelton Avenue	Amendment	Believer In Me Empowerment Corporation	21

- IV. Discussion of PAD Guidelines

- V. Adjourn

*****FULL ZOOM NOTICE BELOW*****

Evan Trachten is inviting you to a scheduled Zoom meeting.

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

Topic: LCI Board February 24, 2020

Time: Feb 24, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/99438268177?pwd=ZmgvczRiM1I5ZkdpOVICS2h0bTdidz09>

LCI Board Special Meeting Minutes
February 1, 2021 (Via Zoom)

PRESENT: Seth Poole, Hon. Delphin Clyburn, Patricia Brett, Neil Currie, Timothy Yolen, Evan Trachten

Absent: Hon. Ernie Santiago, Arlevia Samuel

Meeting called to order at 5:20 P.M.

Review of LCI Board meeting minutes from November 18, 2020 Special Meeting. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie (Approved Pat Abstained because she was not at the meeting).

New Business

83 Butler Street

Evan told the Board that the City proposes to sell this lot to NHS who will develop a two-unit owner occupied property with a minimum 5 year occupancy period. NHS has a great track record finishing projects. This item is in Alder Clyburn's ward. Alder Clyburn praised NHS for their work. They pay \$2000 (\$1000 per unit) as a non-profit housing project.

Evan told the board this is a good lot to develop with 50' of frontage and over 4000 square feet. The legal address is 83-85 Butler street. Neil asked to see the a map on the screen because the packet's map is blurry. Several parcels have been sold to NHS that are referenced in the letter of support from Alder Clyburn. This lot was inadvertently held back and is not being sold to NHS.

Alder Clyburn made a motion to approve the item, seconded by Pat Brett, Approved unanimously

72 Goodyear Street

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owners who are both LLC's. This lot is also in Alder Clyburn's ward. Evan talked to the property owner of 74 Goodyear Street recently who is currently renovating the house. Alder Clyburn has concerns about how messy properties look. The owner informed Evan that on-going construction will continue for a few months. The debris will be cleaned up shortly. Alder Clyburn expressed that people need to keep their properties clean and maintain them too. This is a small lot being split with each applicant paying \$1.50 per square foot so each applicant pays \$2,286.75. The total lot is 25' X 125'. Each applicant twill get 12.5' of frontage and 125' deep.

Alder Clyburn expressed concerns about LLC's in her ward keeping the properties clean and managing their tenants. She wants safeguards and stipulations for a sale like this. The owners need to maintain their properties, keep the area clean, and keep their yards clean. Pat asked who will clean up the tree debris that is currently on

the sliver parcel. Evan told the Board that LCI will remove the branches. Seth reminded the Board LCI can fine property owners under the Blight code when they do not maintain their properties.

Neil asked about who are the members of this Lionheart LLC? Evan went to the Secretary of State and displayed the information. Neil wanted to make sure he did not have a conflict of interest. There is no conflict based on the members listed with the Secretary of State.

Evan told the Board that this land will be used as off-street parking and yard area. These parcels are small and will benefit from the extra yard area. Pat Brett also echoed Alder Clyburn's concerns about maintaining yards clean and litter free to create a clean neighborhood that is safe for families and children. What stipulations can we add as safeguards to make this a driveway? Evan explained that the LDA requires compliance with all applicable codes. Pat wants to make sure these concerns are in the minutes and approval. Board members want to make a stipulation that this land will be paved to create a driveway. Neil talked about being consistent with our sliver lot sales and not stipulating paving on this sale because we have not done it on previous sales. Pat asked how much time applicants have to make improvements, Evan said 18 months. Pat would like the applicants to be bound to this timeline. Tim told the Board that as a Board we can require paving to make a driveway..

Pat Brett made a motion to approve the item with the condition that the owners pave the driveway by August 2022, seconded by Tim Yolen, Approved unanimously

558 Winchester Avenue

Evan told the Board this is a proposed acquisition of a vacant 3 family property for \$155,000. LCI has developed several homes in this area as part of a homeownership project. This parcel would be added to our second phase of the Winchester Thompson Home ownership project. The property is adjacent to two City owned lots at 552 Winchester Avenue and 136 Starr Street. LCI may demolish this property, the final decision has not been made. This will give the City site control.

