

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING October 20, 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 &

Topic: October 20, 2021 PAD meeting

Time: Oct 20, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/94985414487?pwd=RGJaNEZOaXpGaTFwbmdROHhVNnNGUT09>

Meeting ID: 949 8541 4487

Password: 1234567a

- I. Call to Order
- II. Approval of Minutes from September 29,2021 Special Meeting
- III. Action items

| <u>Property Address</u> | <u>Type of Sale</u> | <u>Applicant</u> | <u>Ward</u> |
|-------------------------|---------------------|------------------------------|-------------|
| 6-8 Evergreen Court | Negotiated | National Construction, LLC | 3 |
| 180 Butler Street | Negotiated | Macedonia Pentecostal Church | 20 |

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

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

PAD SPECIAL MEETING MINUTES
September 29, 2021

PRESENT: Hon. Gerald M. Antunes, BoA; Anna Festa, BoA; Kathleen Krolak, Economic Development; William Long, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office.

Meeting called to order at 3:08 PM

A motion to approve the PAD minutes from July 21, 2021 was made by Alder Antunes, seconded by Clay Williams, minutes approved (William Long abstained, Kathleen Krolak abstained).

New Business

346 Grand Avenue

Evan explained the City is proposing to acquire this three family property from the Fair Haven Health Clinic (FHHC) for up to \$285,000.00. The City will rehabilitate this property as a two family owner occupied property with a 20 year occupancy requirement. Evan told the committee that the City owns 342 Grand Avenue. We are proposing to acquire two adjacent properties at 346 Grand Avenue and 350 Grand Avenue. Evan described this as a package deal. All properties will be developed as two family owner occupied properties. The City has been working on this plan with the FHHC for several months. The appraised value of 346 Grand Avenue is \$230,000, Evan noted that as a package deal the City is under paying for the property at 350 Grand so if this deal is approved the City will have \$165,000 in equity because the property at 350 Grand is valued at \$375,000 and we are proposing to acquire it for \$155,000.

Alder Antunes asked about the parking. Evan explained that 342 Grand Avenue has a driveway. There is also an access alleyway to access 346 and 350 Grand Avenue. 350 Grand Avenue also could be accessed via 352 Grand Avenue which is owned by the FHHC. Alder Antunes asked about an easement for parking. The City would create the easement. The homeowners would be required to maintain the easement area, it would not fall upon the City.

Evan explained the math about the appraised values and the purchase price: The purchase price for both properties is \$440,000 and the appraised value is \$605,000, that leaves \$165,000 in equity. Alder Festa asked about the cost to renovate and the future sales prices. Evan explained that the City has the funding to acquire the property, and we have revolving funding to rehabilitate the properties. We are not a for profit company. The City sees a community benefit to stabilizing the area with long term homeownership. The Clinic intends to develop a new health center at the James street end of the block. Alder Festa asked why we would reduce the occupancy to two units? Evan noted creating an owner duplex lends itself to a long term occupant because it creates a larger space compared to a 2-bedroom apartment on each floor.

Alder Festa noted this is not a money making project and City staff needs to be clear about that fact. The City will spend money on the acquisition and renovations, and will then sell the properties for less than we spent. Alder Festa the City will be spending money to achieve the community benefit. Alder Festa asked what happens if a buyer sells one of these properties prior to the 20-year requirement. Evan told the committee the remainder of the occupancy period must be satisfied by the next owner.

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

350 Grand Avenue

Evan told the committee that this proposal is to acquire an office building from Fair haven Health Clinic (FHHC) for \$155,000. The property was appraised at \$375,000. The property is proposed to be converted to two units. There will be a 20-year occupancy requirement. Clay asked why FHHC is giving the City the property below market value. Evan told the committee that FHHC wants us to be their partner. FHHC has a level of trust and comfort with the City and they have seen our recent work developing properties. Alder Festa asked if we know how much FHHC paid for this property. Evan told the committee that we are basically paying off their mortgage and getting a great deal. Alder Festa also asked if FHHC is looking for something in return for giving us a great deal. Evan told the committee that this deal has nothing to do with any future commitments from the City towards FHHC's future development.

Alder Festa asked if the rental units were affordable. Evan told the committee the funding for development would impact the affordability of the rental units. The full details of the project are still unfolding.

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

PAD Guidelines

Evan would like to continue discussing the guidelines. Evan has been working with our lawyers to revise the Guidelines. Evan plans to make this an action item in the future. There will not be major changes. Staff should look to update the Guidelines every 5 years according to language within the document.

