

### CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

#### **IN ADDITION [IF A GRANT]:**

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

**Date Submitted:** May 5<sup>th</sup> , 2023

**Meeting Submitted For:** May 15<sup>th</sup> , 2023

**Regular or Suspension Agenda:** Regular

**Submitted By:** Arlevia Sanuel, Executive Director, LCI

**Title of Legislation:**

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

---

---

**Comments:** Legistar File ID: LM-2023-0317

---

---

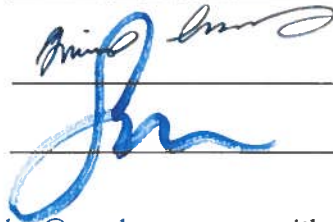
---

\*see additional copy of page with signature

**Coordinator's Signature:** \_\_\_\_\_

**Controller's Signature (if grant):** \_\_\_\_\_

**Mayor's Office Signature:** \_\_\_\_\_



Call (203) 946-7670 or [bmONTALVO@newhavenct.gov](mailto:bmONTALVO@newhavenct.gov) with any questions.

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

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

**IN ADDITION IF A GRANT:**

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

Date Submitted: May 5<sup>th</sup> , 2023

Meeting Submitted For: May 15<sup>th</sup> , 2023

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Sanuel, Executive Director, LCI

**Title of Legislation:**

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION 37 HALLOCK STREET TO DAISY PITTE 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

---

---

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](mailto: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*



## **CITY OF NEW HAVEN**

**AN ECONOMIC DEVELOPMENT DEPT.**

**Michael Piscitelli**  
**Economic Development**  
**Administrator**

May 5, 2023

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

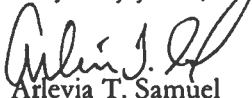
Re: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION 37 HALLOCK STREET TO DAISY PITTE FOR \$871.50; 2) THE DISPOSITION OF 90 HUDSON STREET TO UTE BRINKMANN FOR \$544.50; (3) THE DISPOSITION OF 922 WINCHESTER AVENUE TO THE TOWN OF HAMDEN FOR \$1.00

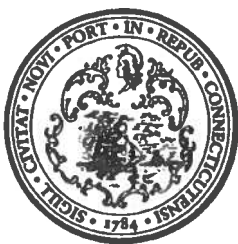
Dear President Walker-Myers:

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,

  
Arlevia T. Samuel  
Executive Director



# 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.

Sincerely,

  
Justin Elicker

..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.

**LIST OF PROPERTIES PROPOSED FOR DISPOSITION**

**May 15, 2023**

<b>ADDRESS</b>	<b>Type</b>	<b>Price</b>	<b>Owner</b>	<b>USE</b>	<b>WARD</b>
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. <b><u>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.</u></b>	20

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Ron Hurt 3rd Ward

DATE: March 7, 2023

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 sliver lot at 37 Hallock Street to Daisy Pitter of 39 Hallock Street. The applicant will utilize this lot for off-street parking and side-yard area.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Thomas R. Ficklin, Jr. 28<sup>th</sup> Ward

DATE: **March 7, 2023**

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 to adjacent property owner at 90 Hudson Street. The land will be utilized as a driveway.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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



## **PRIOR NOTIFICATION FORM**

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

TO (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: **March 7, 2023**

FROM: Department  
Person

**LCI Property Division**

Evan Trachten

*(Signature)*

Telephone 946-8373

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

LCI proposes to dispose of 922 Winchester Avenue to the Town of Hamden. A fire damaged structure was recently demolished by the Town of Hamden. The Town of Hamden will sell this land to a local non-profit to build a new owner-occupied property at this location.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

### FISCAL IMPACT STATEMENT

DATE: May 15, 2023  
FROM (Dept.): Livable City Initiative (LCI)  
CONTACT: Arlevia Samuel, Executive Director PHONE (203) 946-8436

**SUBMISSION ITEM (Title of Legislation):**

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

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

	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE		
	GENERAL	SPECIAL	BOND

**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 this item result in any revenues for the City? If Yes, please list amount and type.

