#### **CHECK LIST FOR ALDERMANIC SUBMISSIONS**

X Cover Letter	
X Resolutions/ Orders/ Ordinances	
X Prior Notification Form	
X Fiscal Impact Statement - Should incl	ude comprehensive budget
X Supporting Documentation (if applica	-
X E-mailed Cover letter & Order	,
IN ADDITION [IF A GRAN Notice of Intent Grant Summary Executive Summary (not longer than Date Submitted:  Meeting Submitted For:  Regular or Suspension Agenda:	
<b>DISPOSITION OF 90 HUDSON STREE</b>	D OF ALDERS APPROVING (1) THE TO DAISY PITTER FOR \$871.50; 2) THE IT TO UTE BRINKMANN FOR \$544.50; (3) ITER AVENUE TO THE TOWN OF HAMDEN
ORDER OF THE NEW HAVEN BOARI DISPOSITION 37 HALLOCK STREET DISPOSITION OF 90 HUDSON STREE THE DISPOSITION OF 922 WINCHEST FOR \$1.00	TO DAISY PITTER FOR \$871.50; 2) THE TO UTE BRINKMANN FOR \$544.50; (3) TER AVENUE TO THE TOWN OF HAMDEN
Title of Legislation:  ORDER OF THE NEW HAVEN BOARD DISPOSITION 37 HALLOCK STREET DISPOSITION OF 90 HUDSON STREET THE DISPOSITION OF 922 WINCHEST	TO DAISY PITTER FOR \$871.50; 2) THE IT TO UTE BRINKMANN FOR \$544.50; (3) ITER AVENUE TO THE TOWN OF HAMDEN
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Call (203) 946-7670 or bmontalvo@newhavenct.gov with any questions.

#### **CHECK LIST FOR ALDERMANIC SUBMISSIONS**

X Cover Letter X Resolutions/ Orders/ Ordinances X Prior Notification Form X Fiscal Impact Statement - Should incl X Supporting Documentation (if applica X Disk or E-mailed Cover letter & Orde  IN ADDITION IF A GRAN Notice of Intent Grant Summary Executive Summary (not longer than	able) er IT:		
Date Submitted:	May 5th, 2023		
Meeting Submitted For: May 15th , 2023			
Regular or Suspension Agenda:	Regular		
Submitted By:	Arlevia Sanuel, Executive Director, LCI		
<b>DISPOSITION OF 90 HUDSON STREE</b>	D OF ALDERS APPROVING (1) THE TO DAISY PITTER FOR \$871.50; 2) THE IT TO UTE BRINKMANN FOR \$544.50; (3) IER AVENUE TO THE TOWN OF HAMDEN		
Comments: Legistar File ID: LM-	-2023-0317		
Coordinator's Signature:	MPL		
Controller's Signature (if grant):			
Mayor's Office Signature:			

Call (203) 946-7670 or bmontalvo@newhavenct.gov with any questions.



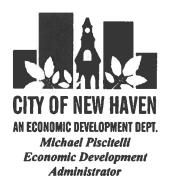
Arlevia T. Samuel Executive Director

#### CITY OF NEW HAVEN

Justin Elicker, Mayor

#### LIVABLE CITY INITIATIVE

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



May 5, 2023
The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION 37 HALLOCK STREET TO DAISY PITTER FOR \$871.50; 2) THE DISPOSITION OF 90 HUDSON STREET TO UTE BRINKMANN FOR \$544.50; (3) THE DISPOSITION OF 922 WINCHESTER AVENUE TO THE TOWN OF HAMDEN FOR \$1.00

#### Dear President Walker-Myers:

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

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

Very truly yours,

Executive Director

# TOTAL IN THE STATE OF THE STATE

#### CITY OF NEW HAVEN

#### JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683



May 3, 2023

Hon. Tyisha Walker- Myers President, New Haven Board of Alders 165 Church Street, 2<sup>nd</sup> Floor New Haven, CT 06510

Dear President Walker-Myers,

Pursuant to Section 21-29 of the New Haven Code of Ordinances and Article IV Section 3B of the Charter of the City of New Haven, and the past practice of the Livable City Initiative and Board of Alders, I certify the following land dispositions of the Livable City Bureau to be a disposition of an Emergency Nature for which immediate action is necessary; and to be deemed second readings proper for vote at the next full meeting of the Board of Alders:

#### Address/MBLU:

- 1. 37 Hallock Street / MBLU 301-0098-04000
- 2. 90 Hudson Street / MBLU 320-0298-03200
- 3. 922 Winchester Avenue / MBLU 253-0527-00500

Please find the attached pertinent information for the disposition of each property identified above, including the required City Plan Commission Report, proposed purchaser, square footage, proposed disposition cost, and conflict of interest/non-collusion affidavit for each purchaser.

The disposition of these properties will further the LCI mission of neighborhood improvement and the amelioration of blighting influences in the City of New Haven. Thank you for your time and consideration in these important LCI matters.

Justin Elicker

Sincerely.

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION 37 HALLOCK STREET TO DAISY PITTER FOR \$871.50; 2) THE DISPOSITION OF 90 HUDSON STREET TO UTE BRINKMANN FOR \$544.50; (3) THE DISPOSITION OF 922 WINCHESTER AVENUE TO THE TOWN OF HAMDEN FOR \$1.00

..body

BE IT ORDERED by the New Haven Board of Alders that the acquisition and disposition by the City of New Haven of those properties referenced in the attached list dated May 15, 2023 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6<sup>th</sup>, 2009; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute and deliver all such instruments as may be necessary or expedient to effectuate the intents and purposes of this Order; and

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

# <u>LIST OF PROPERTIES PROPOSED FOR DISPOSITION</u> May 15, 2023

ADDRESS	Type	Price	Owner	USE	WARD
37 Hallock Street	Sliver lot / owner- occupant  \$0.25 per sq./ft. @ 3,485 sq./ft.	\$ 871.25	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Daisy Pitter to be used for side-yard area and off-street parking.	3
90 Hudson Street	Sliver lot / owner-occupant  \$0.25 per sq./ft. @ 2,178 sq./ft.	\$ 544.50	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Ute Brinkmann who will utilize this parcel as a driveway.	28
922 Winchester Avenue	Negotiated	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to the Town of Hamden. The City of New Haven worked with the Town of Hamden to demolish a property at this site (the property was in New Haven and Hamden). The Town of Hamden will work with a local non-profit housing company to redevelop the site with an owner- occupied residential property. The property must remain taxable and the town-line cannot be moved unless approved by the LCI Board of Directors and the New Haven Board of Alders.	20

# NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. J	Ron Hurt 3rd Ward
DATE:	March 7, 2023	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	inform you that the for rd of Aldermen.	llowing matter affecting your ward(s) will be submitted
		ock Street to Daisy Pitter of 39 Hallock Street. The applicant rking and side-yard area.
	This lot tot our stroot pur	and succession and su
Check one	e if this an appointmer	nt to a commission
Reput	olican	
Unaff r	iliated/Independent/O	the
	INSTRU	UCTIONS TO DEPARTMENTS
1. Depar	iments are responsible for	sending this form to the alderperson(s) affected by the item.
		ered) directly to the alderperson(s) <u>before</u> it is submitted to the he Board of Aldermen agenda.
3. The da	ate entry must be complete	d with the date this form was sent the alderperson(s).

4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

# NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

ТО	:	Hon. T	homas R. Fickli	in, Jr. 28	th Ward	· · · · · · · · · · · · · · · · · · ·
DAT	ΓE:	March 7, 2023				
FRO	OM:	Department	Livable City Init	iative		
		Person	Evan Trachten	(F)	Telephone	X 8373
		form you that the folk of Aldermen.	owing matter affect	ting your wa	ard(s) will be	submitted
		of vacant lot to adjacent driveway.	property owner at 90	Hudson Str	eet. The land	will be
	ck one i Democr	f this an appointment at	to a commission			
	Republi	can				
	Unaffili r	ated/Independent/Oth	ne			
		INSTRU	CTIONS TO DEP	ARTMEN'	<u>TS</u>	
1.	Departm	ents are responsible for se	ending this form to the	alderperson(s)	affected by the	e item.
2.		n must be sent (or delivere ve Services Office for the			ore it is submitt	ed to the
3.	The date	entry must be completed	with the date this form	was sent the	alderperson(s).	

Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

# NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list appl	icable Alders):	Hon. D	evin Avshalon	n-Smith
DATE:	March 7, 2023			
FROM:	Department	LCI Property Divis	ion	
	Person	Evan Trachten &	Telephone	946-8373
	form you that the folloof Aldermen.	owing matter affecting	g your ward(s) will be	submitted
A fire dam The Town	aged structure was	222 Winchester Avenue is recently demolished this land to a location.	ned by the Town or	f Hamden.
Check one if	f this an appointment at	to a commission		
Republic	can			
Unaffilia	nted/Independent/Oth	er		
	INSTRUC	CTIONS TO DEPAR	RTMENTS	

Revised 12/22/99

#### **FISCAL IMPACT STATEMENT**

DATE:	May 15, 2023				
FROM (Dept.):	Livable City Ir		• • •	DIONE	(202) 046 0426
CONTACT:	Arievia Samu	el, Executive D	irector	_ PHONE	(203) 946-8436
SUBMISSION ITEM (Title	of Legislation)	:			
ORDER OF THE NE					7
DISPOSITION 37 HA			Q		
DISPOSITION OF 92					
<u>\$1.00</u>					
List Coats Describ	- i	-4-:1	- h-+h		novembel costs:
		•	•		-personnel costs; budgeted for this
purpos	e.	-		-	4
				CAPITAI	L/LINE EPT/ACT/OBJ CODE
	GENERAL	SPECIAL	BOND	II EIII / O	El I/ACI/OBJ CODE
A. Personnel					
1. Initial start up					
2. One-time					
3. Annual					
B. Non-personnel					
1. Initial start up					
2. One-time					
3. Annual					
List Revenues: Will type.		in any revenu	es for the Cit	y? If Yes, plea	se list amount and
NO YES X					
1. One-time	\$1,416.75				
2. Annual					
Other Comments:					

# LCI Board Meeting Minutes April 26, 2023 (Via Zoom)

**PRESENT:** Hon. Richard Furlow, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Ernie Santiago Michael Pinto (Office of Corporation Counsel \* arrived mid-meeting), Evan Trachten (LCI staff)

Absent: Patricia Brett, Arlevia Samuel (Executive Director),

Guests: Addie Kimbrough

Meeting called to order at 6:04 P.M.

Roll call of Members: Nadine Horton, Taneha Edwards, Hon. Richard Furlow, Hon. Ernie Santiago, Seth Poole

Review of LCI Board meeting minutes from March 22, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Taneha Edwards, roll call of members was taken, approved unanimously.

#### **New Business**

#### 37 Hallock Street

Evan told the Board the City of New Haven proposes to sell this sliver lot to the adjacent owner occupant Daisy Pitter for \$871.50 which is the owner-occupied price of \$0.25 per square foot. The land will be utilized as a driveway and side-yard area. LCl did not offer this lot to the other abutting property owner because the owners of 33-35 Hallock Street already own a parcel that is a similarly sized sliver lot that is used as a side-yard. The sale of this parcel will bring the applicant's property into zoning conformity. Hallock Street is a one-way street and creating off-street parking is beneficial, there are also many multifamily properties on this street so there are a lot of cars on this block. LCI offered this lot to Habitat for Humanity but they said it was too narrow for development. LCI believe this sale is in the best interest of the City of New Haven.

Alder Santiago made a motion to approve the disposition of 37 Hallock Street, seconded by Taneha Edwards, roll call was taken, approved unanimously.

#### 88 Hudson Street

Evan told the Board this is a proposal to sell a sliver lot to the adjacent owner occupant Ute Brinkmann for \$544.50 at \$0.25 per square foot. The land will be used as a driveway. The applicant is already utilizing this property because her former neighbor allowed her to use it. The City recently foreclosed on this parcel and we are quickly turning this around to get it back on the tax rolls. The parcel is very narrow at 18' wide, thus not buildable. LCI did not offer to split this lot because LCI previously sold an adjacent sliver lot at 94 Hudson

Street to the property owners at 90 Hudson Street. This is a textbook example of what the sliver lot program was designed to do. The applicant owns both 86 & 88 Hudson Street and both parcels abut this lot, so both parcels will benefit from this sale. Alder Furlow asked if there were any liens on the property that needed to be paid, Evan said no. Alder Santiago asked if an ADU could be constructed on this lot? Evan said this sale will contain restrictions and covenants that prevent the development of a structure. The owner of 86 & 88 Hudson could be eligible to develop an ADU on their existing parcel subject to the current zoning regulations. There are currently discussions at LCI about creating a process to amend previously sold sliver lots to allow the develop of owner occupied single-family and two-family structures with 10-year occupancy requirements, or to develop affordable rental units at 80% AMI with 20 year deed restrictions. LCI would likely charge a fee to amend the use potentially \$10,000 - \$15,000. Evan will update the LCI Board about these conversations.

# Taneha Edwards made a motion to approve the disposition of 88 Hudson Street, seconded by Alder Santiago, roll call was taken, approved unanimously

#### **922 Winchester Avenue**

Evan told the Board the City of New Haven proposes to sell this vacant lot to the Town of Hamden for \$1.00. LCI has been working with the Town of Hamden to demolish the blighted and fire damaged structure that was in both towns. The Town of Hamden paid for the demolition, there was no cost to the City of New Haven. LCI has been working closely with Hamden to conduct simultaneous foreclosures to acquire title to this property. The property was recently demolished and now we are proposing to transfer the site. The Town of Hamden will sell this site to a local non-profit such as NHS to create an owner-occupied property at this site. New Haven will still receive taxes and the town-line will not shift. Evan noted there are many properties that pay taxes to both towns. The future developer will file site plans in both towns and obtain permits.

Seth asked Evan if he knew how much the demolition cost? Evan said no, but believes the cost would likely be over \$50,000 based on previous demolitions. Evan noted the site is a small sliver lot, so it is non-buildable without the portion in Hamden.

Alder Furlow express concerns and asked why we did not utilize this as an opportunity to keep the parcel within New Haven and make distinct town-lines? Evan said the goal was to not have the end result be two sliver lots. Our goals are eliminating blight, creating homeownership, and creating affordable housing. Our proposal will create an owner occupant. LCI feels our overarching goal of blight removal and homeownership is more important than a defined town-line. The redevelopment of this site will support LCI development along the Winchester Avenue corridor where the City has invested a lot of money. This proposal creates added value for the City. Albertus Magnus asked the City to take action to remove this blight, they are very close to this location. Seth noted when property owners pay taxes to two towns, they can select either school

district which is a perk. Nadine asked about the taxes. Evan said based on the assessment of \$50,000 and a mill rate of 40 the taxes are likely \$2,000. Evan said when the property is sold, deeds will be recorded in both Hamden and New Haven. There are many properties that pay taxes to both towns and have deeds recorded in two towns. Alder Furlow noted adding the condition about remaining taxable and the town-line not moving will help clarify our intent, and facilitate this item when it goes before the Board of Alders.

Alder Furlow made a motion to approve the disposition of 922
Winchester Avenue for \$1.00 with the condition that the property remain
taxable, and the town-line will not be moved unless approved by LCI Board
and the Board of Alders, seconded by Alder Santiago, roll call was taken,
approved unanimously

Seth highlighted that Addie Kimbrough is in attendance. Evan noted, Addie was nominated to join the LCI Board and went to the Aldermanic Affairs Committee this week. She will likely be joining the Board in the near future, if approved by the Board of Alders.

#### **Old Business / Discussion**

Seth opened the discussion portion of the meeting. Evan updated the Board about the status of the new Neighborhood Specialists; four new staff are onboard: Dixwell, Hill, Downtown and Beaver Hills.

Evan said the PAD committee has reviewed LCI recommendations for updating the PAD Guidelines. Now, LCI Board will review them and make recommendations to the Board of Alders. The Board of Alders has full control and review of any proposed changes. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: Decreasing the committee to 7 members from 10, updating the objectives, eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales (sale to owner occupants and affordable rental). Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update.

The Board will review this proposal and will follow up on this topic in the future.

A motion to adjourn was made by Seth, seconded by Alder Furlow, all were in favor.

Meeting adjourned 6:56 PM

# PAD MEETING MINUTES March 15, 2023

**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 Guests: Erik Johnson, Sue Gruen

#### Meeting called to order at 3:17 P.M.

A motion to approve the PAD minutes from February 15, 2023 was made by Clay Williams seconded Alder Antunes, roll call was taken, minutes approved unanimously.