All of the units built will be deed restricted for 30 years. There will be homeownership and affordable rental units in structures being built. Evan noted that adding this cost to our total development budget does not greatly increase our development costs when spread out amongst all the new properties. There is a community benefit from this development and the area has been greatly improved by LCI's development. The change is here. If LCI does not acquire this property investors will purchase this property. Neil asked about the large lot across the street, Evan told Neil that houses have already been built there. Neil hasn't driven down this block and seen the new homes yet. Neil also confirmed that all structures will be sold to owner occupants and there are deed and income restrictions. Both the sale and the rental will be deed

restricted. Neil mentioned academic studies that show these restrictions do not allow for as much income for the owner. Neil lives in a house that has a deed restriction. This does limit ones wealth creation over the long term. Evan noted the restrictions arise from the funding source which LCI uses to develop these properties. LCI rolls over funds from the sales to build the next phase of our development. Alder Clyburn is grateful that something is going to happen at 558 Winchester Avenue. Neil noted the property is an eye sore.

A motion to approve the Acquisition of 558 Winchester Avenue for \$155,000.00 was made by Alder Clyburn, seconded by Neil Currie, approved unanimously.

LCI bylaws and PAD Guidelines

Seth told the Board that we are not at liberty to change the PAD guidelines and there is a process. We will review a term or discuss a section of the Disposition Guidelines at future meetings. We will leave this topic on our Agenda and spend a few minutes at each meeting reviewing.

Neil noted that these Guidelines are passed down and mentioned that there are serious issues with the guidelines and he has some recommendations. He proposes eliminating the three paragraphs beginning with "Note on Sales to Religious Organizations". Evan had Corporation Counsel review RLUIPA and all sliver lot sales treat Churches as a non-profit. Neil wants to remove the any reference to Religious Organizations being treated differently than any other non-profits.

Evan told the Board that the process to revise the PAD Guidelines starts at the PAD Committee after City staff propose changes and we are happy to have suggestions from our Board before we begin the formal process. Next, the changes go to the City Plan Commission, then to LCI Board, and finally to the Board of Alders for final approval. Neil told the board that the guidelines are still relevant, and he doesn't recommend making any other changes to the Guidelines or the current pricing.

Neil Currie made a motion that the PAD Committee & Planning Committee review and revise the Dispositions Guidelines (PAD Guidelines) and remove the 3 paragraphs treating Religious Organizations differently than any other non-profit organization in the City of New Haven, and still allowing the City to sell buildable lots to non-profits for deed restricted housing at \$1000.00 per unit, Seconded by Pat Brett, Approved Unanimously. (*reference note: Removing gender from the PAD Guidelines occurred a few minutes later in a separate motion)

Seth would like to make the LCI Bylaws gender neutral. Seth would like to add a virtual platform for attendance. Members agreed that was a good idea. Neil questioned where to add this new virtual attendance, in Article IV., between Section 6 and 7. Seth noted that process to amend the bylaws requires us to vote tonight and again at the next meeting.

Seth Poole made a motion to change the gender language to gender neutral and to permit virtual meetings under the bylaws, seconded by Clyburn, All were in favor, Approved unanimously. (The bylaws will be updated and shared at the next meeting for final vote).

Neil noted that the Disposition Guidelines need to be updated to gender neutral, Alder Clyburn made a motion to change the gender language, Seconded by Pat Brett, All were in Favor.

Evan told the Board to use See Click Fix for the snow storm. If people need help or you can help others. Don't stick your hand in a snow thrower. Seth told everyone to use the stick that come with the snow thrower and do not blow snow into the street.

Seth Poole made a motion to adjourn, Second by Alder Clyburn All were in favor, Approved unanimously.

Adjourned at 6:05 P.M.