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

Meeting Adjourned 3:36 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | | |
|--|----------|----------------------------------|---------------|---|-------------------------------|---|--|
| Property Address | | Map-Block-Parcel | Zoning | Ward | Property Type | Total legal units | |
| 6 Evergreen Court 8 Evergreen Court | | 342 0152 00500 342 0152 00501 | RM-1 | 3 | Improved lot + vacant land | 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. | |
| \$41,900 | \$18,100 | \$300 | \$ 105,900.00 | | 50' X 40' | 2178 | |
| \$45,600 | | | | | 61' X 40' | 2454 | |
| | | | | | | 4632 Total Sq./ Ft. Per Assessor | |

Property Value Information

| | | | | | | |
|-----------------|------------------|-----------|--------------|----------------|-------------|-----------------|
| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
| \$ 105,900 | Vision Appraisal | 10/1/2021 | Negotiated | \$10,000 | TBD | \$ 15,000 |

Prior Notifications Sent to

| | | | |
|-----------------------------------|------------------------------------|-----------------|--------------------------|
| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
| Yes X No <input type="checkbox"/> | Hon. Ron Hurt 3 rd Ward | N/A | N/A |

Applicant's Information

| | |
|---|--|
| Applicant's name, address & telephone: | Name, address & telephone of contact person: |
| National Construction, LLC 224 Falls Road Bethany CT 06524 | |

| | | | |
|---------------------------------------|-------------|--------------|----------|
| Applicant's City property tax status: | Review date | Reviewed by: | Comments |
| Current | 10/14/2021 | Staff | Current |

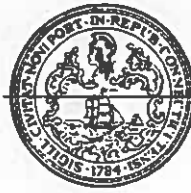
Proposal: LCI proposes the sale of a vacant single-family property at 6 Evergreen Court and a sliver lot at 8 Evergreen Court.

General discussion: The applicant will rehabilitate the property as a single-family residence with an accessory dwelling unit, and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than ten (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by: *Erin G...* Date 10/15/2021 Concurred by: *[Signature]* Date 10/15/21

| Committee | Date | Action |
|-----------------|------------|--------|
| PAD | 10/20/2021 | |
| City Plan | 11/17/2021 | |
| L.C.I. | 11/24/2021 | |
| Board of Alders | 12/20/21 | |



**CITY OF NEW HAVEN
BOARD OF ALDERMEN**

Ron C. Hurt
Alder, Ward 3

574 Congress Avenue
New Haven, CT 06519-1315

Chaplain
Black and Hispanic Caucus

Vice Chair
Health & Human Services Committee

Member
Aldermanic Affairs Committee
Finance Committee
New Haven Slavery Task Force

Telephone: (203) 675-5467
Email: Ward3@newhavenct.gov

July 26, 2021

To Whom it may concern:

I am pleased to offer my support for the proposed purchase by Mr. Ferdinand Escoffey of National Construction, LLC for the purchase of 6-8 Evergreen Court.

After meeting with him and hearing his plans for the two parcels: the house and parking area I am excited about the prospect of bringing this blighted property back to a constructive use.

As this proposal will enhance the property and the surrounding neighborhood, I fully support the purchase and look forward to seeing the project bringing life to this area soon after the sale is complete.

Sincerely

Ron C. Hurt

Hon. Ron C. Hurt
Ward 3, Alder

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Alder Ron Hurt 3rd Ward

DATE: **October 12, 2021**

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

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

Disposition of vacant single-family property at 6 Evergreen Court and vacant lot at 8 Evergreen Court to National Construction, LLC. The applicant will rehabilitate the property as a two (2) unit structure and sell it to an owner occupant for a minimum ten (10) year occupancy period

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

r _____

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 | | UTILITIES | | STRT/ROAD | | LOCATION | |
| CITY OF NEW HAVEN | | | | | | | |
| 165 CHURCH ST | | | | | | | |
| NEW HAVEN CT 06510 | | | | | | | |
| All Pct ID WARD 03 TAXABLE 1408 CENSUS 3007 BLOCK QUERY G GIS ID 22729 Assoc Pct# | | SUPPLEMENTAL DATA I/E REPO TAX DIST | | | | | |

| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---------------------------|-------------------------------|------|-------------|------------|-----|-----|------------|-----------|
| CITY OF NEW HAVEN | 1375 CHAPEL STREET LLC | 9589 | 0211 | 06-23-2017 | U | U | 13,600 | 18 |
| STEINBACH MICHAEL | BREEN CAPITAL INVESTMENT CORP | 8427 | 0262 | 08-18-2009 | U | U | 0 | 25 |
| CONSTITUTION HOLDINGS LLC | | 6018 | 0139 | 01-08-2002 | U | U | 0 | 1 |
| | | 5888 | 0222 | 07-03-2001 | U | U | 0 | 1 |
| | | 5888 | 0222 | 07-03-2001 | U | U | 15,500 | 14 |
| Total | | | | | | | | 18 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | |
|--------------|------|-------------|-------------------|--------|--------|----------|
| Year | Code | Description | Amount | Number | Amount | Comm Int |
| | | | | | | |
| Total | | | 0.00 | | | |

| ASSESSING NEIGHBORHOOD | | |
|------------------------|------------|-------|
| Nbhd | Nbhd Name | Batch |
| 1900 | NORTH HILL | |

| BUILDING PERMIT RECORD | | | |
|------------------------|------------|------|-------------|
| Permit Id | Issue Date | Type | Description |
| | | | |