### **New Business**

#### 37 Hallock Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent property owner Daisy Pitter for the owner-occupied price of\$0.25 per square foot, \$871.50 is the purchase price. The applicant will utilize this land for off-street parking and side-yard area. LCl did not offer this lot to the other abutting property owner because they already have a large double lot. This sale will bring the property at 39 Hallock into zoning compliance, currently their property is non-conforming, the house is a three-family property on a narrow lot 20-foot frontage lot. The off-street parking is greatly needed on this street especially during street sweeping and snow events. The Alder is aware of the sale. Evan said this is why the sliver lot program was created. Nate noted anytime you can bring a property into zoning compliance it is a positive action. Alder Festa asked if a driveway apron will be needed, Evan said it would be needed and paid for by the applicant.

# A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved unanimously.

#### 90 Hudson Street

Evan told the committee this is a sliver lot sale to Ute Brinkmann who is an owner occupant. The buyer pays \$0.25 per square foot as an owner occupant, \$544.50 is the purchase price. The land will be used for a driveway, the applicant is already using this land. LCl did not offer this lot to the other adjacent property owner because they purchased a sliver lot from the City a few years ago at 94 Hudson Street. The lot is 20-feet of frontage and about 100-feet of depth. The is no other use for this parcel. The parcel already has a driveway apron. The City recently foreclosed on this property so this sale will officially transfer the property to the owner.

A motion was made by Alder Antunes, seconded by Nate Hougrand, roll call was taken, approved unanimously.

#### 922 Winchester Avenue

Evan told the committee the City is proposing to sell this lot to the Town of Hamden as a negotiated sale for \$1.00. The Town of Hamden has been working with the City of New Haven to demolish a blighted property at this site. Hamden paid for the demolition of the former blighted

structure. This house was mostly located in Hamden but about one-third of the site is in New Haven. In the future taxes will be paid to New Haven for the land and any improvements. Erik Johnson from the Town of Hamden addressed the Committee. Hamden will work with a local non-profit to develop a single family or a two-family owner-occupied structure. Permits for the development will likely be filed with both towns. Steve Fontana told the committee from his experience both towns will review and approve any future development. Alder Festa asked if the non-profit developer would sell the property, Erik said yes, and it would be taxable. The town-line will not move based on this sale; New Haven will still be taxing this parcel. Alder Antunes asked if the City offered this land to the property owner at 17 Lander Street? Evan said no, because we were working with Hamden to remove the blighted property that sits on the town-line. Alder Antunes thought it would be wise to attach this parcel to another New Haven property given this opportunity and the fact that this parcel is the town-line. Evan noted because we worked to remove the blight and Hamden paid for the demolition this was our best option.

A motion was made by Nate Hougrand, seconded by Steve Fontana, roll call was taken, approved 5-1 Alder Antunes voted no

#### **PAD Guidelines**

Evan discussed the status of the PAD Guidelines. Evan noted we added one sentence about the Land Bank to the working draft. Evan told the committee that he was recently before the City Plan Commission and Commissioner Carl Goldfield thought we should increase the owner-occupancy requirement above the 10-years that is currently proposed. Evan noted that non-profits utilizing deferral funds increases the occupancy period.

Steve Fontana said we need to spell out the numbers in the Guidelines for costs for sliver lots and non-profits which are currently listed. We should be consistent in this document. Evan will update the document per Steve's suggestion.

Clay commented about sliver lot pricing and the tax abatements. Clay asked if we are addressing this, possibly by charging a market price and giving the abatement, rather than continuing the process of giving both a discounted price and abatement. Evan said Corporation Counsel is looking into the Urban Homestead Act which grants the abatement. Evan will follow up on this topic at our next meeting. There may be consequences to removing the abatement. Evan said the abatements are not part of the PAD Guidelines. Alder Festa noted we discussed this topic at our last two meeting and she and Alder Antunes will investigate this topic. Evan will share his research with the Committee and Alders because of the potential consequences to changing the ordinance authorizing the Urban Homestead act. The pricing structure is controlled by this committee. Clay said we could sell silver lots at the appraised value listed in the assessor's filed card. Alder Festa agreed with Clay that we should reduce the tax abatement and phase-in for sliver lot sales. Alder Antunes noted a 10-year abatement is a long period for a sliver lot. Clay thought we could stop offering the discounted price and still offer the abatement and phase-in. Evan said 20 years ago there was a surplus of sliver lots so the City incentivized the sale to lower the City's carrying cost.

The committee would like to leave this item tabled and gather more information from Corporation Counsel. Alder Antunes asked for a clean copy of the guidelines for our next meeting.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa. All were in favor. Meeting Adjourned 3:48 P.M.

#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

	erty Address allock Street	М	ap-Block-Parcel 301 0098 04000	Zoning RM-2	Ward 3	2	rty Type ver lot	Total legal units
2 Land + OB	2021 Assessm	ent Value (	100%) Total Value	- 4	of Assessm		Prop Lot Size	perty Size Total sq. ft.
\$ 50,100	N/A	N/A	\$ 50,100		35,070		30' X 120'	3485 Sq./ Ft. Per Assesso

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 50,100	Vision	10/1/20 21	Sliver lot sale to owner occupant@ \$0.25 per Sq./Ft.	\$ 871.25	N/A	\$871.50

#### **Prior Notifications Sent to**

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Ron Hurt 3rd Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & tele	ohone:	Name, address & telephone of contact person:		
Daisy Pitter				
39 Hallock Street New Haven CT 06519				
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
Current	3/7/2023	Staff	Current	
Proposal: The City of New Haven Livable	City Initiative propo	oses the disposition of a sli	ver lot.	
General discussion The City of New Haven pr parking and side-yard area.	oposes to dispose of	his sliver lot to the adjacent p	property owner to be used for	
Owner Occupancy? N/A				
Prepared July Date 3	Conc 17/233 by:_	urred 1	Date 3/7/23	

Committee	Date	Action
PAD	3/15/2023	
City Plan	4/19/2023	The state of the s
L.C.I.	4/26/2023	
Board of Alders	5/15/2023	

# NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

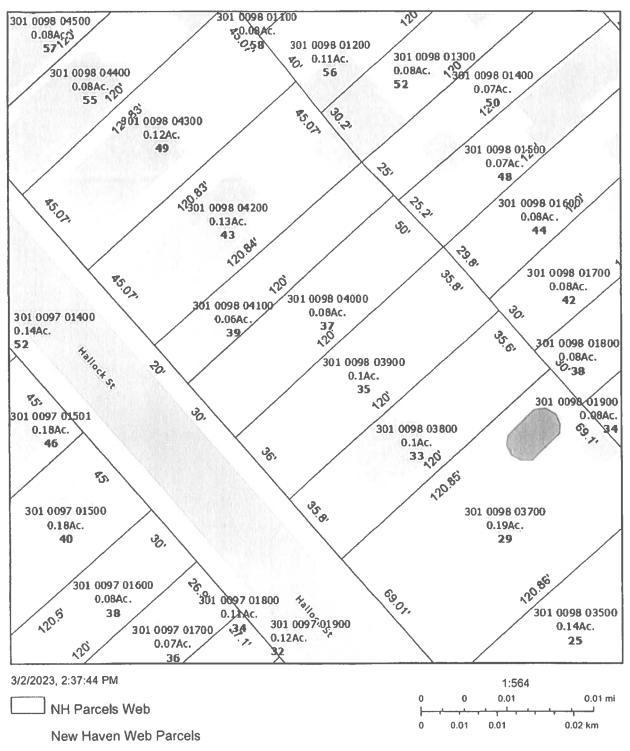
ТО	» «	Hon. Re	on Hurt 3rd Ward		
DA	TE:	March 7, 2023			
FRO	OM:	Department	Livable City Initiative		
		Person	Evan Trachten	Telephone	X 8373
		form you that the follo	owing matter affecting yo	our ward(s) will be	submitted
		f sliver lot at 37 Halloci is lot for off-street park	k Street to Daisy Pitter of 3 ing and side-yard area.	9 Hallock Street. Th	ne applicant
		•	,		
Che	ck one i	f this an appointment	to a commission		
	Democr	at			
	Republi	can			
	Unaffili	ated/Independent/Oth	e		
	r			<u>.</u>	
		INSTRUC	CTIONS TO DEPART	<u>MENTS</u>	
1.	Departm	ents are responsible for se	nding this form to the alderpe	rson(s) affected by the	e item.
2.			ed) directly to the alderperson Board of Aldermen agenda.	(s) <u>before</u> it is submitt	ted to the