LIVABLE CITY INITIATIVE - CITY OF NEW HAVEN
CITY OF NEIGHBORHOODS

Arlevia T. Samuel
Acting Executive
Director

CITY OF NEW HAVEN

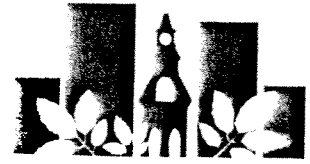
Justin Elicker, Mayor

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

February 13, 2021

The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: 53 Shelton Avenue

Dear President Walker:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 53 Shelton Avenue which was adopted by the Board of Alders on November 18, 2019 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel
Executive Director

MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The Property known as 53 Shelton Avenue, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2019 and which was adopted by the Board of Alders on November 18, 2019. The Property was to be sold to Believe In Me Empowerment Corporation (the "Buyer"). The Buyer of the Property did not acquire the Property because of ongoing community discussions about the development of Single Room Occupancy units (SRO) at this site. The community expressed the view that developing a mix of affordable efficiency and one-bedroom rental units would be more harmonious with the residential development occurring in the neighborhood. The Buyer has delayed this development to allow time to adjust its concept and best serve the community.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the use of the property from, "(Believe In Me Empowerment Corporation) will develop a Single Room Occupancy structure at this site and may also develop an office on-site. The applicant will be given 24 months from the closing date to complete this development", to "Believe in Me Empowerment Corporation will develop a mix of affordable units at 80% AMI or below (efficiency and one (1) bedroom) as permitted by the New Haven Zoning Ordinance. This development will create two new structures containing the apartments. Believe in Me Empowerment Corporation will be given 24 months from closing date to develop the first structure, and 48 months from closing to complete the entire project".

This Order will expire and be of no further force and effect twelve months from the date of amendment 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.

Arlevia T. Samuel
Acting-Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 53 SHELTON AVENUE ORIGINALLY APPROVED BY THE BOARD OF ALDERS NOVEMBER 18, 2019 BY AMENDING THE USE OF THE PROPERTY FROM, “ (BELIEVE IN ME EMPOWERMENT CORPORATION) WILL DEVELOP A SINGLE ROOM OCCUPANCY STRUCTURE AT THIS SITE AND MAY ALSO DEVELOP AN OFFICE ON-SITE. THE APPLICANT WILL BE GIVEN 24 MONTHS FROM THE CLOSING DATE TO COMPLETE THIS DEVELOPMENT”, TO “BELIEVE IN ME EMPOWERMENT CORPORATION WILL DEVELOP A MIX OF AFFORDABLE UNITS AT 80% AMI OR BELOW (EFFICIENCY AND ONE (1) BEDROOM) AS PERMITTED BY THE NEW HAVEN ZONING ORDINANCE. THIS DEVELOPMENT WILL CREATE TWO NEW STRUCTURES CONTAINING THE APARTMENTS. BELIEVE IN ME EMPOWERMENT CORPORATION WILL BE GIVEN 24 MONTHS FROM CLOSING DATE TO DEVELOP THE FIRST STRUCTURE, AND 48 MONTHS FROM CLOSING TO COMPLETE THE ENTIRE PROJECT”.

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 53 Shelton Avenue (the “Property”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on November 18, 2019, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the use from “the development of a Single Room Occupancy structure at this site and may also develop an office on-site. The applicant will be given 24 months from the closing date to complete this development”, to “Believe in Me Empowerment Corporation will develop a mix of affordable rental units at 80% AMI or below (efficiency and one (1) bedroom units) as permitted by the New Haven Zoning Ordinance. This development will create two new structures containing the apartments. Believe in Me Empowerment Corporation will be given 24 months from closing date to develop the first structure, and 48 months from closing date to complete the entire project”.

This order will expire and be of no further force and effect twelve months from the date of amendment 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.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Steven Winter 21st Ward

DATE: February 10, 2021

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

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

Amendment to Land Disposition Agreement (LDA) at 53 Shelton Avenue to change the permitted use from Single Room Occupancy (SRO) units to efficiency units, and one (1) bedroom units as permitted by the New Haven Zoning Ordinance.

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.