| VISIT / CHANGE HISTORY | | | |
|------------------------|-----|------|-------|
| Date | Id | Type | Is Cd |
| 12-15-2020 | VA | 04 | DM |
| 08-19-2011 | VA | 04 | DM |
| 06-01-2011 | JW1 | 03 | 70 |
| 01-20-2011 | JEW | 03 | 04 |
| 07-09-2001 | DA | | 45 |

| LAND LINE VALUATION SECTION | | | | | | |
|-----------------------------|-------------|-------|----|------------|------------|----------|
| B Use Code | Description | Zone | LA | Land Units | Unit Price | Size Adj |
| 1 | CITY MDL-01 | RM1 0 | 0 | 2,178 | SF | 18.34 |
| | | | | | | 1.00000 |
| | | | | | | 5 |
| | | | | | | 1.00 |
| | | | | | | 1900 |
| | | | | | | 1.050 |
| | | | | | | 1900 |
| | | | | | | 1.050 |
| | | | | | | 1.000 |
| | | | | | | 19.26 |
| | | | | | | 41,900 |

| | | | | | |
|------------------------------|-------|-----------|---------------------------------|-------------------------|--------|
| Total Card Land Units | 2,178 | SF | Parcel Total Land Area 0 | Total Land Value | 41,900 |
|------------------------------|-------|-----------|---------------------------------|-------------------------|--------|

VISION

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 18,100
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 41,900
 Special Land Value 0
 Total Appraised Parcel Value 60,000
 Valuation Method C

PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed |
|--------------|------|---------------|--------------|------|---------------|
| 2020 | 21 | 24,640 | 2018 | 21 | 24,640 |
| | 22 | 8,330 | | 22 | 8,330 |
| Total | | 32,970 | Total | | 32,970 |

6093
 NEW HAVEN, CT

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|-----------------------|----|----------------|---------|----|-------------|
| Style: 03 | | Colonial | | | |
| Model: 01 | | Single Family | | | |
| Grade: C | | Average | | | |
| Stories: 2 | | 2 Stories | | | |
| Occupancy: 1 | | Brick | | | |
| Exterior Wall 1: 19 | | Wood Shingle | | | |
| Exterior Wall 2: 14 | | Gable/Hip | | | |
| Roof Structure: 03 | | Asphalt | | | |
| Roof Cover: 03 | | Plaster/Drywal | | | |
| Interior Wall 1: 03 | | | | | |
| Interior Wall 2: 12 | | Fin W/D/Carpet | | | |
| Interior Fir 1: 02 | | Oil/Gas | | | |
| Interior Fir 2: 04 | | Forced Hot Air | | | |
| Heat Type: 01 | | None | | | |
| AC Type: 03 | | 3 Bedrooms | | | |
| Total Bedrooms: 1 | | | | | |
| Total Bathrooms: 0 | | | | | |
| Total Half Baths: 6 | | 6 Rooms | | | |
| Total Xtra Fixtrs: 02 | | Average | | | |
| Bath Style: 02 | | Average | | | |
| Kitchen Style: 160 | | | | | |
| Interior Condition: 3 | | Fin Rec Room | | | |
| Fin Bsmnt Area: 190B | | NORTH HILL B | | | |
| Fin Bsmnt Qual: 3 | | | | | |
| NBHD Code: 190B | | | | | |

CONDO DATA

| | | | | |
|-------------|------|-------------|----------|---|
| Parcel Id | C | B | Ownr | S |
| Adjust Type | Code | Description | Factor-% | |
| Condo Fir | | | | |
| Condo Unit | | | | |

Building Value New: 181,424

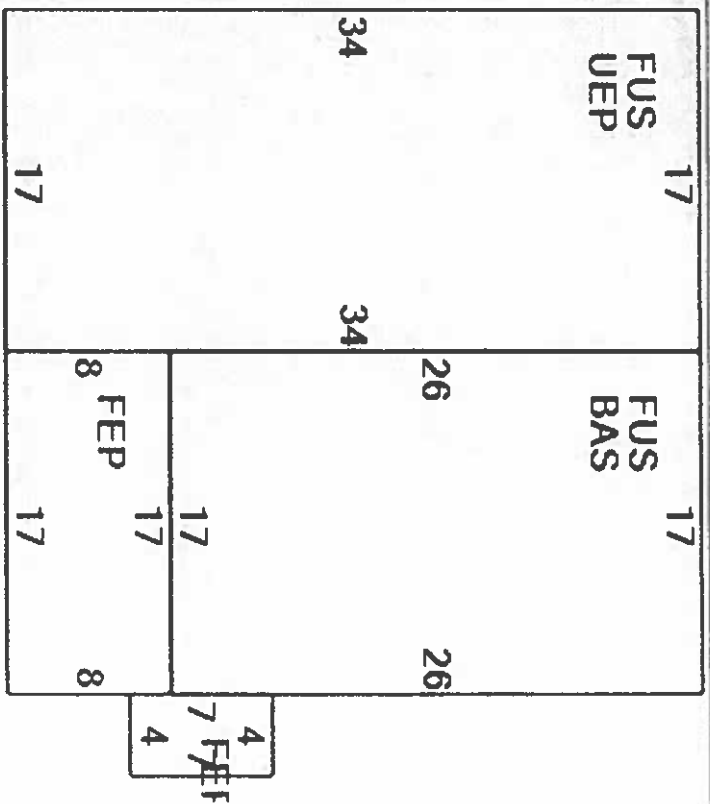
Year Built: 1910
 Effective Year Built: 1931
 Depreciation Code: U
 Remodel Rating: 90
 Year Remodeled: 0
 Depreciation %: 0
 Functional Obsol: 0
 External Obsol: 1
 Trend Factor: 1
 Condition: 10
 Condition %: 18,100
 Percent Good: 10
 RCNLD: 18,100
 Dep % Ovr: 10
 Dep Ovr Comment: 10
 Misc Imp Ovr: 18,100
 Misc Imp Ovr Comment: 18,100
 Cost to Cure Ovr: 18,100
 Cost to Cure Ovr Comment: 18,100