3. The date entry must be completed with the date this form was sent the alderperson(s).

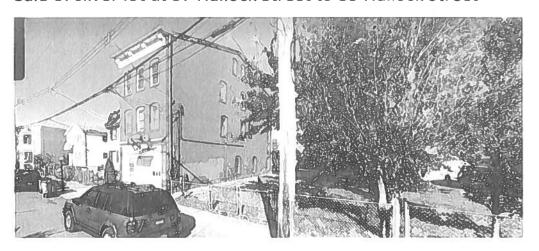
Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

					-						1		The second secon				
16.51 36,000	1.000				0.900	1600	1.00	S1	1.00000	18.34	SH.	2,178 SF		0	RM2	VAC BLD	1300 V
Lan	cation Adjustmen	٦	Notes	z	Nbhd. Adj	Nbhd. N	Cond.	Site Index	Size Adj	Unit Price		Land Units	Land Type	۶	on Zone	Description	Use Code
					:	CTION	NON SE	EVALUA	LAND LINE VALUATION SECTION	_							
Field Review Vacant Review Against Field Cd	70 99 45	JEW 03	1-2011 1-2011 1-2001	<b>528</b>	DEMOLISH 1FAMILY DWELLI	ISH 1FA			100			0		Demoish			
Purpost/Result	Type is Cd F	Id Type	Date	D	ents	Comments		te Comp	% Comp   Date Comp	te % C	Amount Insp Date %	Amount P		Description	Уре	Issue Date	Permit Id Is
36,000	ue	Total Appraised Parcel Value	ppraised	Total A													
C Society	₹ 	Valuation Method	Valuation Method	Valuati													
36.0		lue	pecial Land Value	Special							NOTES	N			Ų	2	
36,000	<u>.</u>	Appraised Land Value (Bldg)	ed Land	Apprais			-			-				NEWHALLVILLE	NEWH		1600
	dg)	Appraised Ob (B) Value (Bldg)	ed Ob (B	Apprais	Batch	B	+	ğ	Tracing		œ	6		Nbhd Name	Nbho		Nbhd
	ත ස	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg)	ed Bidg.	Apprais						<b>ВНООВ</b>	O CHBO	0.00	Total	T			
ARY	APPRAISED VALUE SUMMARY	APPRAIS	14														
N ASSESSOR	inis signature acknowieoges a vist by a Data Collector or Assesso	owneoges a vi	Hamre ackn		Comm Int	Amount	An	n Number Amo	Description	Descr	Code	Amount	>	n SWS	Description		Year Code
Total 25,200	25,200	Total	Ĭ	25,200	Total			2000							ALL DESCRIPTION OF THE PARTY OF		
Code Assessed 5-1 25,200	25,200 2021	Code As	Year 2021	Assessed 25,200	5-1 Code	Year 2022	00000	14	<		01-18-2023 10-09-2015 10-07-1997 11-22-1994 06-23-1989		10492 9335 5215 4804 4107		)	TY OF SSIE (EST SSIE	NEW HAVEN CITY OF THOMPSON BESSIE (EST) THOMPSON BESSIE MCLEAN WILLIAM J JR UNKNOWN
	PREVIOUS ASSESSMENTS (HISTORY)	36,000 SSESSME	VIOUS A	Total			CE VC	SALE PRICE	Soc Pig#	0_	SALE DATE	_	BK-VOL/PAGE	GIVIE	NERSHIP	RECORD OF OWNERSHIP	RECO
NOISIA									AX DIST			ට ග	٠	WARD TAXABLE CENSUS BLOCK QUERY G	06510	CT	NEW HAVEN
NEW HAVEN, CT	Т							1=	DATA I/E REPO	ENTALL	SUPPLEMENTAL DATA	5	₹	Alt Prol ID		<b>∞</b> (	165 CHURCH ST
6093	25,200	36,000	ASSE	5-1 5-1	RS LN	VAC RS LN		#				+		H		TY OF	NEW HAVEN CITY OF
	Accord	I hampanich.	MODEL	CURRENT ASSESSMENT			COCMITON	1	SIKIIKUAD	NIC	CHLINES	ç	1000	-	EX	COKKEN! OWNER	CORN

### 37 Hallock Street / Sliver lot sale



# Sale of sliver lot at 37 Hallock Street to 39 Hallock Street



#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

_	erty Address udson Street		Map-Block-Parcel 320 0298 03200	Zoning RM-2	Ward 28	-	rty Type er lot	Total legal units NA
Land + OB	2021 Assessm Building	nent Value Other	e (100%) Total Value		of Assessm Tax Purpo		Pro Lot Size	perty Size Total sq. ft.
\$ 36,000	N/A	N/A	\$ 36,000		25,200		20' X 105	

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,000	Vision	10/1/20 21	Sliver lot sale @ \$0.25 per Sq./Ft.	\$ 544.50	N/A	\$544.50
		•				

#### **Prior Notifications Sent to**

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Thomas R. Ficklin, Jr. 28th Ward	N/A	N/A

Applicant's name, address & tele	phone:	Name, address & tele	phone of contact person:
Ute Brinkmann 88 Hudson Street New Haven CT 06511			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/7/2023	Staff	Current
Proposal: The City of New Haven Livable	City Initiative propo	oses the disposition of a sli	ver lot.
General discussion The City of New Haven p	roposes to dispose of t	his sliver lot to the adjacent of	owner-occupant to be used as a
driveway and rear yard area.			
Owner Occupancy N/A/		1 -	
Prepared July Date	3/7/2023 by:	of red	- Date $3/7/2$

Committee	Date	Action
	3/15/2023	77-415-41 7/1-2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
PAD		
	4/19/2023	
City Plan		
	4/26/2023	
L.C.I.		
Board of Alders	5/15/2023	

# NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

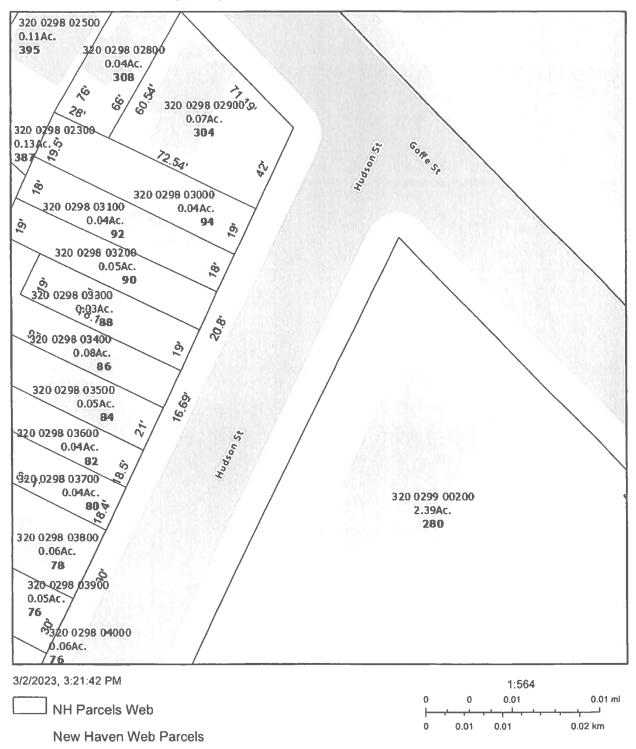
TO:	Hon. T	homas R. Ficklin, J	r. 28 <sup>th</sup> Ward	
DATE:	March 7, 2023			
FROM:	Department Person	Livable City Initiative Evan Trachten	Telephone X 8373	
	to inform you that the followard of Aldermen.	owing matter affecting y	our ward(s) will be submitted	l
Disposit	ion of vacant lot to adjacent	property owner. The land	will be utilized as a driveway.	
	one if this an appointment nocrat	to a commission		
Rep	publican			
Una r	nffiliated/Independent/Oth	e		
	INSTRU	CTIONS TO DEPART	MENTS	
1. Dep	partments are responsible for se	nding this form to the alderpe	erson(s) affected by the item.	
	s form must be sent (or delivered islative Services Office for the		(s) <u>before</u> it is submitted to the	

The date entry must be completed with the date this form was sent the alderperson(s).

Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Appraised Bidg, Value (Card)   0	Comments DEMOLISH 1FAMILY DWELLI TION SECTION Cond. Nbhd. Nbhd. Adj 1.00 1600 0.900	Comp Date Comp Com.  100 DEMOLISH 1F.  LAND LINE VALUATION SECTION  ce Size Adj Site Index Cond. Nbhd.  34 1.00000 5 1.00 1600	2,178 SF 18.34	Zone LA Land Type RM2 0	VAC BLD	
APPRAISED VALUE SUMMARY  Appraised Bidg. Value (Card)  Appraised Ob (B) Value (Bidg)  Appraised Land Value (Bidg)  Special Land Value (Bidg)  Special Land Value (Bidg)  Total Appraised Parcel Value  Valuation Method  Total Appraised Parcel Value  Valuation Method  Total Appraised Parcel Value  Valuation Method  Total Appraised Parcel Value  Visit / CHANGE HISTORY  Date  Id Type Is Cd Purpost/Resu  06-01-2011 JEW 03 99 Vacant 10-02-2001 DA 45 Review Against Field  Notes Location Adjustmen Adj Unit P Lan	Cond. Nahd. Nah			5		1 1300
APPRAISED VALUE SUMMARY  Appraised Bidg. Value (Card)  Appraised Xf (B) Value (Bidg)  Appraised Ob (B) Value (Bidg)  Appraised Land Value (Bidg)  Special Land Value (Bidg)  Total Appraised Parcel Value  Valuation Method  Total Appraised Parcel Value  VISIT / CHANGE HISTORY  Date  Date  O6-01-2011  MI O4 01-20-2011  JEW 03  45 Review Against Field  10-02-2001  DA  Review Against Field	Comment DEMOLISH 1FAMIL	املد			Description	B Use Code
APPRAISED VALUE SUMMARY  Appraised Bldg. Value (Card)  Appraised Xf (B) Value (Bldg)  Appraised Co (B) Value (Bldg)  Appraised Land Value (Bldg)  Special Land Value (Bldg)  Special Land Value  Total Appraised Parcel Value  Valuation Method  Total Appraised Parcel Value  Visit / CHANGE HISTORY  Visit / CHANGE HISTORY  Date  01-20-2011 MI O4  01-20-2011 JEW 03  45 Review Against Field	Comment DEMOLISH 1FAMIL	100 Comp				
APPRAISED VALUE SUMMARY  Appraised Bidg. Value (Card)  Appraised Xf (B) Value (Bidg)  Appraised Ob (B) Value (Bidg)  Appraised Land Value (Bidg)  Special Land Value  Total Appraised Parcel Value  Valuation Method  Total Appraised Parcel Value  VSTT / CHANGE HISTORY  Date  Date  Date  Date  Date  Appraised Parcel Value  VSTT / CHANGE HISTORY  Date  Date  Date  Date  Date  Date  Date  Date  Appraised Parcel Value  VSTT / CHANGE HISTORY  Date  Date  Date  Date  Date  Date  Date  Date  Appraised Parcel Value  VSTT / CHANGE HISTORY	Commen	Comp	0		12-09-1996 DE	105880
APPRAISED VALUE SUMMARY  Appraised Bidg, Value (Card)  Appraised Xf (B) Value (Bidg)  Appraised Ob (B) Value (Bidg)  Appraised Land Value (Bidg)  Special Land Value  Total Appraised Parcel Value  Total Appraised Parcel Value		Ď	BUILDING PERMIT RECORD Amount Inso Date 1 %	BUIL Description A	Issue Date I Type	Permit ld
APPRAISED VALUE SUMMARY  Appraised Bidg. Value (Card)  Appraised Xf (B) Value (Bidg)  Appraised Ob (B) Value (Bidg)  Appraised Land Value (Bidg)  Special Land Value  Total Appraised Parcel Value						
APPRAISED VALUE SUMMARY  Appraised Bidg, Value (Card)  Appraised Xf (B) Value (Bidg)  Appraised Ob (B) Value (Bidg)  Appraised Land Value (Bidg)						
Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg) Appraised Ob (B) Value (Bidg)			NOTES			
APPRAISED VALUE SUMMARY Appraised Bidg, Value (Card)	Batch	Tracing	B B	Nbhd Name	Nbhd NE	- 4
APPRAISED VALUE SUMMARY			0.00	Total		-
						- 76
Comm Int	E C	Description Number Amo	Amount Code D		Code Description	Year C
Total 25,200 Total 25,200 Total 25,200						
Code Asse	0 14 Year 0 25 2022 0 1 2022				NEW HAVEN CITY OF THOMPSON BESSIE (EST) THOMPSON BESSIE MCLEAN WILLIAM J JR UNKNOWN	NEW HAVE THOMPSO! THOMPSO! MCLEAN W
36,000] 25,200] ASSESSMENTS (HISTORY)	CE VC	O/U VII SALE PRICE	PAGE SALE DATE	GIS ID 20/5/	RECORD OF OWNERSHIP	20
			<b>0</b> 0	TAXABLE CENSUS BLOCK QUERY G	:N CT 06510	NEW HAVEN
NEW HAVEN, CT		L BATA  VE REPO TAY DIST	SUPPLEMENTA	₹	CHST	165 CHURCH ST
5-1 36,000	VAC RS LN				NEW HAVEN CITY OF	NEW HAVE
CORRENT ASSESSED ASSESSED	LOCATION	STRT/ROAD LOC	UTILITIES	TOPO	CURRENT OWNER	0

#### 90 Hudson Street / sliver lot sale



# Sale of sliver lot at 90 Hudson Street to 88 Hudson Street



#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

	erty Address nchester Avenue		Map-Block-Parcel 253 0527 00500	Zoning RM-2	Ward 20	Property Single Fa	7.6	Total legal units Per Zoning
Land + OB	2021 Assessn	ent Value Other	e (100%) Total Value		of Assessm Tax Purpo	J	Prope Lot Size	erty Size Total sq. ft.
\$ 36,000	\$38,100	N/A	\$ 74,100		51,870		0 X 150' per ed	

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 51,870	Vision	10/1/20 21	Negotiated	\$1.00	N/A	\$1.00

#### Prior Notifications Sent to

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Devin Avshalom-Smith 20th Ward	N/A	N/A

#### Applicant's Information

rippitoutti o maorittuizott							
Applicant's name, address & tele	ohone:	Name, address & telephone of contact person:					
Town of Hamden	enversion de la designation de l'este en enversion en	3440 40 10 10 10 10 10 10 10 10 10 10 10 10 10					
2364 Whitney Avenue Hamden CT 06518							
Applicant's City property tax status:	Review date	Reviewed by:	Comments				
Current	3/7/2023	Staff	Current				
Proposal: The City of New Haven Livable	City Initiative prop	oses the disposition of a va	acant lot.				
General discussion The City of New Haven prowns the adjoining property located in Hamder non-profit for residential development purposes	. Upon taking title to						
Owner Occupancy? N/A		1					
Prepared Date Date	2/7/2023 Conc by:_	euriden Cla	Date 3/7/23				

Committee	Date	Action	
PAD	3/15/2023		
City Plan	4/19/2023		
L.C.I.	4/26/2023		
Board of Alders	5/15/2023		

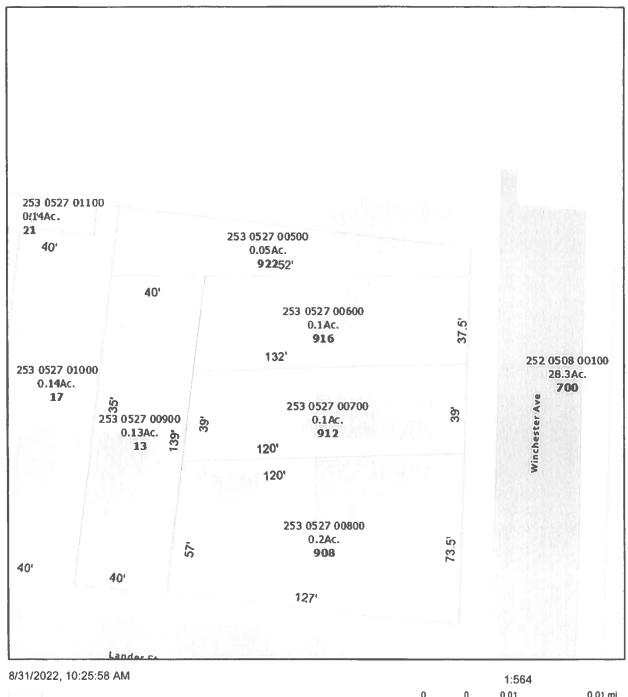
# NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list app	licable Alders):	Hon. Devin	Avshalom	ı-Smith
DATE:	March 7, 2023			
FROM:	Department	LCI Property Division		
	Person	Evan Trachten	Telephone	946-8373
	form you that the following for Aldermen.	owing matter affecting your	ward(s) will be	submitted
LCI propo	ses to dispose of 9	22 Winchester Avenue t	o the Town o	f Hamden.
	•	s recently demolished by		22/15/05
	of Hamden will se upied property at (	ell this land to a local not this location	a-profit to bu	ild a new
	apida proporty at t	ino iovation.		
Democra				
	INSTRU	CTIONS TO DEPARTME	NTS	