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

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. LCI 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 multi-family 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. 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 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. LCI 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. There 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

<b>Property Address</b> 37 Hallock Street		<b>Map-Block-Parcel</b> 301 0098 04000	<b>Zoning</b> RM-2	<b>Ward</b> 3	<b>Property Type</b> Sliver lot	<b>Total legal units</b> NA
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>
<b>Land + OB</b> \$ 50,100	<b>Building</b> N/A	<b>Other</b> N/A	<b>Total Value</b> \$ 50,100		<b>Lot Size</b> 30' X 120'	<b>Total sq. ft.</b> 3485 <b>Sq./ Ft.</b> <b>Per Assessor</b>

### Property Value Information



<b>Appraised Value</b> \$ 50,100	<b>Appraised by</b> Vision	<b>Date</b> 10/1/2021	<b>Type of Sale</b> Sliver lot sale to owner occupant@ \$0.25 per Sq./Ft.	<b>Offered amount</b> \$ 871.25	<b>Rehab costs</b> N/A	<b>LCI Recommended</b> \$871.50
-------------------------------------	-------------------------------	--------------------------	--	------------------------------------	---------------------------	------------------------------------

### Prior Notifications Sent to

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

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Daisy Pitter 39 Hallock Street New Haven CT 06519		<b>Name, address &amp; telephone of contact person:</b>	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 3/7/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current
<b>Proposal:</b> The City of New Haven Livable City Initiative proposes the disposition of a sliver lot.			
<b>General discussion:</b> The City of New Haven proposes to dispose of this sliver lot to the adjacent property owner to be used for parking and side-yard area.			
<b>Owner Occupancy?</b> N/A			

Prepared by:  Date 3/7/2023 Concurred by:  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	



## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Ron Hurt 3rd Ward

DATE: **March 7, 2023**

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 sliver lot at 37 Hallock Street to Daisy Pitter of 39 Hallock Street. The applicant will utilize this lot for off-street parking and side-yard area.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

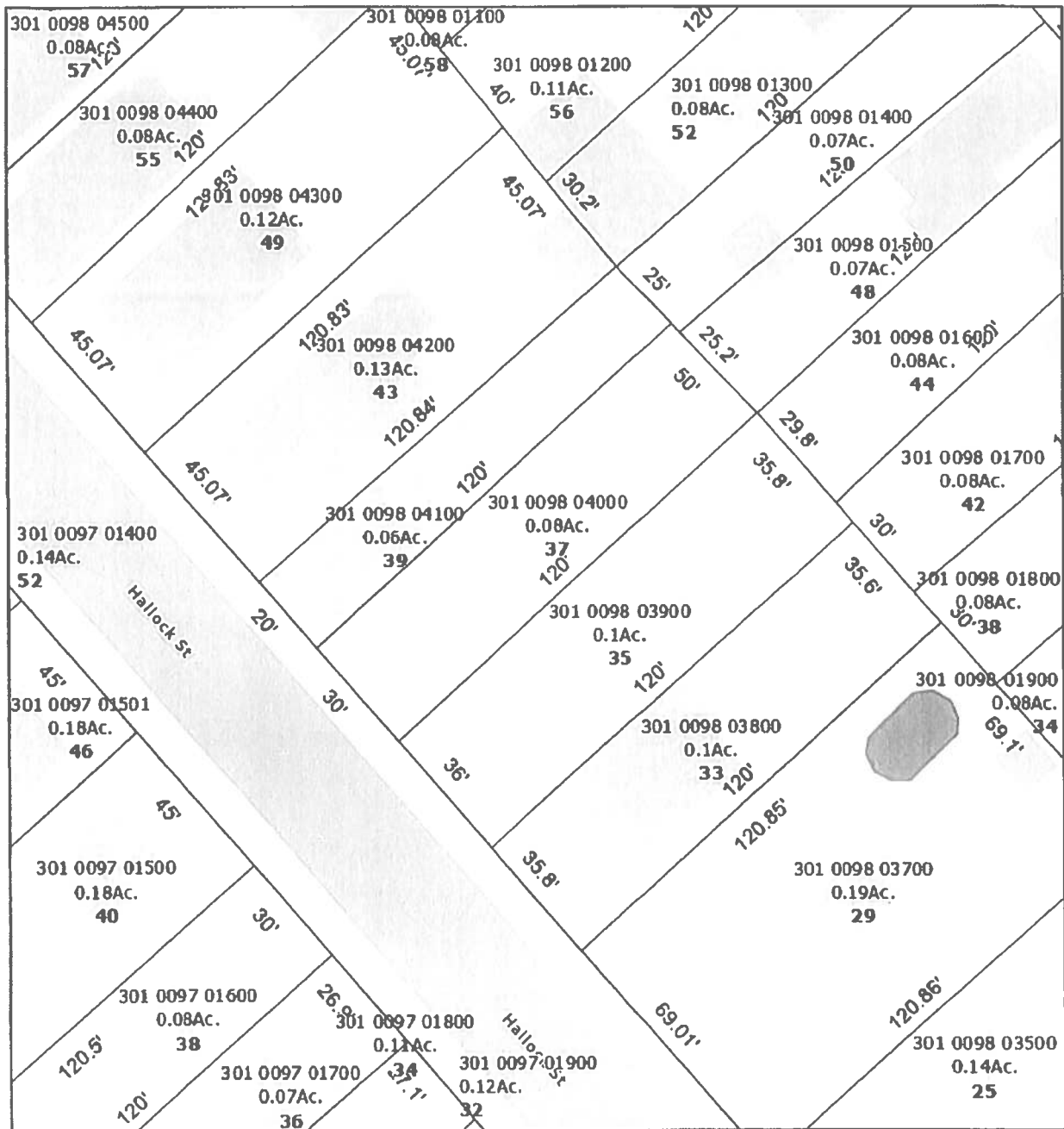
☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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



