

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING JULY 21, 2021 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: July 21, 2021 PAD Meeting

Time: Jul 21, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/91230453827?pwd=VTNPOU90OW1hajRSZHRoMEdONTZLUT09>

Meeting ID: 912 3045 3827 Password: 1234567a

One tap mobile

+13126266799,,91230453827# US (Chicago)

+19292056099,,91230453827# US (New York)Zoom Meeting

- I. Call to Order
- II. Approval of Minutes from May 19, 2021
- III. Action items

| <u>Property Address</u> | <u>Type of Sale</u> | <u>Applicant</u> | <u>Ward</u> |
|-------------------------|---------------------|-------------------------|-------------|
| 364 Ferry Street | Negotiated | Esacante, LLC | 16 |
| 136 Hemingway Street | Negotiated | Vessel Technology, Inc. | 12 |

- IV. Discussion of PAD Guidelines / Proposed Amendment
- V. Adjourn

PAD MEETING MINUTES
May 19, 2021

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

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:11 PM

A motion to approve the PAD minutes from February 17, 2021 was made by Steve Fontana seconded by Alder Festa, minutes approved unanimously.

New Business

125 Clay Street

Evan explained the City sold a portion of this lot many years ago. The City retained this portion for a future sale. The abutting property is owned by Reichman Brodie Real Estate, LLC so they will pay \$1.50 per sq./ft. This is a "test book" sliver lot sale. There really isn't another use for this land

Evan told the committee that LCI did anti-blight against the home at 125 Clay Street. The property was foreclosed by LCI and then demolished; it was a success for LCI. Alder Festa asked why the City didn't rebuild a structure? Evan told the committee that back in the early 2000's the City was decreasing density in neighborhoods and this helped create off-street parking and gardens. City policy is proposed to change under a new ADU proposal. Evan thought the only other use was as a garden. This sale will create off street parking and side-yard. Nate told the committee the sale will bring the property into better zoning conformance. LCI will monitor the improvements under the LDA.

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

71-75 County Street

Evan told the committee that this proposal is part of the Dixwell Avenue Corridor and Plaza revitalization project. The Elk's Lodge at 87 Webster Street is being relocated from the Plaza. City staff have been working with the Elk's to identify locations. The City recently appraised the land and it was valued at \$70,000. The Elk's offered the City \$12,000, and then we negotiated and agreed upon \$36,000. We agreed to the price based on the good faith efforts of the Elks to leave the Plaza. Also as part of the relocation, the City will pay for some architectural drawings for the Elks new structure.

The Elk's have been looking for a new location for about two years. Staff thought this site presented compatibility with the adjacent uses. The Armory, the County Jail, Goffe Street Park, and Bethel church anchor this block. This development will eliminate a void in the block. Staff feel there will be symbiosis because of the location of the Church, Park, and Armory. Evan told the committee LCI is trying to "tee-up" this project by bringing it to PAD Committee today. Evan acknowledge this proposal hasn't been finalized and some pieces are still coming together such as

site plan and design. The Elks are doing outreach to the community and Alder. Prior to going to the Board of Alders this proposal will likely have a letter of support and more detail.

Clay Williams asked if the Elk's have a plan and the money to develop this site. Evan told the committee that based on the sale of 87 Webster St they have the finances to develop this site. The Elk's will need zoning approval to purchase this land, Clay noted it is a condition on this PAD Cover sheet. Clay wondered how much time the Elk's will have, he did not want it to be open ended, and they needed to go to Zoning within about 90 days. Evan agreed and talked about a timeline as well as the approvals needed at Zoning and possibly at City Plan Commission Site Plan Review, if the structure's size triggers review.

Alder Antunes questioned why the Elk's were not allowed to stay in the Plaza. Evan told the committee the plan was always for the Elks to move from the plaza. LCI staff showed the Elks land on Dixwell Avenue and the Elks used a realtor to look in the private market. They have been searching to 2 years. The City has a lot on Dixwell Avenue but after weighing the merits of the site, it was determined that because Victory Gardens senior housing was next door this was not an ideal location to locate the Elks. Staff wanted to keep the Elk's on Dixwell Avenue because of its history, a few locations were examined. The Elks were unable to purchase a parcel on the private market to develop a new location. Recently, their interest turned toward 71-75 County Street because it appears to be a viable site. Evan told the committee that he believes the Elk's are still watching the private market and still watching for a parcel on Dixwell Avenue. In the meantime, staff want to "tee-up" this site because it has good potential. Evan urged everyone's support. The City is committed to see this revitalization completed and this is a piece of the overall revitalization efforts.

Alder Antunes commented that he has a few concerns: the Elk are being removed from the plaza and not remaining on Dixwell Avenue, there is a residential home adjacent to the site, and they are being tucked away on a one-way residential street behind the jail. Alder Antunes understands the options are limited. Steve Fontana clarified that the City is not kicking out the Elks. Clay told the Committee that Economic Development staff helped bring CONCORP and the Elk's together to allow the redevelopment to occur. The Elk's owed substantial taxes that opened the door to this opportunity. Clay mentioned the Elk's were original occupants of the Dixwell Plaza back in the 1960's. Clay agreed that the City needs to move this forward with some timeline for the Elk's to meet. Evan clarified the site is only the grass portion of land. The Bethel Church owns the paved parking lot at County & Goffe. The Elk's are talking to the Church about utilizing the parking area. Staff believe the uses will be in harmony and compliment each other, as well as be compatible with the surrounding area.

Evan told the committee there are many steps ahead. Much more review. LCI needs support to move this along and then it will play out. Alder Festa worried about membership being down and their struggle with taxes. Did they have sufficient funds? Evan told the committee the Elk's are managed by new members. The Elk's are building with cash money from the sale of 87 Webster Street. When they build, they will likely refinance and have additional cash. Is there enough parking in the area? Alder Festa did receive a call from Alder Douglass to express his support. Alder Marks also supports this move. Does this committee need to hear from the community prior to moving this along? Evan told the committee the Elks are doing outreach now. The PAD committee is looking at this proposal in terms of City objectives, PAD is an internal City committee. The community support for this proposal will be expressed at many other Boards and Commissions. PAD has its objectives, and this proposal meets the PAD objectives.