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

| Code | Description | L/B | Units | Unit Price | Yr Bit | Cond | Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|----------------------|-----|-------|------------|--------|------|----|------|-------|------------|-------------|
| 3AS | First Floor | | | 442 | | | | | | | |
| FEP | Enclosed Porch | | | 0 | | | | | | | |
| US | Finished Upper Story | | | 1,020 | | | | | | | |
| JEP | Unfin Enclos Prch | | | 0 | | | | | | | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value: |
|---------------------------|----------------------|-------------|------------|----------|-----------|-----------------|
| 3AS | First Floor | 442 | 442 | 442 | 102.96 | 45,510 |
| FEP | Enclosed Porch | 0 | 164 | 98 | 61.53 | 10,091 |
| US | Finished Upper Story | 1,020 | 1,020 | 1,020 | 102.96 | 105,024 |
| JEP | Unfin Enclos Prch | 0 | 578 | 202 | 35.98 | 20,799 |
| TH Gross Liv / Lease Area | | 1,462 | 2,204 | 1,762 | | 181,424 |



| CURRENT OWNER | TOPO | UTILITIES | STRT / ROAD | LOCATION | DESCRIPTION | Code | Assessed | Assessed | 6093 |
|--------------------|------|-----------|-------------|----------|-------------|------|----------|----------|--------------|
| CITY OF NEW HAVEN | | | | | EX COM LN | 21 | 45,300 | 31,710 | |
| 165 CHURCH ST | | | | | EX COM CN | 24 | 300 | 210 | NEW HAVEN CT |
| NEW HAVEN CT 06510 | | | | | | | | | |
| 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 | 6998 | 0166 | 11-09-2004 | U | V | 0 | 2020 | 21 | 26,600 | 2019 | 21 | 26,600 | 2018 | 21 | 26,600 |
| HEARD JOHN L & ALVA W & SURV | 0 | 0 | 08-23-1967 | | | 0 | 2024 | 24 | 210 | 2019 | 24 | 210 | 2018 | 24 | 210 |
| Total | | | | | | | | | | | | | | | |

| EXEMPTIONS | DESCRIPTION | AMOUNT | CODE | DESCRIPTION | NUMBER | AMOUNT | OTHER ASSESSMENTS | AMOUNT | COMM INT |
|------------|-------------|--------|------|-------------|--------|--------|-------------------|--------|----------|
| | | | | | | | | | |
| Total | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | Nbhd | Nbhd Name | Tracing | Batch |
|------------------------|------|------------|---------|-------|
| 1900 | | NORTH HILL | | |
| NOTES | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | |
|------------------------|------------|------|-------------|--------|-----------|--------|-----------|----------|--|
| 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 | RM1 | 0 | 2,454 | SF | 17.59 | 1.00000 | 5 | 1.00 | 1900 | 1.050 | | 18.47 | 45,300 |

| APPRAISED VALUE SUMMARY | | | | | | | | | |
|------------------------------|-------------------------------|-------------------------------|-----------------------------|--------------------|------------------------------|--|--|--|--|
| Appraised Bldg. Value (Card) | Appraised Xf (B) Value (Bldg) | Appraised Ob (B) Value (Bldg) | Appraised Land Value (Bldg) | Special Land Value | Total Appraised Parcel Value | | | | |
| 0 | 0 | 300 | 45,300 | 0 | 45,600 | | | | |
| Total Appraised Parcel Value | | | | | | | | | |

| VISIT / CHANGE HISTORY | | | | | | | | | |
|------------------------|----|------|----|----|-------------------------|--|--|--|--|
| Date | Id | Type | Is | Cd | Purpose/Result | | | | |
| 03-16-2011 | TT | 03 | | 94 | Vacant with Outbuilding | | | | |
| 06-15-2001 | MJ | | | 45 | Review Against Field Cd | | | | |