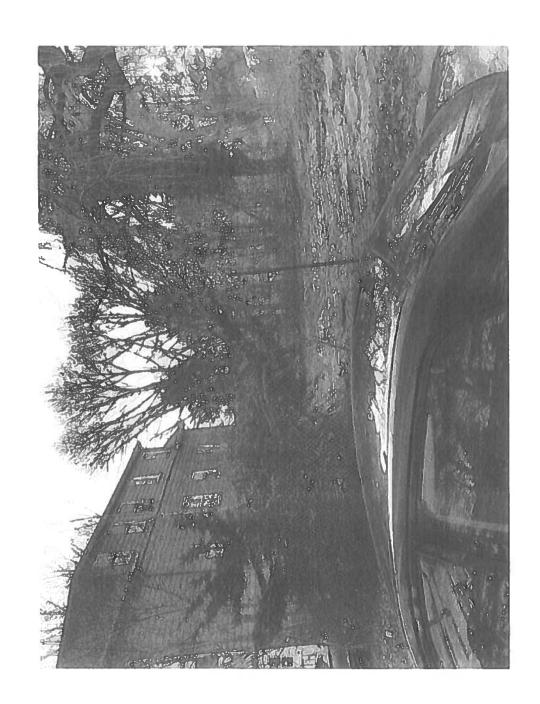
Revised 12/22/99

Total Card Land Units 2,178 SF Parcel Total Land Area 0	1 902R CITY MDL-01 RM2 0 2,178 SF 18.34 1.00000	B Use Code Description Zone LA Land Type Land Units Unit Price Size Adj Site	Permit Id Issue Date Type Description Amount Insp Date % Comp Date		\$68,000 - 31% IS \$21,000. 10/1/2022 NO CHANGE	10/1/2015, 31% OF BLDG IN NEW HAVEN 69% IN HAMDEN, ORIGINAL BLDG VALUE AT	10/1/2011 VISION AT 100% INSTEAD OF 31%	NOTES	NEWHALLVILLE	Nbhd Nbhd Name B Tracing	Total 0.00		Amount Code Descriptio	CHES	0	MITCHNER MARGARET 8678 0038 04-08-2011 U I	RECORD OF OWNERSHIP BK-VOLPAGE SALE DATE QUI VII SA	NEW HAVEN CT 06510 CENSUS 1415  BLOCK 1000  QUERY G  GIS ID 14426 Assoc Pid#	AR Prof ID WARD 20	CIBBI ENENTAL DATA
rea 0	5 1.00 1600 0.900	Size Adj Site Index Cond. Nbhd. Nbhd. Adj	le Comp Comments							g Batch			n Number Amount Commint	RASSESSMENTS		0 25 2022 21	H			EX COM BL
		Notes Location A	11-22-2022 CA 12-15-2020 VA 12-15-2020 VA 06-01-2011 VA 06-01-2011 JEW 03 07-10-2001 TM	VISIT/CH	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bidg)	Appraised OF (B) Value (Bidd)	Appraised Bidg. Value (Card)	APPRAISED VALUE SUMMARY		ture acknowledges a visit t	otal	25,200 2021 1-1 25,200	PREVIOUS ASSESSMENTS (HISTORY)	Total 74.100		22 38,100
Total Land Value 36,000	1,0000 16.51 36.000	Location Adjustmen Adj Unit P Land Value	52 Field Inspection DM Data Mailer Sent DM Data Mailer Sent 70 Field Review 01 Measured 45 Review Against Field Cd	GE HISTORY	74,100	c	74,100	0	36,000	0 (	36,100				70 Total 51.870	; =	ISTORY)	VISION 51.870		26,670 NEW HAVEN, CT

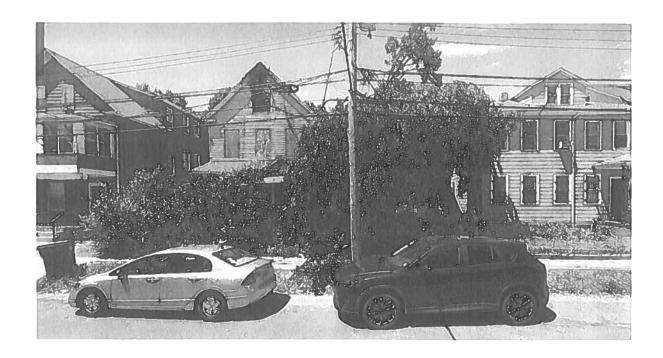
#### 922 Winchester Avenue







# 922 Winchester Avenue: Sale of vacant lot to the Town of Hamden. The propery will be demolished by the Town of Hamden.





# BUREAU OF PURCHASES CITY OF NEW HAVEN

Michael V. Fumiatti, Purchasing Agent 200 Orange Street, New Haven, Connecticut 06510 Telephone (203) 946-8201 Facsimile (203) 946-8206

#### NON-COLLUSION AFFIDAVIT (INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH THE CITY OF NEW HAVEN)

1.	ersonally appeared, DOUSUFITTEN who being duly sworn, deposes and says that:
	1. I am over the age of eighteen and I understand the obligation of an oath.

2. I am the Own of property that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.

3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.

4. Such application, bid, proposal, request is genuine and is not collusive or a sham.

- 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
- 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
- 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment,

work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

- 8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.
- 9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.
- 10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.
- 11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.
- 12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.
- 13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.
- 14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

	Affiant Name:	ter
STATE OF CONNECTICUT	) ss: New Haven	, 2022
COUNTY OF NEW HAVEN	)	,
Personally appeared Daxy himself/herself as such and who subs day of 100 100 100 100 100 100 100 100 100 10	the fitter of the form of the	who identified pregoing before me this 16
	Commissioner of the Superio	Court
	Notary Public My commission expires on:	9/2/26
	,	1/50/20

DONNA MARIE KRUPA NOTARY PUBLIC State of Connecticut My Commission Expires 9/30/2026

#### SCHEDULE "A"

Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A" by each number. Applicant's signature must appear on this schedule.

Dasy Putter
Affiant Signature

# THE CITY OF NEW HAVEN

#### **BUREAU OF PURCHASES**

200 Orange Street Room 401

New Haven, Connecticut 06510 (203) 946-8201 - FAX (203) 946-8206

Justin Elicker Mayor



Michael V. Fumiatti
Purchasing Agent

#### DISCLOSURE & CERTIFICATION AFFIDAVIT OF OUTSTANDING OBLIGATIONS TO THE CITY OF NEW HAVEN

For the p	urposes of this Disclosure of Outstanding Financial Obligations, the following definitions apply:
(a)	"Contract" means any Public Contract as defined below.
(b)	"Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
(c)	"Public Contract" means any agreement or formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
(d)	"City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven.
State of_	Connecticut, ss.
County o	
	Dassy Putter , being first duly sworn, deposes and says that:
1.	I am (circle one) [owner partner, officer, representative, agent or] of
	attached agreement.
2.	I am fully informed respecting the preparation and contents of the attached Agreement and of all pertinent circumstances respecting such Agreement;
3.	That as a person desiring to contract with the City (check <u>all</u> that apply):
	The Contractor and each owner, partner, officer, representative, agent or affiliate of the Contractor has filed a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor are required to file a list of taxable personal verty with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, a back taxes to the City of New Haven.
satis	Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, any other outstanding obligations to the City of New Haven  The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor owes back taxes and has executed an agreement, factory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement
shal	I be attached, and incorporated herein by reference.