Nate told the committee that the Zoning process would notify neighbors and address parking and the use, there would be at least one public hearing. Depending upon the size of the structure another public hearing at City Plan commission could be required. Nate also talked about other potential BZA conditions of approval such as going to the CMT to inform the community. Currently, the Elks are meeting with community and doing outreach. Alder Festa asked about how much the City is paying for architected assistance, Evan believes a few thousand dollars are allocated for this purpose. Clay told the Committee they sold their previous location for \$900,000 in 2019 to CONCORP.

Alder Festa asked if the Elk's are happy about this site, Evan told the committee they applied to purchase this location, we did not force them to do so. Evan believes they would love to be on Dixwell Avenue but recognize the limited opportunities based on their two years of searching.

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

PAD Guidelines

Evan told the Committee that staff at LCI are updating the PAD Guidelines and this committee will received a redlined copy to begin the revision process. The process starts at this committee reviewing LCI's proposed changes. Evan told the Board we are not proposing to change much: eliminate an outdate objective about density, eliminate the section about "Sales to Religious organizations" because it may violate RLUIPA which is a Federal Fair Housing Law. Staff propose increasing the cost of commercial sliver lots from \$2.00 to \$3.00 per square foot. Evan asked committee members to review the proposed changes. Steve asked for a clean copy that was not redlined. Evan discussed the objectives of sales. Given the current proposal to increase density, LCI believes this objective is no longer a priority. Nate mentioned the proposed ADU ordinance which proposes to increase density, this objective should be removed. Alder Festa mentioned the need for high standards for ADU conversion, how we inspect them via LCI, and how we look into illegal boarding houses.

Evan told the committee the core objectives remain unchanged. Clay asked about the goal of generation of tax revenue and the "tax abatement and phase in" under the sliver lot program. Evan said the abatement it part of the Urban Homestead Act. Evan believes the value is quite small when slivers are merged with the parent parcel (very small increase in assessed value). Clay thinks this should be looked at, Evan will follow up with the Assessor's office and Cor. Counsel. Alder Festa mentioned there is a cost to the City to maintain the sliver lots, the City cuts the grass and shovels snow, and other maintenance too. Further review and discussion will occur at PAD Committee.

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

Meeting Adjourned 3:55 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | | |
|------------------------------|----------|------------------|-------------|-------------------|------------------|-------------------|----------------------------------|
| Property Address | | Map-Block-Parcel | Zoning | Ward | Property Type | Total legal units | |
| 364 Ferry Street | | 167 0757 01500 | RM-2 | 14 | Vacant Land | Per Zoning | |
| 2019 Assessment Value (100%) | | | | 70% of Assessment | | Property Size | |
| Land + OB | Building | Other | Total Value | | For Tax Purposes | | Lot Size |
| \$32,800 | N/A | | \$ 32,800 | | \$22,960 | | 40' X 190' |
| | | | | | | | Total sq. ft. |
| | | | | | | | 7841 Total Sq./ Ft. Per Assessor |

Property Value Information

| | | | | | | |
|-----------------|--------------------|-----------|--------------|----------------|-------------|-----------------|
| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
| \$ 19,877.00 | Charles A. Liberti | 5/26/2021 | Negotiated | \$15,000 | N/A | \$ 20,000 |

Prior Notifications Sent to

| | | | |
|-----------------------------------|--|-----------------|--------------------------|
| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
| Yes X No <input type="checkbox"/> | Hon. Jose Crespo 16 th Ward | N/A | N/A |

Applicant's Information

| | |
|--|--|
| Applicant's name, address & telephone: | Name, address & telephone of contact person: |
| Escalante, LLC 218 Chatham Street New Haven CT 06513 | |

| | | | |
|---------------------------------------|-------------|--------------|----------|
| Applicant's City property tax status: | Review date | Reviewed by: | Comments |
| Current | 6/22/2021 | Staff | Current |

Proposal: LCI proposes the sale of a vacant lot.

General discussion: The applicant will utilize this land as a driveway to access 229 Grand Avenue. This parcel will serves as a refuse area for 229 Grand Avenue.

Owner Occupancy? N/A

Prepared by: *Eric G...* Date 7/12/21 Concurred by: *[Signature]* Date 7/13/21

| Committee | Date | Action |
|-------------------|-----------|--------|
| PAD | 7/21/2021 | |
| City Plan | 8/18/2021 | |
| L.C.I. | 8/25/2021 | |
| Board of Aldermen | 9/7/2021 | |

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Jose Crespo 16th Ward

DATE: **July 6, 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.

Sale of vacant land at 364 Ferry Street to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand 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 | TOPO | UTILITIES | STRT / ROAD | LOCATION | DESCRIPTION | CODE | ASSESSED | ASSESSED |
|-----------------------------------|------|-----------|-------------|----------|-------------|--------|----------|----------|
| CITY OF NEW HAVEN | | | | | EX VC IL | 53 | 46,500 | 32,550 |
| 165 CHURCH ST | | | | | | | | |
| NEW HAVEN CT 06510 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | |
| Alt Prcl ID 16 | | | | | | | | |
| WARD TAXABLE CENSUS BLOCK QUERY G | | | | | | | | |
| GIS ID 8439 | | | | | | | | |
| Assoc Pld# | | | | | | | | |
| I/E REPO TAX DIST | | | | | | | | |
| Total | | | | | | 46,500 | 32,550 | |

VISION

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|----------------------------------|-------------|-----------|------------|-----|------------|--------|------|------|----------|------|------|----------|------|------|----------|
| CITY OF NEW HAVEN | 9765 | 0253 | 09-21-2018 | U | V | 0 | 2020 | 53 | 22,960 | 2019 | 53 | 22,960 | 2018 | 53 | 22,960 |
| REYES ANGELO | 7356 | 0191 | 10-03-2005 | U | V | 15,000 | | | | | | | | | |
| MONTANO PASQUALE J & DOUGLAS * | 5943 | 0154 | 09-21-2001 | U | V | 15,000 | | | | | | | | | |
| MONTANO PASQUALE J & DOUGLAS DBA | 0 | 0 | 07-21-1971 | V | V | 0 | | | | | | | | | |
| Total | | | | | | | | | | | | | | | |

| EXEMPTIONS | Amount | Code | Description | Number | Amount | Comm Int |
|-------------------|-------------|--------|-------------|-------------|--------|----------|
| OTHER ASSESSMENTS | | | | | | |
| Year | Description | Amount | Code | Description | Number | Amount |
| Total | | | | | | |