Legend

-  NewHaven_Web_Parcels
-  PDU Overlay Zone
-  Zoning Boundaries

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: 10/12/202

0 0.0035 0.007 0.014 mi



Legend

-  NewHaven_Web_Parcels
-  PDU Overlay Zone
-  Zoning Boundaries

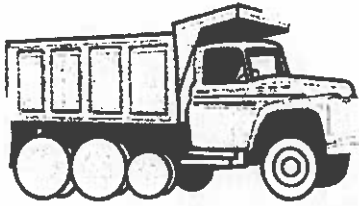
ZONING MAP PRINT

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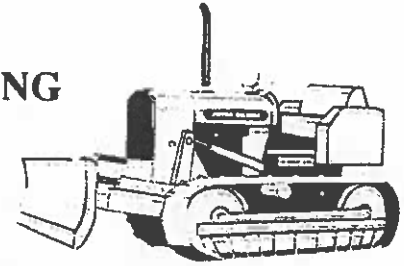
Date: 10/12/202





**G. THOMAS LETIS, JR.
LETIS TRUCKING EXCAVATING
WATER AND SEWER**

173 HUNT LANE
EAST HAVEN, CONNECTICUT 06512
TELEPHONE 203-467-2695



COMPLETE SITE WORK - RESIDENTIAL - COMMERCIAL - INDUSTRIAL - DEMOLITION

August 4, 2021

City of New Haven
Orange Street
New Haven, Ct.
Building Department
ATTN: Jose/Demolition Officer

RE: 6 Evergreen Court New Haven/Demolition Bid

Dear Jose:

Please accept this letter as formal bid to demolish 6 Evergreen Court New Haven. Bid includes all demolition, removal of debris, environmental service, insurance, sewer reline, permit and police service.

Total proposed amount: \$86,050.00

G. Thomas Letis Jr
Owner/Manager

Construction Bid Form

Contractor Information

Name Evergreen Court Demo
Address 6 Evergreen Court
City, State ZIP New Haven, CT 06519
Phone _____
Email _____

Project name Dwepartment of Public Work

Owner Information

Company Tim's Enterprises LLC
Name Timothy Washington
Address 6 Grace Street
City, State ZIP New Haven, CT 06511
Phone 203-410-5189
Email tims.enterprises@yahoo.com

Scope of Work

COMPLETE DEMOLITION AS PER WALK-THROUGH

Not Included

n/a

Company Proposal

Tim's Enterprises LLC, propose the above scope of work for 6 Evergreen Court in the amount of \$136,500.00

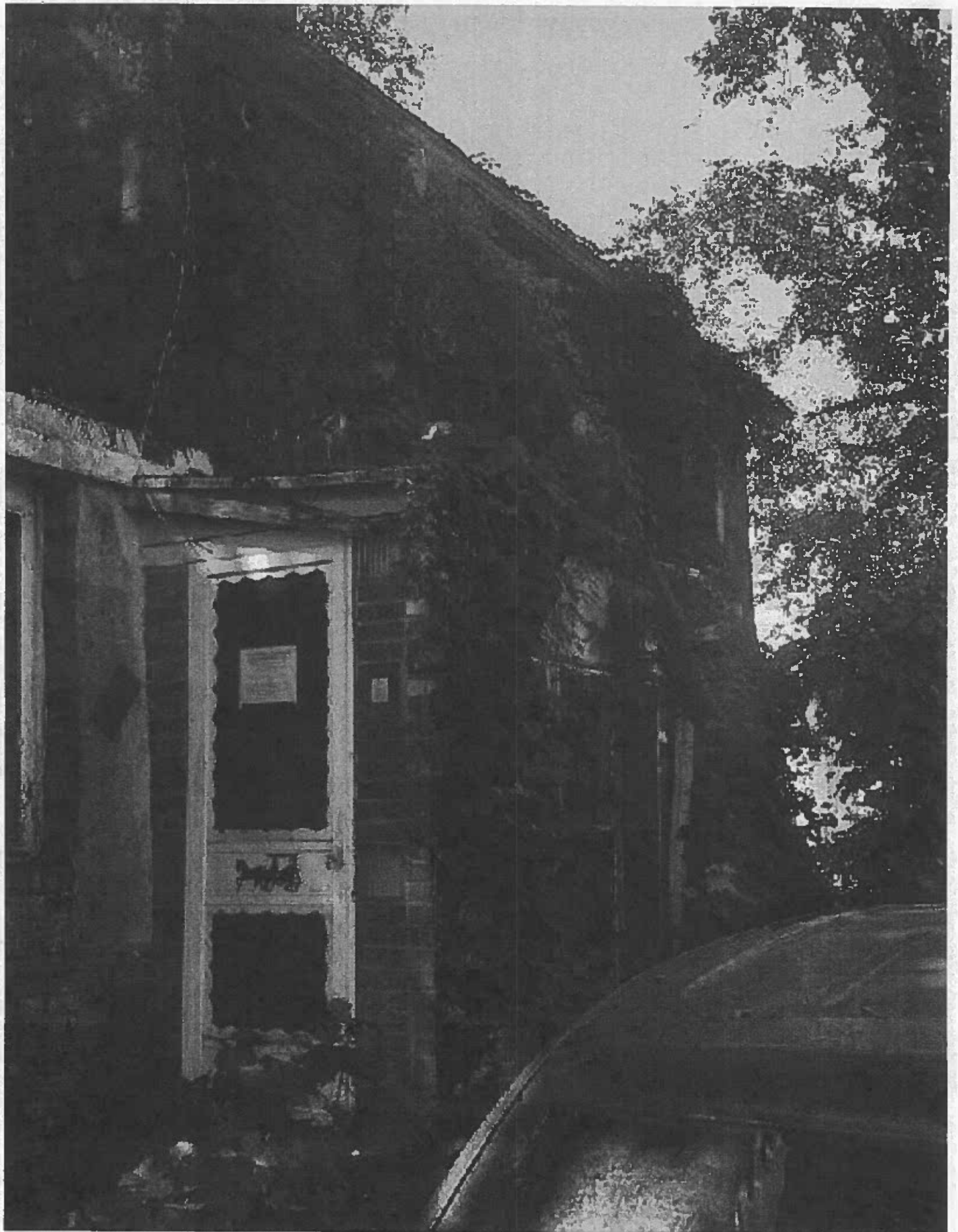
Timothy Washington 8/3/2021
Submitted by (Company Representative) Date