## 37 Hallock Street / Sliver lot sale

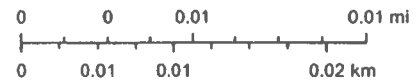


3/2/2023, 2:37:44 PM

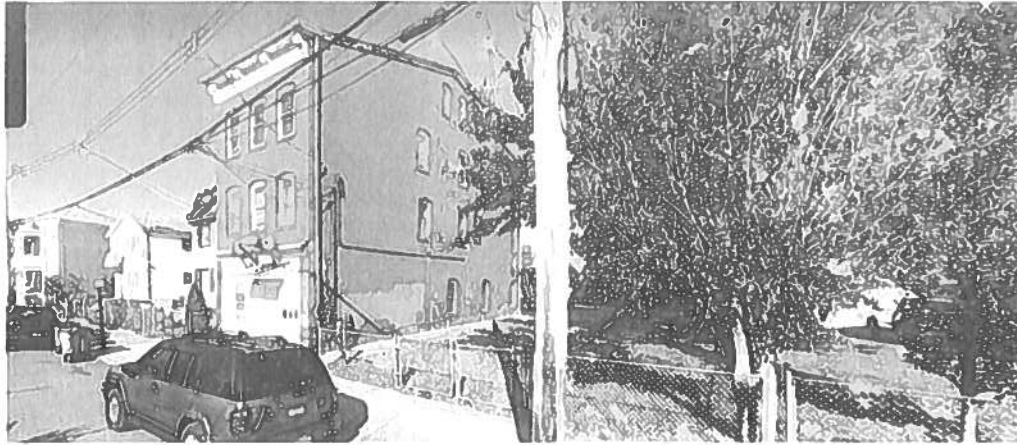
☐ NH Parcels Web

## New Haven Web Parcels

1:564



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



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address 90 Hudson Street		Map-Block-Parcel 320 0298 03200	Zoning RM-2	Ward 28	Property Type Sliver lot	Total legal units NA
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes \$ 25,200	Property Size	
Land + OB \$ 36,000	Building N/A	Other N/A	Total Value \$ 36,000		Lot Size 20' X 105'	Total sq. ft. 2178 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value \$ 36,000	Appraised by Vision	Date 10/1/2021	Type of Sale Sliver lot sale @ \$0.25 per Sq./Ft.	Offered amount \$ 544.50	Rehab costs N/A	LCI Recommended \$544.50
------------------------------	------------------------	-------------------	--	-----------------------------	--------------------	-----------------------------