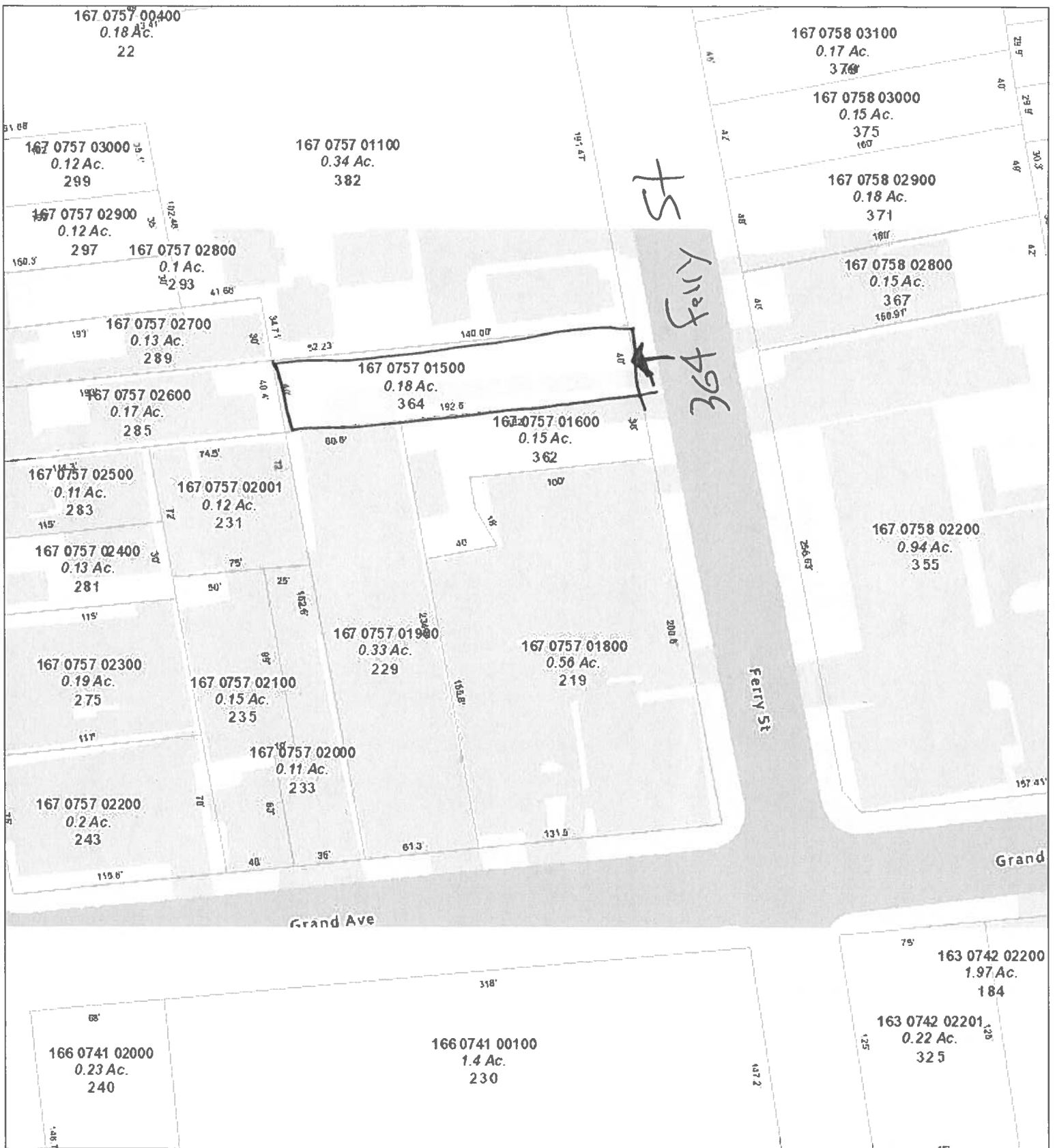
| ASSESSING NEIGHBORHOOD | Nbhd Name | Tracing | Batch |
|------------------------|--------------|---------|-------|
| 0900 | FAIR HAVEN N | B | |
| NOTES | | | |

| BUILDING PERMIT RECORD | Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------------|-----------|------------|------|-------------|--------|-----------|--------|-----------|----------|
| Total Appraised Parcel Value | | | | | | | | | |

| VISIT / CHANGE HISTORY | Date | Id | Type | Is | Cd | Purpos/Result |
|------------------------|------------|-----|------|----|----|-------------------------|
| | 05-11-2011 | JW1 | 04 | 70 | | Field Review |
| | 01-04-2011 | MA | 03 | 99 | | Vacant |
| | 08-24-2001 | DA | | 45 | | Review Against Field Cd |

| LAND LINE VALUATION SECTION | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustmen | Adj Unit P | Land Value | |
|-----------------------------|----------|-------------|-----------|-----|-----------|------------|------------|----------|------------|-------|-------|-----------|-------|--------------------|------------|------------|--------|
| | 1 | 9099 | EC VACANT | RM2 | 0 | 7,841 | SF | 6,98 | 1.00000 | 5 | 1.00 | 0900 | 0.850 | | 1,0000 | 5.93 | 46,500 |

| | | | | | | |
|-----------------------|-------|----|------------------------|---|------------------|--------|
| Total Card Land Units | 7,841 | SF | Parcel Total Land Area | 0 | Total Land Value | 46,500 |
|-----------------------|-------|----|------------------------|---|------------------|--------|



Legend

New Haven Parcels

MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 6/21/2021

0 0.0075 0.015 0.03 mi

LAND APPRAISAL REPORT

File No. BR7040
CASE NO.