Evan Trachten

From: Steven Winter
Sent: Wednesday, February 10, 2021 7:13 PM
To: Evan Trachten
Subject: 53 Shelton
Attachments: 53_Shelton_Letter_1272021.docx

Hi Evan,

Please see the attached letter regarding 53 Shelton Av.

Thanks,

Steve



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Steven Winter
Alder, Ward 21

426 Prospect Street, Apt. 1
New Haven, CT 06511-2122

Member
City Services & Environmental Policy Committee
Education Committee
Health and Human Services Committee
Commission on Equal Opportunities

Telephone: (203) 903-4342
E-mail: Ward21@newhavenct.gov

Dear Mr. Trachten,

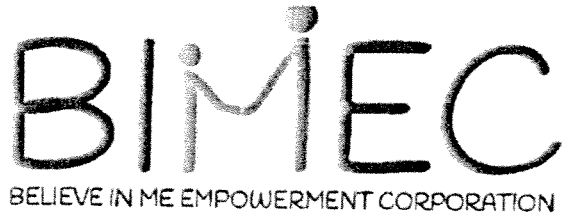
I am writing to express my support for the modifications that Believe In Me Empowerment Corporation (BIMEC) is proposing to their project at 53 Shelton Avenue. I understand from talking to Mr. Walker at BIMEC that these modifications will continue to address BIMEC's aims of providing deeply affordable housing and social services to the building's residents while also addressing residents desire for increased privacy and spaces of their own. The recent rezoning of 53 Shelton Avenue should still allow for a considerable number of units of affordable housing to be built on this parcel.

It is my sense that neighbors would view this change favorably and that it would not be a source of concern. Please keep me apprised as these modifications are considered by PAD and the LCI board.

All the best,

Steve Winter

Steve Winter



423-427 Dixwell Avenue
New Haven, CT 06511
Phone: (203) 772-2771
Fax: (203) 772-2779

WWW.BIMECNEWHAVEN.COM

2/10/2021

To:

Mr., Evan Trachten

From:

James Walker

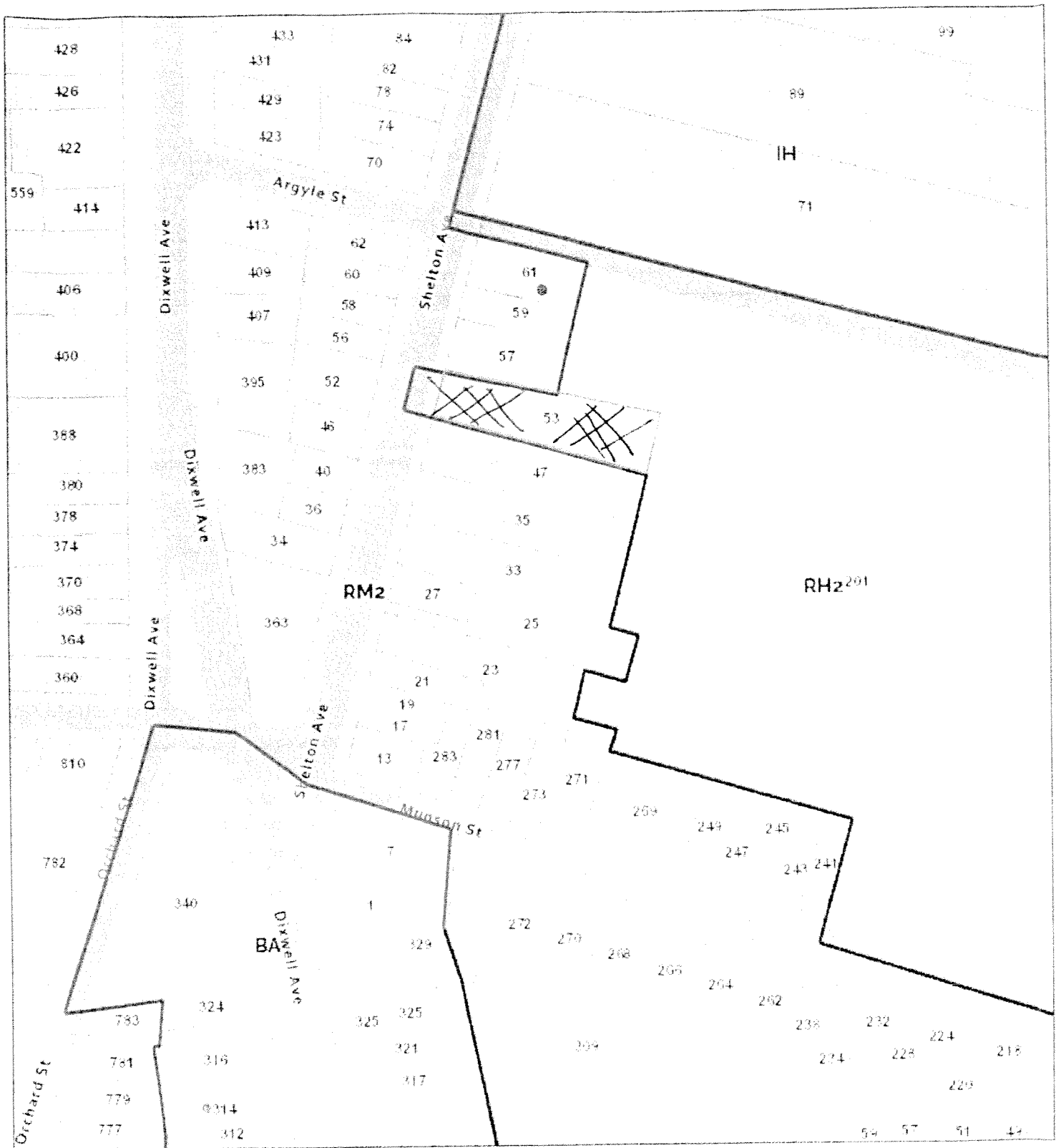
Good afternoon hope all is well I am writing concerning 53 Shelton avenue lot. Future development ,