Owner Acceptance

I, _____, do accept the above scope of work proposed for 6 Evergreen Court in the amount of \$136,500.00

City of New Haven

Submitted by (home owner or authorized representative) Date







LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | | |
|------------------------------|----------|------------------|-------------|-------------------|------------------|-------------------|----------------|
| Property Address | | Map-Block-Parcel | Zoning | Ward | Property Type | Total legal units | |
| 180 Butler Street | | 288 0522 01500 | RM-2 | 20 | Sliver lot | N/A | |
| 2019 Assessment Value (100%) | | | | 70% of Assessment | | Property Size | |
| Land + OB | Building | Other | Total Value | | For Tax Purposes | | Lot Size |
| \$45,600 | N/A | N/A | \$ 45,600 | | \$31,920 | | 30' X 136' |
| | | | | | | | Total sq. ft. |
| | | | | | | | 3920 |
| | | | | | | | Total Sq./ Ft. |
| | | | | | | | Per Assessor |

Property Value Information

| | | | | | | |
|-----------------|------------------|-----------|--------------|------------------------|-------------|-----------------|
| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
| \$ 45,600 | Vision Appraisal | 10/1/2021 | Negotiated | \$1.00 per square foot | N/A | \$ 3,920 |

Prior Notifications Sent to

| | | | |
|-----------------------------------|--|-----------------|--------------------------|
| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
| Yes X No <input type="checkbox"/> | Hon. Oscar Havyarimana 20 th Ward | N/A | N/A |

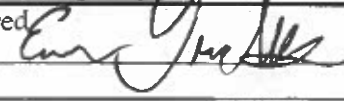
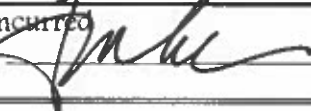
Applicant's Information

| | | | |
|---|-------------|--|----------|
| Applicant's name, address & telephone: | | Name, address & telephone of contact person: | |
| MACEDONIA PENTACOSTAL CHURCH 184 Butler ST Hamden CT 06511 | | | |
| Applicant's City property tax status: | Review date | Reviewed by: | Comments |
| Current | 10/15/2021 | Staff | Current |

Proposal: LCI proposes the sale of a vacant lot at 180 Butler Street.

General discussion. The applicant will utilize this land for parking in conjunction with their property at 184 Butler Street.

Owner Occupancy? N/A

Prepared by:  Date 10/15/2021
 Concurred by:  Date 10/15/21

| Committee | Date | Action |
|-----------------|------------|--------|
| PAD | 10/20/2021 | |
| City Plan | 11/17/2021 | |
| L.C.I. | 11/24/2021 | |
| Board of Alders | 12/20/21 | |

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Oscar Havyarimana 20th Ward

DATE: **October 14, 2021**

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

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

Disposition of vacant lot at 180 Butler Street to Macedonia Pentecostal Church at 184 Butler Street. The lot will be used for parking.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

r _____

INSTRUCTIONS TO DEPARTMENTS

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

| CURRENT OWNER | TOPO | UTILITIES | STRT / ROAD | LOCATION | DESCRIPTION | CODE | ASSESSED | ASSESSED | ASSESSED | VISION |
|---|------|-----------|-------------|----------|-------------|------|----------|----------|----------|---------------|
| CITY OF NEW HAVEN THE | | | | | EX COM LN | 21 | 45,600 | 31,920 | | 6093 |
| 165 CHURCH ST | | | | | | | | | | NEW HAVEN, CT |
| NEW HAVEN CT 06510 | | | | | | | | | | |
| AIR Prcl ID 20 WARD TAXABLE CENSUS BLOCK QUERY G GIS ID 17691 I/E REPO TAX DIST Assoc Pld# | | | | | | | | | | |
| TOTAL | | | | | | | 45,600 | 31,920 | | |

| RECORD OF OWNERSHIP | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|---------------------|------------|----|-----|--------------------------------|----|------|--------|----------|------|------|----------|
| BK-VOL/PAGE | SALE DATE | QU | V/I | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed |
| 7245 / 0257 | 07-01-2005 | U | V | 0 | 15 | 2020 | 21 | 25,550 | 2019 | 21 | 25,550 |
| 5225 / 0255 | 10-30-1997 | U | I | 0 | 1 | | | | | | |
| TOTAL | | | | | | | 25,550 | 25,550 | | 21 | 25,550 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|--------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| | | | 0.00 | | | | |
| TOTAL | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|--------------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 1600 | NEWHALLVILLE | | |
| NOTES | | | |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|------|-------------|--------|-----------|--------|-----------|----------|
| 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 | |
| 1 | 902V CITY MDL-00 | RM1 | 0 | | 3,920 | SF | 12.93 | 1.00000 | 5 | 1.00 | 1600 | 0.900 | |
| TOTAL | | | | | | | | | | | 45,600 | | |