IDENTIFICATION

Borrower INTENDED USER: JOSE ESECALANTE Census Tract 1424.00 Map Reference M 16 BLOCK 757 L 1500
 Property Address 364 Ferry St
 City New Haven County NEW HAVEN State CT Zip Code 06513-3616
 Legal Description VOLUME 9765 PAGE 253
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) Loan Charges to be paid by seller \$ N/A Other Sales Concessions N/A
 Lender/Client JOSE ESCALANTE Address _____
 Occupant VACANT LAND Appraiser CHARLES A. LIBERTI Instructions to Appraiser VACANT LAND FOR POTENTIAL PURCHASE PURPOSES

NEIGHBORHOOD

| | | | | | | | | |
|----------------------------|--|--|---|--|-------------------------------|--|-------------------------------|-------------------------------|
| Location | <input type="checkbox"/> Urban | <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> Rural | Employment Stability | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Avg. | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor |
| Built Up | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> 25% to 75% | <input type="checkbox"/> Under 25% | Convenience to Employment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Growth Rate | <input type="checkbox"/> Fully Dev. | <input checked="" type="checkbox"/> Rapid | <input type="checkbox"/> Steady | Convenience to Shopping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Property Values | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining | Convenience to Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Demand/Supply | <input checked="" type="checkbox"/> Shortage | <input type="checkbox"/> In Balance | <input type="checkbox"/> Oversupply | Adequacy of Public Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Marketing Time | <input checked="" type="checkbox"/> Under 3 Mos. | <input type="checkbox"/> 3-6 Mos. | <input type="checkbox"/> Over 6 Mos. | Recreational Facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Present Land Use | <u>90</u> %1 Family | <u>2</u> %2-4 Family | <u>2</u> % Apts | <u>2</u> % Condo | <u>2</u> % Commercial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <u>1</u> %Industrial | <u>1</u> % Vacant | <u></u> % | <u></u> % | <u></u> % | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Change In Present Land Use | <input checked="" type="checkbox"/> Not Likely | <input type="checkbox"/> Likely(*) | <input type="checkbox"/> Taking Place (*) | Property of Compatibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | (*) From _____ To _____ | | | Protection from Detrimental Conditions | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Predominate Occupancy | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Tenant | <u>01</u> % Vacant | Police and Fire Protection | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single Family Price Range | \$ <u>95,000</u> to \$ <u>625,000</u> | Predominant Value \$ <u>225,000</u> | | General Appearance of Properties | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single Family Age | <u>25</u> yrs to <u>200</u> yrs. | Predominant Age <u>75</u> yrs | | Appeal to Market | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE SUBJECT IS LOCATED IN A PREDOMINATELY RESIDENTIAL USE NEIGHBORHOOD OF AVERAGE CONSTRUCTION AND APPEALS. THE SUBJECT IS ALSO WITHIN A ONE MILE RADIUS OF SCHOOLS, HOUSES OF WORSHIP, HIGHWAY ACCESS AND LOCAL AMENITIES TYPICAL TO THIS AREA OF CONNECTICUT.

SITE

Dimensions SEE MAP INCLUDED = 0.18 ACRES Corner Lot
 Zoning Classification RM2 MIN LOT SIZE = 5,400 SQFT Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS Topo Level
 Gas _____ Street Access Public Private Size TYPICAL
 Water _____ Surface ASPHALT Shape Rectangular
 San. Sewer _____ Maintenance Public Private View RESIDENTIAL
 Underground Elect. & Tel. Sidewalk Storm Sewer Curb/Gutter Drainage ADEQUATE
 Street Lights Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): THE SUBJECT IS BEING APPRAISED AS A VACANT LAND. THE CLIENT IS AN ABUTTER.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

| | SUBJECT PROPERTY | COMPARABLE NO.1 | COMPARABLE NO.2 | COMPARABLE NO.3 |
|----------------------------------|---|---|---|---|
| Address | <u>364 Ferry St</u> <u>New Haven, CT 06513-3616</u> | <u>83 FRANK STREET</u> <u>NEW HAVEN, CT</u> | <u>64 HENRY STREET</u> <u>NEW HAVEN, CT</u> | <u>631 FERRY STREET</u> <u>NEW HAVEN, CT</u> |
| Proximity to Subject | | <u>2.48 miles W</u> | <u>2.04 miles W</u> | <u>0.51 miles N</u> |
| Sales Price | \$ <u>N/A</u> | \$ <u>10,000</u> | \$ <u>10,000</u> | \$ <u>16,000</u> |
| Price / SQFT | \$ <u>0</u> | \$ <u>2.87</u> | \$ <u>1.91</u> | \$ <u>3.06</u> |
| Data Source | <u>TOWN RECORDS</u> | <u>TOWN RECORDS</u> | <u>TOWN RECORDS</u> | <u>TOWN RECORDS/MLS#170215738</u> |
| Date of Sale and Time Adjustment | <u>DESCRIPTION</u> <u>N/A</u> | <u>DESCRIPTION</u> <u>4/4/2019</u> | <u>DESCRIPTION</u> <u>02/28/2018</u> | <u>DESCRIPTION</u> <u>8/16/2019</u> |
| Location | <u>RESIDENTIAL</u> | <u>RESIDENTIAL</u> | <u>RESIDENTIAL</u> | <u>RESIDENTIAL</u> |
| Site/View | <u>0.18 ACRES</u> | <u>0.08 ACRES</u> | <u>0.12 ACRES</u> | <u>0.12 ACRES</u> |
| FRONTAGE | <u>40'</u> | <u>30'</u> | <u>33.3'</u> | <u>40'</u> |
| ZONE | <u>RM2</u> | <u>RM2</u> | <u>RM2</u> | <u>RM2</u> |
| Sales or Financing Concessions | | | | |
| Net Adj. (Total) | <input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u> | <input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u> | <input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u> | <input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u> |
| Indicated Value of Subject | <u>Net=0%</u> <u>Gross=0%</u> \$ <u>10,000</u> | <u>Net=0%</u> <u>Gross=0%</u> \$ <u>10,000</u> | <u>Net=0%</u> <u>Gross=0%</u> \$ <u>10,000</u> | <u>Net=0%</u> <u>Gross=0%</u> \$ <u>16,000</u> |

Comments on Market Data INVENTORY IS LOW. ALL COMPARABLES ARE LOCATED IN THE SAME ZONE.