Spoke with Capitol for change , Bancorp Commercial Capital LLC concerning their financial backing. I also will have some /financial backing from Bimec 2 , 320 Shelton avenue project which is now completed. Believe In Me empowerment will have manpower from our program laborer's and Firm Industries Inc along with Bimec housing Renovation property management LLC, will also be part of project, labor and temporary workers. I also spoke with a construction manager, and cost estimator . However, I need site control to move forward.




Sincerely,

A handwritten signature in cursive script that reads "James Walker".

James Walker



Legend

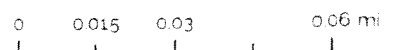
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

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: 2/11/2021



LIST OF PROPERTIES PROPOSED FOR DISPOSITION
November 18, 2019

ADDRESS	Type	Price	Owner	USE	WARD
181 Pine Street	Sliver lot / Owner Occupant @\$0.25 per Sq./Ft. (2664 Sq./Ft)	\$666.00	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Antonio Capriglione to be used as a driveway and side-yard area.	15
181 Pine Street	Sliver lot / Owner Occupant @\$0.25 per Sq./Ft. (432Sq./Ft)	\$108.00	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Gilberto Gonzales who will utilize this area as a side-yard area	15
53 Shelton Avenue	Negotiated Sale	\$1,000.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to Believe in Me Empowerment Corporation who will develop a Single Room Occupancy structure at this site and may also develop an office on-site. <u>The applicant will be given 24 months from the closing date to complete this development.</u>	21
258 Starr Street	Sliver lot / Owner Occupant @\$0.25 per Sq./Ft. (3485 Sq./Ft)	\$871.25	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Carol Pollard who will utilize this land as a driveway and side-yard area.	20

Old Minutes for 53 Shelton Avenue

PAD MEETING MINUTES

September 19, 2017

Special Meeting

PRESENT: Evan Trachten, LCI; Maurine Villani, Tax Office; Steve Fontana, Economic Development; Clay Williams, Business Development; Ted Stevens, City Plan; Hon. Gerald Antunes, BoA

Absent: Ald. Brian Wingate, BoA,

Meeting called to order at 3:03 PM

PAD meeting minutes for June 21, 2017 were approved with Steve Fontana abstaining, and the August 16, 2017 minutes were approved with Maurine abstaining.