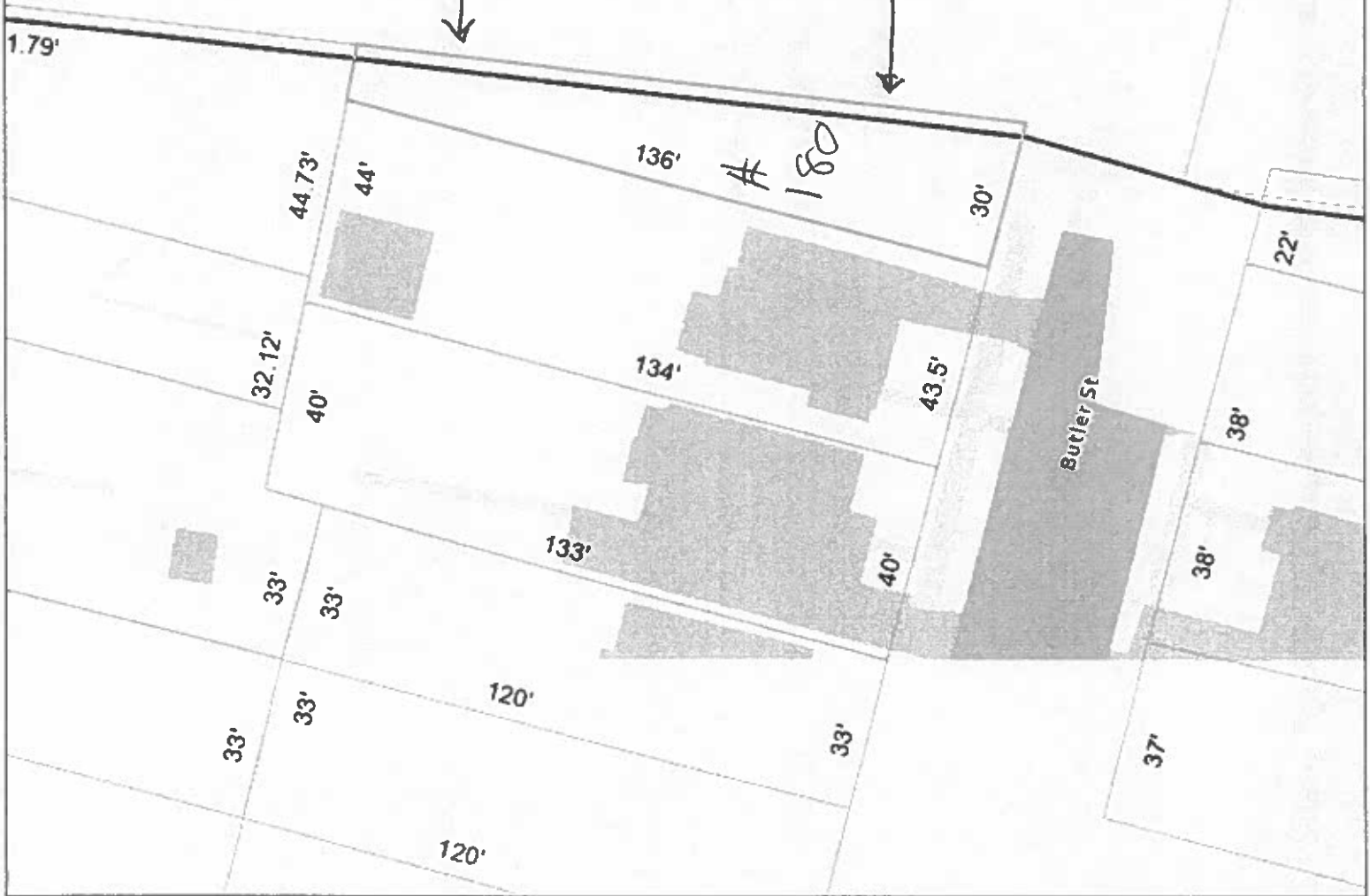
| VISIT / CHANGE HISTORY | | | | | | | | | |
|------------------------|----|------|----|----|-------------------------|--|--|--|--|
| Date | Id | Type | Is | Cd | Purpose/Result | | | | |
| 01-21-2011 | RB | 03 | | 99 | Vacant | | | | |
| 07-27-2001 | TM | | | 45 | Review Against Field Cd | | | | |

| APPRAISED VALUE SUMMARY | | | | | | | | | |
|-------------------------------|--|--|--|--|-------------------------------|--|--|--|--|
| Appraised Bldg. Value (Card) | | | | | Appraised Ob (B) Value (Bldg) | | | | |
| 0 | | | | | 0 | | | | |
| Appraised Xf (B) Value (Bldg) | | | | | 0 | | | | |
| Appraised Land Value (Bldg) | | | | | 45,600 | | | | |
| Special Land Value | | | | | 0 | | | | |
| Total Appraised Parcel Value | | | | | 45,600 | | | | |
| Valuation Method | | | | | C | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