Comments and Conditions of Appraisal: THE CLIENT IS AN ABUTTER TO THE SUBJECT PARCEL.

RECONCILIATION

Final Reconciliation: COMPARABLES SOLD BETWEEN \$1.91 - \$3.06 PER SQFT, WITH A MEDIAN OF \$2.54 PER SQFT. THEREFORE THE SUBJECT'S VALUE WAS DETERMINED AS FOLLOWS: \$2.54 x 7,841 SQFT = \$19,876.94. ROUNDED TO \$19,877

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 05/12/2021 to be \$ 19,877

Appraiser(s) Charles A. Liberti Review Appraiser (if applicable) Did Did Not Physically Inspect Property _____
 Date Report Signed 05/26/2021 Date Report Signed _____
 State Certification # RCG.0000647 State CT State Certification # _____ State _____
 Or State License # _____ State _____ Or State License # _____ State _____
 Expiration Date of License or Certification 04/30/2022 Expiration Date of License or Certification _____

364 Ferry Street (vacant lot on right side of photo)



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | | |
|------------------------------|----------|------------------|-------------|-------------------|------|---------------|------------------------------------|
| Property Address | | Map-Block-Parcel | | Zoning | Ward | Property Type | Total legal units |
| 136 Hemingway Street | | 116 1033 01200 | | PDU 81 | 12 | Vacant Land | Per Zoning |
| 2019 Assessment Value (100%) | | | | 70% of Assessment | | Property Size | |
| Land + OB | Building | Other | Total Value | For Tax Purposes | | Lot Size | Total sq. ft. |
| \$147,400 | N/A | | \$ 147,400 | \$103,180 | | 100' X 735' | 55,295 Total Sq./ Ft. Per Assessor |

Property Value Information

| | | | | | | |
|-----------------|------------------|----------|--------------|----------------|-------------|-----------------|
| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
| \$ 55,000.00 | William Esposito | 6/9/2021 | Negotiated | \$40,000. | N/A | \$ 40,000 |

Prior Notifications Sent to

| | | | |
|-----------------------------------|---|-----------------|--------------------------|
| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
| Yes X No <input type="checkbox"/> | Hon. Gerald Antunes 12 th Ward | N/A | N/A |



Applicant's Information

| | | | |
|---|-------------|--|----------|
| Applicant's name, address & telephone: | | Name, address & telephone of contact person: | |
| Vessel Technology, Inc. 46 West 55 th Street New York NY 10019 | | c/o Josh Levy, Executive Vice President | |
| Applicant's City property tax status: | Review date | Reviewed by: | Comments |
| Current | 7/13/2021 | Staff | Current |

Proposal: LCI proposes the sale of a vacant lot.

General discussion: The applicant will develop rental housing at this location. The developer is looking to build 30 affordable units (1 bedroom and 2-bedroom units) The rents will be deed restricted to 60-80% AMI. and there will be a 20-year affordability period. **Zoning approval is required prior to closing (if needed).**

Owner Occupancy? N/A

Prepared by:  Date 7/12/21 Concur'd by:  Date 7/13/21

| Committee | Date | Action |
|-------------------|-----------|--------|
| PAD | 7/21/2021 | |
| City Plan | 8/18/2021 | |
| L.C.I. | 8/25/2021 | |
| Board of Aldermen | 9/7/2021 | |

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Gerald Antunes 12th Ward

DATE: **July 13, 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.

Sale of vacant land at 136 Hemingway Street. The applicant will develop approximately 30 units of affordable housing subject to Zoning approval.

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 | CURRENT ASSESSMENT | NEW HAVEN, CT |
|--|------|-----------|-------------|----------|--------------------|---------------|
| CITY OF NEW HAVEN | | | | | 6093 | |
| 165 CHURCH ST | | | | | | |
| NEW HAVEN CT 06510 | | | | | | |
| SUPPLEMENTAL DATA Alt Prd ID 12 I/E REPO WARD TAXABLE TAX DIST CENSUS 1426.03 BLOCK 2001 QUERY G GIS ID 5263 Assoc Pld# | | | | | | |

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | |
|------------------------------|-------------|------------|----|----|------------|----|---|-----------------------|
| CITY OF NEW HAVEN | 5930 0028 | 08-31-2001 | U | I | 0 | 18 | Year Code Assessed | |
| 300 EASTERN ACQUISITION CORP | 5309 0292 | 05-08-1998 | U | I | 30,000 | 8 | 2020 21 103,180 2019 21 103,180 2018 21 103,180 | |
| IPRONA LLC | 5237 0244 | 11-20-1997 | U | I | 0 | 0 | | |
| UNKNOWN | 4901 0144 | 08-30-1995 | U | I | 0 | 0 | | |
| UNKNOWN | 3929 0260 | 07-19-1988 | U | I | 300,000 | 0 | | |
| Total | | | | | | | 103,180 | Total 147,400 103,180 |

| EXEMPTIONS | OTHER ASSESSMENTS | AMOUNT | APPRaised VALUE SUMMARY |
|-----------------------|--------------------------------|--------|---|
| Year Code Description | Code Description Number Amount | Amount | Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 147,400 Special Land Value 0 Total Appraised Parcel Value 147,400 Valuation Method C |
| Total | | 0.00 | |