New Business

1198 Chapel Street

Evan explained that the City proposes to permit an amendment to an old Land Disposition Agreement (LDA). In 2008 the City sold this land to Chapel Lofts II, LLC who was approved to build 9 condominiums and commercial space. The applicant did not build immediately and the economy went into a downturn. Since this time there has been a Zoning change to BD-1 and the City would like the highest and best use for this parcel. The applicant is proposing 24 residential units and 2 commercial spaces. The City is cleaning up old LDA's and there will likely be more amendments coming before this committee in the future. This process provides transparency to the amendment. Steve mentioned that this development will be an amenity for the area. If approved, the amendment will reset the clock and give the developer 18 months to build. There was discussion of minor language changes to the draft Amendment but it was decided to keep the document as is. Ted questioned why 24 were proposed when Zoning permitted 19, Evan responded that based on discussions between the developer and the City higher density in Chapel West was seen as being aligned with our goals for the district. Ted expresses concern about being about 19 units, parking concerns, and the need for a site plan. Evan explained that this is an advisory review for an LDA. A full Site Plan Review by the City Plan Commission will be required if the LDA is amended to permit what is being requested, this is a starting point for our process. The Board of Aiders can ultimately decide if 19 units or 24 units is best for the Chapel West District through this amendment process.

A motion was made by Steve Fontana, Seconded by Evan Trachten, Approved unanimously

272 Davenport Avenue

Evan explained that LCI is proposing to sell this silver lot to an investor who has recently rehabilitated the adjacent property at 278 Davenport Avenue. The applicants will pay \$4,573.50 which is \$1.50 per sq./ft based on 3049 sq./ft. The land will be used for off-street parking. LCI did not offer a portion of this land to the other adjacent property owner because it is a vacant blighted property owned by an affiliate of Michael Steinbach. Committee members questioned if a tree

PAD Minutes 53 Shelton Ave

would prohibit the development of a driveway given there may be a visibility issue. Evan explained that there is 12' so a driveway may be developed. The land can be used as a yard area as well as for parking. This land will be back on the tax rolls. There will be review by Traffic and Parking. This is a standard silver lot sale / LDA. A motion was made by Alder Antunes, Seconded by Steve Fontana Approved unanimously

53 Shelton Avenue

Evan explained that Believe In Me Empowerment Corporation proposes to construct a youth training center with supportive housing at this site. The applicant had previously proposed to do this project at 320 Shelton Avenue and was approved by the Board of Alders but based on feedback and community input has agreed to develop the program at this new location. They are proposing to purchase this land as a negotiated sale for \$1,000. There is a need for this use in the community. Clay questioned if the applicant has financing and the construction skill set to be successful. The applicant is a non-profit and has a letter of support from the Alder. This would be a standard 18 month LDA. Ted stated that under current Zoning regulations this use is not permitted: No housing in an IH Zone. The applicant was planning to seek zoning relief to develop this use. Ted mentioned that a hardship was needed for relief and it was unclear if there was a hardship for a Use Variance. Evan mentioned that there is a current proposal for 300 residential units behind this parcel (Munson Street/ Olin Site). The area feels residential and no IH uses are in proximity. An amendment to the Zoning map would eliminate the need for relief. This proposal is a creative reuse of the parcel given the residential feel of the area. Steve pointed out in terms of development the use is moving residential not industrial. Evan reminded committee members that the purpose of the PAD committee is to review LDA's and ideas. Alder Antunes mentioned that there is a need for housing and youth training

A motion was made by Steve Fontana, Seconded by Alder Antunes, Approved with Ted Stevens voting "NO"

320 Shelton Avenue

Evan explained that the City proposes to sell this property for \$1,000 as a negotiated sale to Believe In Me Empowerment Corporation. The applicant proposes to rehabilitate this structure, and develop 2 market rate rental units and a commercial use for the existing storefront. The applicant was previously approved to purchase this property and has spent a large amount of time and energy understanding how to repair this structure. Based on feedback from the City and the community they have agreed to seek another site for their supportive housing and training program (63 Shelton Avenue). The applicant envisions teaching youth how to interact with "customers" in a business environment. The structure is in disrepair and must be sold immediately, as the structure requires structural repairs. The use will be neighborhood based and will not require parking. The applicant has funding to move forward. If the building falls down the City will be the owner of a small piece of land. There is a large cost to the City to demolish the building so rehabilitation is preferable. Evan told the committee this is our last shot to save the structure. The LDA would be a rehabilitation of 2 units with a commercial storefront.