VISION

Hamden town line



Legend

- NewHaven_Web_Parcels
- PDU Overlay Zone
- Zoning Boundaries

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.



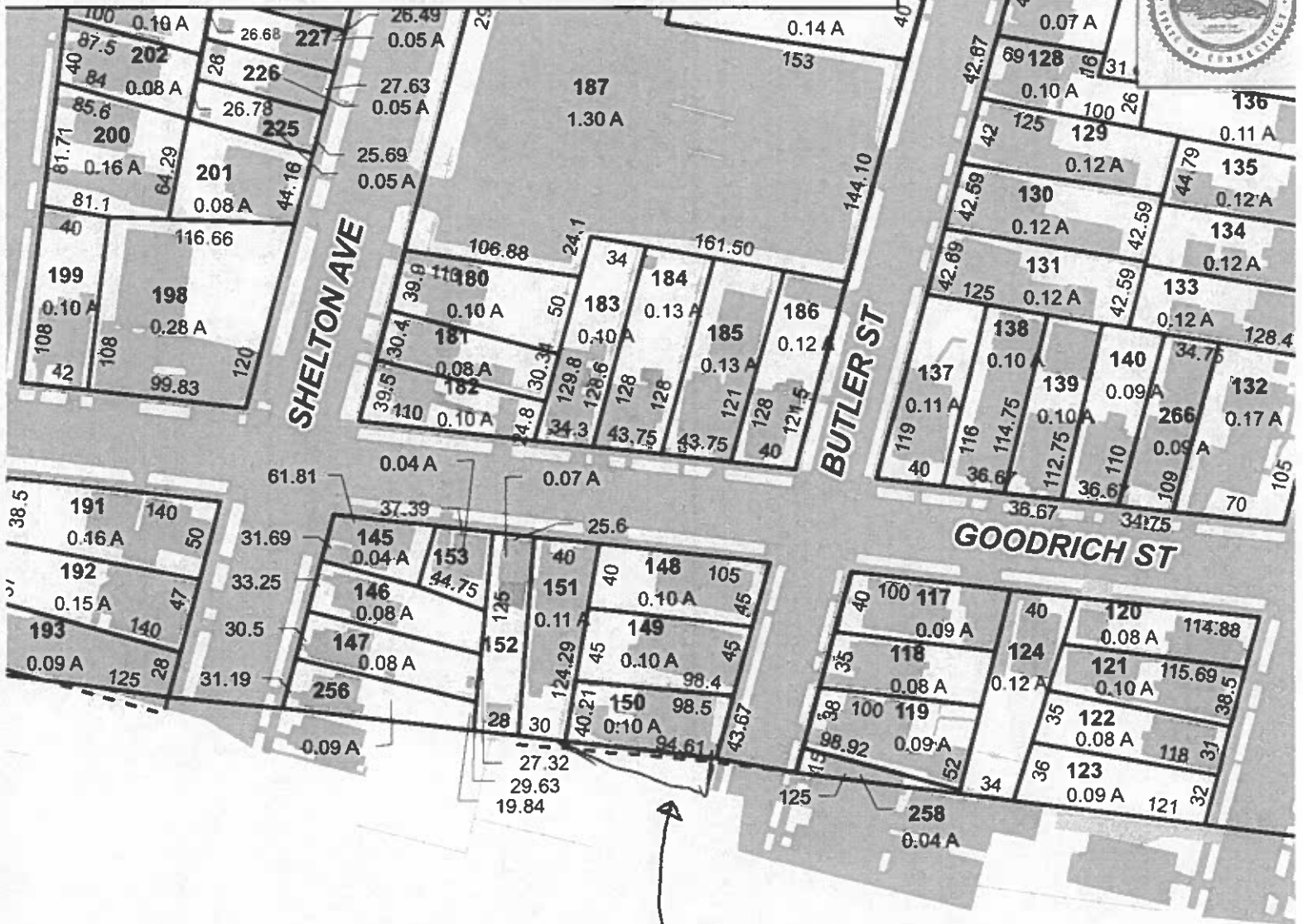
Date: 10/15/202

0 0.0035 0.007 0.014 mi

Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 2126-150-00-0000

Address: 184 BUTLER ST



New Haven
#180 Butler Street



Approximate Scale: 1 inch = 100 feet



Map Produced: October 2020

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no local responsibility for the information contained herein.



Sale of vacant lot at 180 Butler Street to Macedonia Pentecostal Church at 184 Butler Street