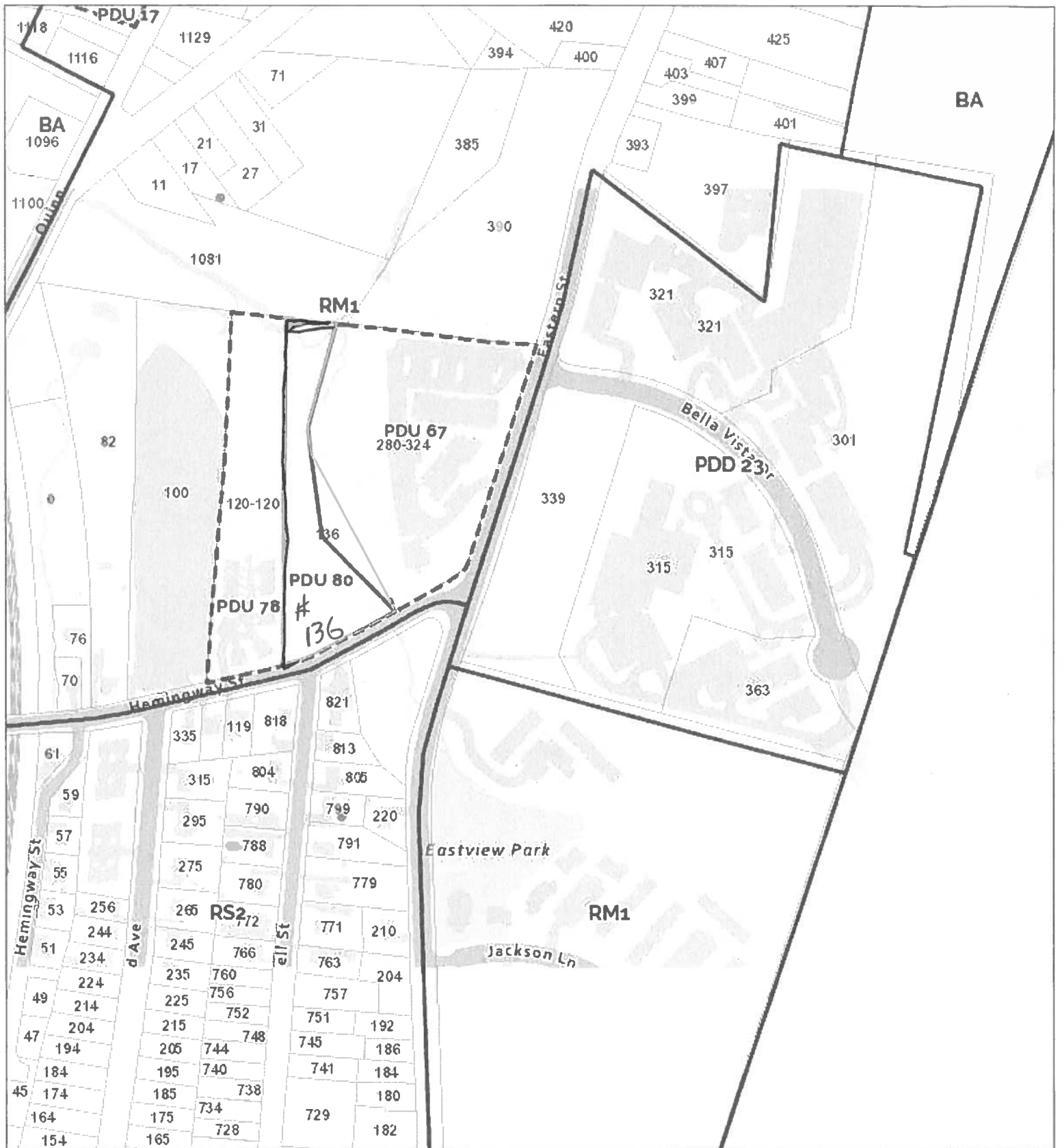
| ASSESSING NEIGHBORHOOD | NOTES |
|---------------------------|---------------|
| Nbhd 0800 Nbhd Name FOXON | Tracing Batch |

| BUILDING PERMIT RECORD | DATE | ISSUE DATE | TYPE | DESCRIPTION | AMOUNT | INSP DATE | % COMP | DATE COMP | COMMENTS |
|------------------------|------------|------------|-------------|-------------|-----------|-----------|-----------|-------------------------|----------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | |
| | 09-26-2001 | SB | | | | | 45 | Review Against Field Cd | Purpose/Result |




| LAND LINE VALUATION SECTION | DATE | ISSUE DATE | TYPE | DESCRIPTION | AMOUNT | INSP DATE | % COMP | DATE COMP | COMMENTS |
|-----------------------------|------------|------------|-------------|-------------|-----------|-----------|-----------|-----------|----------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | |

| LAND LINE VALUATION SECTION | USE CODE | DESCRIPTION | ZONE | LA | LAND TYPE | LAND UNITS | UNIT PRICE | SIZE ADJ | SITE INDEX | COND. | NBHD. | NBHD. ADJ | NOTES | LOCATION ADJUSTMEN | ADJ UNIT P | LAND VALUE |
|-----------------------------|----------|-------------|------|----|-----------|------------|------------|----------|------------|-------|-------|-----------|-------|--------------------|------------|------------|
| B | 902V | CITY MDL-00 | PDU | 0 | | 56,156 SF | 2.5 | 1.00000 | F | 1.00 | MLJ | 1.050 | | 1.0000 | 2.63 | 147,400 |

| | | | | | | |
|-----------------------|--------|----|------------------------|---|------------------|---------|
| Total Card Land Units | 56,156 | SF | Parcel Total Land Area | 1 | Total Land Value | 147,400 |
|-----------------------|--------|----|------------------------|---|------------------|---------|



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: 6/21/2021

0 0.03 0.06 0.12 mi

Esposito & Associates
LAND APPRAISAL REPORT

City of New Haven
File No. 136 Hemingway Street
Map Reference MSA-35300

Borrower **City of New Haven** Census Tract **1426.03** State **CT** Zip Code **06513**
 Property Address **136 Hemingway Street** County **New Haven**
 City **New Haven** Legal Description **Volume: 5930 Page: 028; Assessor's MBP: 116-1033-01200**
 Date of Sale **N/A** Date of Sale **N/A** Loan Term **N/A** yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ **4,527.54** (yr) Loan charges to be paid by seller \$ **N/A** Other sales concessions **None**
 Lender/Client **Mr. Evan Trachten** Address **City of New Haven, 165 Church Street, New Haven, CT 06510**
 Occupant **Vacant Land** Appraiser **William F. Esposito, Jr.** Instructions to Appraiser **Provide an Opinion of Market Value**

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 35 % One-Unit 10 % 2-4 Unit 30 % Apts. 10 % Condo 10 % Commercial
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 1-3 % Vacant
 One-Unit Price Range \$ **90,000** to \$ **280,000** Predominant Value \$ **175,000**
 One-Unit Age Range **5** yrs. to **150** yrs. Predominant Age **75** yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

The subject is located within 2.5 miles northeast of the downtown area, in an area that consists of a mixture of residential and commercial uses. There is convenience to shopping, public transportation, Routes #17 and #80 and Interstate 91. The traffic pattern on the subject street is considered to be moderate. The proximity to a commercial use and a flood zone are adverse conditions on the subject property.