A motion was made by Steve Fontana, Seconded by Alder Antunes, Approved unanimously

Meeting Adjourned 3:38PM

LCI Board Minutes
October 30, 2019 Special Meeting

PRESENT: Hon. Dolores Colón, Timothy Yolen, Seth Poole Patricia Brett, Evan Trachten

Absent: Mary Wadley, Hon. Delphine Clyburn, Neil Currie, Serena Neal-Sanjurjo,
Guests: James Walker / Believe In Me Empowerment staff

Meeting called to order at 6:09 P.M.

Review of LCI Board meeting minutes from September 24, 2019. A motion to approve was made by Tim Yolen, Seconded by Pat Brett, Approved unanimously.

New Business

181 Pine Street

Evan explained that the City proposes to sell this sliver lots to Antonio Capriglione and Gilberto Gonzales as an owner-occupied sliver lot sale at \$0.25 per sq. Ft. to be used for off-street parking and side-yard. Evan noted that there is a cost to the City maintaining sliver lots such as cutting the grass, removing snow, and removing debris, as well as liability. Gonzales is purchasing about 432 square feet to square-off his property, and the other applicant is getting the remainder for a side yard and driveway. The lot was offered to the other neighbor at 179 Pine Street but they did not respond to our certified letter and they are also not in compliance with the residential rental program so they are ineligible.

A motion was made to approve the item by Tim Yolen, seconded by Alder Colón Approved unanimously

258 Starr Street

Evan explained that the City proposes to sell this sliver lot to Carol Pollard at \$0.25 per square foot because she is an owner-occupant. The applicant owns a three family property with no off-street parking. The lot was offered to the adjacent property but they did not respond to our letter (Ocean Management owns the property). Evan told the Board that this lot is not conducive to building a house because it is only 30' of frontage. This sale will also bring the applicant's house into zoning conformity.

Tim Yolen made a motion to approve the item, seconded by Pat Brett, Approved unanimously

552 Winchester Avenue

Evan told the Board LCI is proposing a negotiated sale of this land to Robin Willoughby-Gales who is an owner occupant four lots over from this parcel. She operates a day care and needs the extra space as a play area. She wanted to buy the City owned building lot adjacent to her house at 532 Winchester Avenue but LCI is building a house there as part of our Thompson-Winchester Development. Staff worked with the applicant to identify other parcels in the area. Tim told the Board this is something that has never come to this Board: a sliver lot that is not connect to an adjacent property. Tim expressed concern that it sets a precedent and may not be in the best interest of the City. Evan pointed out that the City Plan report reflects approval and notes that zoning compliance of any permanent structures is required. This would be a private play space not open to the public.

Board members discussed their concerns about the sale involving a parcel four parcels off-site. Pat Brett asked about how this is a deviation, Evan told her that we are doing a "negotiated sale" so there would be no Urban Homestead tax abatement for this sale as a negotiated sale, also we are not offering the abutting property owner the land. Pat Brett asked about what other land options LCI presented to the applicant, Evan told the Board that we offered her a lot on Thompson Street that she didn't like. Tim Yolen asked if there had been any other interest in the lot, Evan said there was an application from the LLC who owns 550 Winchester that was put on hold a few years ago because LCI's development plans had not been finalized and this lot was being considered in the development. Tim asked if anyone has followed up on that application, Evan told the Board that to the best of his knowledge that nobody had followed up on the prior application. Pat expressed that she would like to see the kids have a play space but has concerns about the kids walking down the street in the winter and it doesn't fit the definition of our standard silver lot sale. LCI intends to develop a play area as part of the LCI housing development at 506 Winchester Avenue next to the Taurus Club in 2020-2021. Alder Colón told the Board she used to work in this area and the applicant currently has a small play area in her back yard.