Name Title  Affiliated Company (if none state NONE)  Name That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City  That as a person destring to contract with the City of the City destricts of the Company tester destricts of the City within a person to the City with the City of the City within a person to the City within the City of the City within the City of the City within the City of New Earth NONE)  The City within and notation of the City within the City of New Earth (None, state none. Use additional sheet if necessary ( Must be on company letterhead and notation);  The City within the City of the city	4.	The follow	ing list is a list of the names o	of <u>all</u> persons affiliated with the business be on company letterhead and notarize	s of the Contractor, if no	one state none.
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1		Name	Title	Affiliated Company	Address	DOB
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incorporated or is registered to conduct such business; and the address of its principal place of business, if none, state none:  TRADE NAME  PLACE OF INCORPORATION/REGISTRY  PRINCIPAL PLACE				
TRADE NAME	PLACE OF INCOR	PORATION/REGISTRY	PRINCIPAL PLACE OF BUSINESS	
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rom this affidavit may result in the immediate (Signed)	ediate termination of the Contract  Sy filter ( )  Title:		t information or omission of information Haven.  DONNA MARIE KRUPA	
Ay commission expires 9/30	wper	DON:  NC  State  My Commission Expires 9/30  Form Must be Not	NOTARY PUBLIC A State of Connecticut Commission Expires 9/30/2026	
Fo	R CITY OF NEW	HAVEN USE ONI	LY:	
TAX COLLECTOR CI AS TO THE CON			R CERTIFICATION E CONTRACTOR:	
NO BACK TAXES OWED		CURRENT LIST OF TAXAFILED	BLE PROPERTY	
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# BUREAU OF PURCHASES CITY OF NEW HAVEN

Michael V. Fumiatti, Purchasing Agent 200 Orange Street, New Haven, Connecticut 06510 Telephone (203) 946-8201 Facsimile (203) 946-8206

# NON-COLLUSION AFFIDAVIT (INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH THE CITY OF NEW HAVEN)

1. Perso	nally appeared,	)te Brinduran n	who bei	ng duly sworn, depo	oses and says tha	at:	
1	. I am over the	age of eighteen and	I understan	d the obligation of a	an oath.		
2	. I am the	seisa	o <del>f</del>	MA	th	at submitted an	
applicati	application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am						
acting in	my individual c	apacity or, if an ent	ity, on beha	alf of said entity, as t	the case may be.	•	
3	. I am fully app	rised of the content	s of said ap	plication/bid/proposa	al/request and al	ll pertinent facts	
	imstances relativ				_	_	
4	. Such applicati	on, bid, proposal, re	equest is ge	nuine and is not coll	lusive or a sham	••	
4	. Neither said ir	ndividual (including	any of his	her immediate famil	ly as defined in	Section 12-5/8 of	
the local	ordinance)/entit	y nor any of his/her	r/its officers	s, partners, owners, a	agents, represent	tatives,	
employe	es, affiliates or p	parties in interest, ir	cluding thi	s affiant, has in any	way colluded, co	onspired,	
connive	d or agreed, direc	ctly or indirectly wi	th any othe	r individual/entity to	submit a collus	sive or sham	
applicat	on/bid/proposal/	request in connecti	on with the	contract/agreement/	grant/loan for w	hich the	
applicat	on/bid/proposal/	request has been su	bmitted or	to refrain from			
applying	/bidding/propos	ing/requesting in co	nnection w	ith such contract/agi	reement/grant/lo	oan, or has in any	
manner,	directly or indire	ectly, sought by agr	eement or o	collusion or commun	nication or confe	erence with any	
other in	lividual/entity to	fix the prices/quote	es/estimates	/costs/overhead/figu	ures/profits/amo	unt of the	
applicat	on/bid/proposal/	request or of any of	ther individ	ual/entity, or to fix t	the same of the		
applicat	on/bid/proposal/	request or prices/qu	uotes/estima	ites/costs/overhead/f	figures/profits/ai	mount of any	
other in	lividual/entity, o	r to secure through	any collusi	on, conspiracy/conn	ivance or unlaw	ful agreement any	
advanta	ge against the Ci	ty of New Haven or	r any indivi	dual/entity interested	d in the proposed	d	
applicat	on/bid/proposal/	request.					
(	6. The prices/que	otes/estimates/costs	overhead/1	igures/profits/amoui	nt in the		

Page | 4 of 9 Revised: 1/2019

contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy,

agents, representatives, employees, affiliates or parties in interest, including this affiant; and

connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners,

7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment,

work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

- 8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.
- 9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.
- 10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.
- 11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.
- 12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.
- 13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.
- 14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

	Affiant Name: Ute Winkmann	
STATE OF CONNECTICUT	) ss: New Haven March 3, 2023	
COUNTY OF NEW HAVEN	, )	
	bscribed and swore to the truth of the foregoing before	who identified me this 3/3
	Commissioner of the Superior Court  Notary Public  My commission expires on:	anally

# SCHEDULE "A"

Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A" by each number. Applicant's signature must appear on this schedule.

10.	Ute Brinkmann
11.	None
12.	None
13.	NONE
14.	NONE

Affiant Signature

# THE CITY OF NEW HAVEN

## **BUREAU OF PURCHASES**

200 Orange Street
Room 401
New Haven, Connecticut 06510

(203) 946-8201 - FAX (203) 946-8206

Justin Elicker Mayor



**Purchasing Agent** 

### DISCLOSURE & CERTIFICATION AFFIDAVIT OF OUTSTANDING OBLIGATIONS TO THE CITY OF NEW HAVEN

For the purposes of this Disclosure of Outstanding Financial Obligations, the following definitions apply:

(a)	"Contract" means any Public Contract as defined below.
(b)	"Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
(c)	"Public Contract" means any agreement or formal commitment entered into by the city to expend funds in return for work, labor, services supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
(d)	"City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven.
State of_	ss. New Hoen
County o	
	Ute Brinkmann, being first duly sworn, deposes and says that:
1.	l am (circle one) Jowner, partner, officer, representative, agent or of the Contractor that has submitted the (Contractor's name) attached agreement.
2.	I am fully informed respecting the preparation and contents of the attached Agreement and of all pertinent circumstance respecting such Agreement;
3.	That as a person desiring to contract with the City (check <u>all</u> that apply):
owe	The Contractor and each owner, partner, officer, representative, agent or affiliate of the Contractor has filed a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor are required to file a list of taxable personal terty with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, so back taxes to the City of New Haven  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, any other outstanding obligations to the City of New Haven
	The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor owes back taxes and has executed an agreement, sfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement

Page | 7 of 9

	Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
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	Name	Title	Affiliated Company	Service or	DOB
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TRADE NAME	PLACE OF INC	CORPORATION/REGISTRY	PRINCIPAL PLACE OF BUSINESS
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NCVE			
hereby certify that the statements set for from this affidavit may result in the immed (Signed)  Subscribed and sworm to before me this (Title)  My commission expires	Title: OUN  3rd day of Male  UN Sy. Ct.		Haven.
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# BUREAU OF PURCHASES CITY OF NEW HAVEN

Michael V. Fumiatti, Purchasing Agent 200 Orange Street, New Haven, Connecticut 06510 Telephone (203) 946-8201 Facsimile (203) 946-8206

## NON-COLLUSION AFFIDAVIT (INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH THE CITY OF NEW HAVEN)

1.	Personally appeared, Louren Correll who being duly sworn, deposes and says that:
	1. I am over the age of eighteen and I understand the obligation of an oath.

- 2. I am the Moure of Horoden that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
- 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
  - 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
- 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
- 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
- 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment,

work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

- 8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.
- 9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.
- 10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.
- 11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.
- 12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.
- 13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.
- 14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

Laum Ganet

	Alliant Hame.	V
STATE OF CONNECTICUT	) ss: New Haven	, 2023
COUNTY OF NEW HAVEN	) Ss. New Haven	, 2023
Personally appeared Laure himself/herself as such and who sub day of February 2023.	scribed and swore to the truth of Sommissioner of the Sommission expires	-

Page | 5 of 9 Revised: 1/2019

# SCHEDULE "A"

Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A" by each number. Applicant's signature must appear on this schedule.