SITE

Dimensions **See attached deed and Survey Map** = **55,295 s.f. = 1.27 Acres** Corner Lot
 Zoning Classification **PDU-80, Planned Development Unit** Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) **To be built upon with a multi-unit dwelling subject to wetland, zoning approval**
 Eiec. Public Private
 Gas In street Surface Paved asphalt
 Water In street Storm Sewer Curby/Gutter
 San. Sewer In street Sidewalk Street Lights
 Topo **Rolling**
 Size **Average**
 Shape **Irregular**
 View **No special view amenity**
 Drainage **Drainage conditions unknown; wetlands on the site**
 Is the property located in a FEMA Special Flood Hazard Area? Yes No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) **Only a very limited on-site inspection was performed. The site contains 55,295 square feet, or 1.27 acres (rounded). A substantial portion of the property consists of wetlands, and as a result, most of the site is located in a flood hazard zone. A sanitary sewer easement exists along a portion of the easterly side of the site. A gas line easement exists along the southeasterly portion of the site. See addendum for additional site comments.**

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property a minus (-) adjustment is made thus reducing the indicated value of subject. If a significant item in the comparable is inferior to or less favorable than the subject property a plus (+) adjustment is made thus increasing the indicated value of the subject.

| ITEM | SUBJECT PROPERTY | COMPARABLE NO 1 | COMPARABLE NO 2 | COMPARABLE NO 3 |
|--------------------------------|-----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Address | 136 Hemingway Street New Haven | 468 Middletown Avenue New Haven | 611 Middletown Avenue New Haven | 124 Oakley Street New Haven |
| Proximity to Subject | | 1.06 miles N | 1.17 miles N | 1.85 miles SW |
| Sales Price | \$ N/A | \$ 100,000 | \$ 90,000 | \$ 70,000 |
| Price \$/Sq. Ft. | \$ N/A | \$ 6.25 | \$ 6.25 | \$ 7.33 |
| Data Source(s) | City Hall/Inspection | MLS/City Hall/V. 10123 Pg. 191 | MLS/City Hall/V. 10119 Pg. 042 | MLS/City Hall/Vol. 9702 Page 140 |
| ITEM | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
| Date of Sale/Time Adj. | N/A | Cl. 01/29/2021 | Cl. 01/25/2021 | Cl. 09/04/2020 |
| Location | Average- | Average | Average | Average |
| Site/View | 55,295 sft/Average | 16,011 sft/Average | +39,500 12,500 sft/Average | +43,000 9,544 s.f./Average |
| Wetlands | Substantial | None | -50,000 None | -45,000 None |
| Topography | Rolling | Level | -5,000 Level | -5,000 Mostly level |
| Easement | Gas and san. sewer | None | -5,000 None | -5,000 None |
| Shape | Irregular | Rectangular | -5,000 Rectangular | -5,000 Rectangular |
| Sales or Financing Concessions | N/A | None noted | None noted | None noted |
| Net Adj. (Total) | | + X - \$ -43,500 | + X - \$ -33,000 | + X \$ -18,000 |
| Indicated Value of Subject | | Net 43.5 % Gross 126.5 % \$ 56,500 | Net 36.7 % Gross 136.7 % \$ 57,000 | Net 25.7 % Gross 160.0 % \$ 52,000 |

Comments on Market Data **The quality of the market data is rated average. Equal weight is assigned to all three sales in the final opinion of value. All three sales are considered to be superior in location compared to the subject property. Each sale is located on a smaller lot than the subject site, but lack wetlands and are not in a flood zone. The shape and topography of the sales are superior to that of the subject site.**

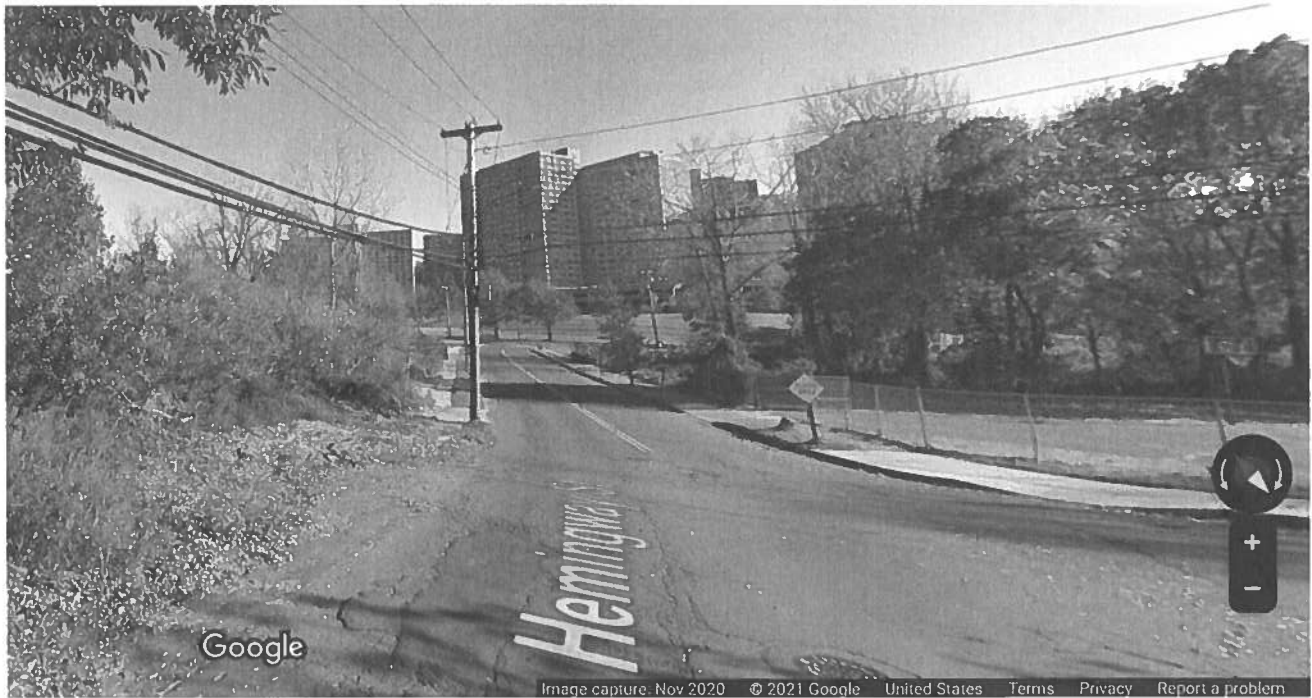
Comments and Conditions of Appraisal **No conditions of this appraisal. The subject is considered to be a legal building lot. This appraisal assumes that the subject property is free and clear of any environmental hazards. This appraisal was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).**