Seth Poole asked about the vacant property on the corner (at 558 Winchester Avenue). LCI is doing anti-bligh on the property and has been vacant for over 5 years. Seth questioned having a play area next to a vacant house wrapped in asbestos siding. Alder Colón asked if there would be any harm if this as tabled? Tim thinks this is a slippery slope if we start selling silver lots in this manor, "if we break the egg now you can't put the yoke back". Seth Poole would like to see what happens to 558 Winchester Avenue and Pat would like more information.

Evan told the Board that the PAD Committee wanted to support small business but also had concerns about creating an off-site play area. The PAD committee wanted some safeguards and wanted to verify with the State of CT that an off-site play area is permitted. Evan told the Board that he called the State and didn't receive a call back. Evan also downloaded information from the State about "play spaces" and shared it with the Board. Alder Colón told the Board about an incident in her area where kids were hit by a car going to a play area on Long Wharf (Gavin Park). Alder Colón has concerns about winter and snow on the sidewalk, and the liability to the City, would the City be blamed? Alder Colón thought Corp. Counsel should review the State regulations. Tim again mentioned that once we do this the next time we get an application for something like this we have created the precedent. Pat Brett would like us to look at this request on its individual merit, and would like more information.

Evan told the Board that for years we have had requests from neighbors to sell them non-adjacent silver lots, and for the purpose of consistency we have not sold any as such. Evan told the Board that they have the ability to sell this as a negotiated sale. Given there are children involved there is a lot to think about with this sale.

Pat Brett made a motion to table the item, seconded by Alder Colón, Approved unanimously

53 Shelton Avenue

Evan told the Board that Believe in Me Empowerment Corp applied to purchase this land as a negotiated sale for \$1000 in 2017, this proposal was tabled and the City Plan report was not favorable. Since then, the land was re-zoned from IH Industrial to RH-2. The new and updated City Plan report highlights the zone change and permitted uses at the site. The applicant plans to develop and operate a single room occupancy (SRO) for underserved clients which is permitted as-of-right. SRO's are needed, the Affordable Housing Task force has identified a huge gap in our housing stock.

The applicant has assembled sources of funding to build this structure that will cost about \$425,000. The applicant has letters of support from the current Alder and the previous Alder. There are also other documents in the packet showing a site plan and floor plans.

James Walker addressed the Board: He told the Board he has been operating an SRO on Dixwell Avenue for over 10 years. He has developed other SRO's because his programs support both men and women at separate sites. He has a main office on Dixwell and Argyle. This site at 53 Shelton Avenue is a short walk to his main site on Dixwell where he has support services, a clinician, and other services for job training. He currently houses 32 males at the Dixwell site. Clients participate in community service. About 70% of his clients get jobs after participating in his program. His program is a good neighbor in the community. Mr. Walker brought the president of his Board of Directors and a former Client who now works for him.

Evan told the Board that he visited the Dixwell site and saw kids coming in for help with job readiness, getting clothing such as a suit for an interview, and serving the neighborhood by providing a safe space in the community. There is a public benefit to the community when the applicant operates a facility of this type. James plays the role of a father to the community and serves many residents and ex-offenders. Board Members spoke of the need for this use and place in the community. Seth Poole said this is filling the void of the Q-House. Seth asked Mr. Walker how much time he needs to build this, Mr. Walker would like 24 months. Evan told the Board that they can permit that amount of time.

Seth Poole made a motion to approve and give the applicant 24 months to develop this site, seconded by Pat Brett, Approved unanimously

Old Business

281 Newhall Street- Remains Tabled

Election of LCI Officers: A motion was made and approved at the last meeting to hold the election when all members are in attendance. Not all members were in attendance.

A motion to adjourn was made by Seth Poole, seconded by Pat Brett, all were in Favor. Adjourned @ 6:45 PM.