10.	N/A	Insert text here
11.	N/A	
12.	N/A	
13.	N/A	Insert text here
14.	N/A	

Insert text here

Ham Ganeth Affiant Signature

# THE CITY OF NEW HAVEN

# **BUREAU OF PURCHASES**

200 Orange Street Room 401 New Haven, Connecticut 06510 (203) 946-8201 - FAX (203) 946-8206

Justin Elicker Mayor



**Purchasing Agent** 

# DISCLOSURE & CERTIFICATION AFFIDAVIT OF OUTSTANDING OBLIGATIONS TO THE CITY OF NEW HAVEN

roi ille p	outposes of this disclosure of dutstanding Financial Obligations, the following definitions apply:
(a)	"Contract" means any Public Contract as defined below.
(b)	"Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
(c)	"Public Contract" means any agreement or formal commitment entered into by the city to expend funds in return for work, labor, services supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
(d)	"City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven.
State of	Connecticut ss.
	, being first duly sworn, deposes and says that:
1.	I am (circle one) [owner, partner, officer, representative, agent or Moude of the Contractor that has submitted the (Contractor's name) attached agreement.
2.	I am fully informed respecting the preparation and contents of the attached Agreement and of all pertinent circumstance respecting such Agreement;
3.	That as a person desiring to contract with the City (check <u>all</u> that apply):
X owe	The Contractor and each owner, partner, officer, representative, agent or affiliate of the Contractor has filed a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor are required to file a list of taxable personal certy with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, as back taxes to the City of New Haven  Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, any other outstanding obligations to the City of New Haven  The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor owes back taxes and has executed an agreement, sfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement libe attached, and incorporated herein by reference.

Page | 7 of 9

Revised: 1/2019

Name Titla Affiliated Company (if none state NONE)  S. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City:  T. That as a person desiring to contract with the City of affiliate of the Contractor provides, or has provided, services or materials to the City of a fill and contract of the City and contract is a company (which is a company (Must be no company Interest in the following business organizations, if none, state nose. Use additional sheet if necessary (Must be no company Interest in the Contractor in a company (which is a company interest in the Contractor in a company (which is a company interest in the Contractor in a company (which is a company interest in the Contractor in a company interest in the contractor in a company (which is a company interest in the Contractor in a company (which is a company interest in the Contractor in a company interest in the City of New Interest in the Contractor in a company interest in the Contractor in a company interest in the City of New Interest in the Contractor in a company interest in the City of New Interest in the Contractor in a company interest in the City of New In			of <u>all</u> persons affiliated with the business of t be on company letterhead and notarized )		one state none.			
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#### NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 37 HALLOCK STREET.

MBLU: 301 0098 04000

Disposition of a sliver lot at 37 Hallock Street to the adjacent property owner at 39

Hallock Street, for use as off-street parking and a side yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1630-04 ADVICE: Approve

#### **PROJECT SUMMARY:**

Applicant(s): Daisy Pitter, 37 Hallock Street

**Price:** \$871.50 **Site:** 3,485 SF

Zone: RM-2 Use: Side-yard

Financing:

City Lead: Evan Trachten

**Agency:** Livable City Initiative

**Phone:** 203-946-8373

#### **ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

#### **BACKGROUND**

The City of New Haven proposes to dispose of the sliver lot at 37 Hallock Street to an owner occupant at the adjacent property 39 Hallock Street. The buyer pays \$0.25 per square foot as an owner occupant, so \$871.50 is the purchase price. The land will be used for additional side yard area and off-street parking. LCI did not offer this lot to the other abutting property owner because they already have a large double lot. This sale will bring the property at 39 Hallock into zoning compliance, currently their property is non-conforming, the house is a three-family property on a narrow lot with 20-foot frontage. The off-street parking is greatly needed on this street especially during street sweeping and snow events. The applicant will be responsible for creating a new curb cut and driveway.

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

<sup>&</sup>lt;sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (http://parcelsales.scgov.net/Definitions.aspx)

- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

#### PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- "Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."
- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." (The City's Comprehensive Plan) This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

#### RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

**ADOPTED:** April 19, 2023

Leslie Radcliffe

Chair

ATTEST: April 24, 2023 | 9:31 AM EDT

- .. Laula E Diowii

Executive Director, City Plan Department

<sup>&</sup>lt;sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of <u>urban regeneration</u> schemes in inner-city areas to provide areas where wild-life can establish a foothold." (<a href="http://www.wordiq.com/definition/Pocket\_park">http://www.wordiq.com/definition/Pocket\_park</a>)

#### NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 90 HUDSON STREET.

MBLU: 320 0298 03200

Disposition of a sliver lot at 90 Hudson Street to the adjacent property owner at 88

Hudson Street, for use as a driveway and a rear yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1630-05 ADVICE: Approve

#### **PROJECT SUMMARY:**

**Applicant(s):** Ute Brinkmann, 88 Hudson Street

 Price:
 \$544.50

 Site:
 2,178 SF

 Zone:
 RM-2

Use: Rear-yard

Financing:

City Lead: Evan Trachten

**Agency:** Livable City Initiative

**Phone:** 203-946-8373

### **ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

#### **BACKGROUND**

The City of New Haven proposes to dispose of the sliver lot at 90 Hudson Street to an owner occupant at the adjacent property 88 Hudson Street. The buyer pays \$0.25 per square foot as an owner occupant, so \$544.50 is the purchase price. The land will be used for additional rear yard area and as a driveway. LCI did not offer this lot to the other abutting property owner because they purchased the sliver lot at 94 Hudson Street a few years ago. The applicant is already using the parcel as a driveway, there is an existing curb cut.

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

<sup>&</sup>lt;sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (http://parcelsales.scgov.net/Definitions.aspx)

<sup>&</sup>lt;sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of <u>urban regeneration</u> schemes in inner-city areas to provide areas where wild-life can establish a foothold." (<a href="http://www.wordiq.com/definition/Pocket\_park">http://www.wordiq.com/definition/Pocket\_park</a>)

• The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

#### PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- "Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."
- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." (The City's Comprehensive Plan) This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

#### RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
  - Enable and encourage the use of yards and shared space for home gardens and residential composting.
  - Allow for better stewardship to avoid blight.

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To approve based on this proposal's alignment with the City's Comparehensive Plan.

ADOPTED:

April 19, 2023

Leslie Radcliffe

Chair

ATTEST:

April 24, 2023 | 9:31 AM EDT

Laura É Brown

Executive Director, City Plan Department

#### NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE:

922 WINCHESTER AVENUE.

MBLU: 253 0527 00500

**Submitted by:** Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to the Town of Hamden.

**REPORT:** 

1630-06

ADVICE:

Approve

#### **PROJECT SUMMARY:**

Applicant(s):

Town of Hamden

Price:

\$1

Site:

2,178 SF

Zone:

RM-2

Use:

Future disposition to a non-profit for redevelopment

Financing:

City Lead:

Evan Trachten

Agency:

Livable City Initiative

Phone:

203-946-8373

#### **ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

#### **BACKGROUND**

The City is proposing to sell the lot at 922 Winchester Avenue to the Town of Hamden as a negotiated sale for \$1.00. The Town of Hamden has been working with the City of New Haven to demolish a blighted property at this site. Hamden paid for the demolition of the former blighted structure on the site. The house was mostly located in Hamden but about one-third of the site is in New Haven. In the future, taxes will be paid to New Haven for the land and any improvements. Hamden will work with a local non-profit to develop a single family or a two-family owner-occupied structure. Permits for the development will be filed with both towns. The town-line will not move based on this sale; New Haven will continue to tax the parcel.

## Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

<sup>&</sup>lt;sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<u>http://parcelsales.scgov.net/Definitions.aspx</u>)

<sup>&</sup>lt;sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of <u>urban regeneration</u> schemes in inner-city areas to provide areas where wild-life can establish a foothold." (<a href="http://www.wordiq.com/definition/Pocket\_park">http://www.wordiq.com/definition/Pocket\_park</a>)

• The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

#### PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- "Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."
- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." (The City's Comprehensive Plan) This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- "Create diverse housing stock suitable for all abilities, ages and incomes."
- "Encourage neighborhood stability."
- "Enhance quality of the housing stock." (The City's Comprehensive Plan)
- "Encourage sustainable housing developments." (The City's Comprehensive Plan)

#### RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement with the surrounding neighborhood in New Haven and Hamden should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: A

April 19, 2023

Leslie Radcliffe

Chair

ATTEST: April 24, 2023 | 9:31 AM EDT

E71FA1E41A27483 Brown

Executive Director, City Plan Department