Final Reconciliation **Sole weight is assigned to the Sales Comparison Approach as it is the only approach considered applicable in the valuation of a single building lot or vacant land.**

RECONCILIATION

I (WE) ESTIMATE THE VALUE OF THE SUBJECT PROPERTY AS OF **June 9, 2021** TO BE \$ **55,000**

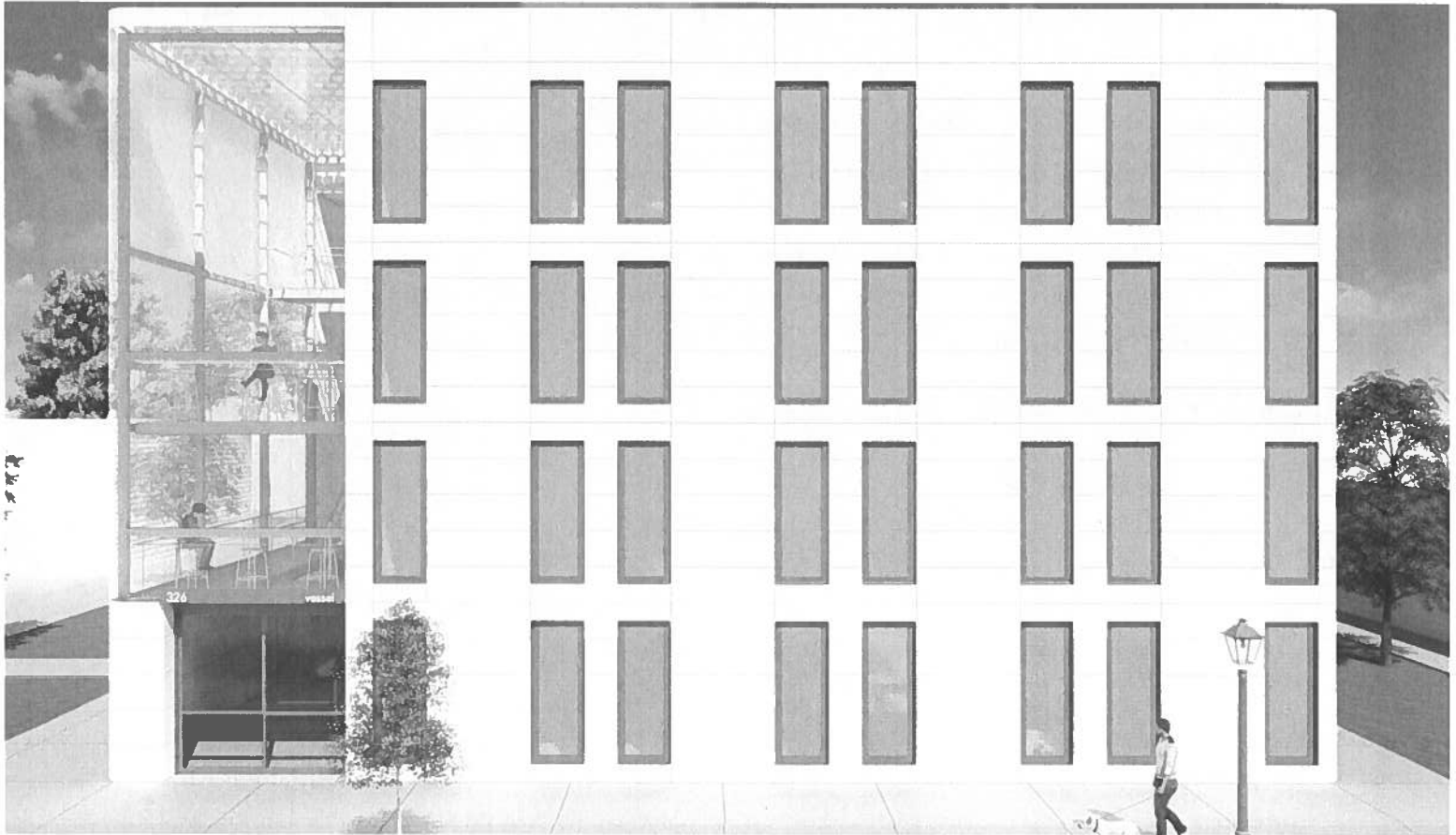
Appraiser **William F. Esposito, Jr.** Supervisory Appraiser (if applicable)
 Date of Signature and Report **06/11/2021** Date of Signature
 Title **Owner - Esposito & Associates** Title
 State Certification # **RCG-187 (Certified General Appraiser)** ST CT State Certification #
 Or State License # Or State License #
 Expiration Date of State Certification or License **04/30/2022** Expiration Date of State Certification or License
 Date of Inspection (if applicable) **June 9, 2021** Did Did Not Inspect Property Date of Inspection



136 Hemingway Street (vacant lot on left side of photo)

Vessel

136 HEMINGWAY STREET NEW HAVEN, CT



April 16, 2021