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Thomas R. Ficklin, Jr. 28 <sup>th</sup> Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone: Ute Brinkmann 88 Hudson Street New Haven CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 3/7/2023	Reviewed by: Staff	Comments Current
<b>Proposal:</b> The City of New Haven Livable City Initiative proposes the disposition of a sliver lot.			
<b>General discussion</b> The City of New Haven proposes to dispose of this sliver lot to the adjacent owner-occupant to be used as a driveway and rear yard area.			
Owner Occupancy: N/A			

Prepared by:  Date: 3/7/2023 Confirmed by:  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	

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Thomas R. Ficklin, Jr. 28<sup>th</sup> Ward

DATE: **March 7, 2023**

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 to adjacent property owner. The land will be utilized as a driveway.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed
NEW HAVEN CITY OF					VAC RS LN	5-1	36,000	25,200

165 CHURCH ST	NEW HAVEN, CT	6093
---------------	---------------	------

NEW HAVEN CT 06510	WARD 28	TAXABLE CENSUS BLOCK 1416	QUERRY G 2000	TAX DIST
--------------------	---------	---------------------------	---------------	----------

NEW HAVEN CITY OF	10492 64	01-18-2023	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed
THOMPSON BESSIE (EST)	9335 0118	10-09-2015	U	V	0	25	2022	5-1	25,200	2021	5-1	25,200
THOMPSON BESSIE	5215 0279	10-07-1997	U	I	0	1						
MCLEAN WILLIAM J JR	4804 0301	11-22-1994	U	I	0							
UNKNOWN	4107 0185	06-23-1989	U	I	14,000							
Total												

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	PREVIOUS ASSESSMENTS (HISTORY)						
						VC	Year	Code	Assessed	Year	Code	Assessed
NEW HAVEN CITY OF	10492 64	01-18-2023	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed
						Total			36,000			25,200

THOMPSON BESSIE (EST)	9335	0118	10-09-2015	U	V	0	25	2022	5-1	25,200	2021	5-1	25,200
THOMPSON BESSIE	5215	0279	10-07-1997	U	I	0	1						
MCLEAN WILLIAM J JR	4804	0301	11-22-1994	U	I	0							
UNKNOWN	4107	0185	06-23-1989	U	I	14,000							
Total													

OTHER ASSESSMENTS	Year	Code	Description	Number	Amount	Comm Int
NEW HAVEN CITY OF	10492	64	01-18-2023	U	V	0
THOMPSON BESSIE (EST)	9335	0118	10-09-2015	U	V	0
THOMPSON BESSIE	5215	0279	10-07-1997	U	I	0
MCLEAN WILLIAM J JR	4804	0301	11-22-1994	U	I	0
UNKNOWN	4107	0185	06-23-1989	U	I	14,000
Total						
				25,200		
This section is calculated as part of a Data Collateral of Assessor				Total	25,200	
				Total	25,200	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
I am a signature and acknowledges a visit by a Uale Volunteer of Assessment								

APPRAISED VALUE SUMMARY									
Appraised Bidg. Value (Card)		0							
Assessed Value (File)		0							
Total		0.00							

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
1800	NEWMALLVILLE		
			Appraised At (B) Value (Bdg)
			Appraised Ob (B) Value (Bdg)
			Appraised I and Value (Bldg)
			0
			36,000

NOTES	
Appraised Land Value (avg)	0
Special Land Value	0
Total Appraised Parcel Value	36,000

Valuation Method	C
------------------	---

Total Appraised Parcel Value	36,000
------------------------------	--------

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
15A80	12-09-1996	DE	Demolish	0		100		DEMOLISH 15AMLY DWELL	06-01-2011	MI	04		70	Field Review

01-20-2011	JEW	03	99	Vacant
10-02-2001	DA		45	Review Against Field Cd

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbrhd.	Nbrhd. Adj	Notes	Location	Adj	Unit P	Land Value
10492 64	01-18-2023	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed						
9335 0118	10-09-2015	U	V	0	25	2022	5-1	25,200	2021	5-1	25,200						
5215 0279	10-07-1997	U	I	0	1												
4804 0301	11-22-1994	U	I	0													
4107 0185	06-23-1989	U	I	14,000													
Total																	

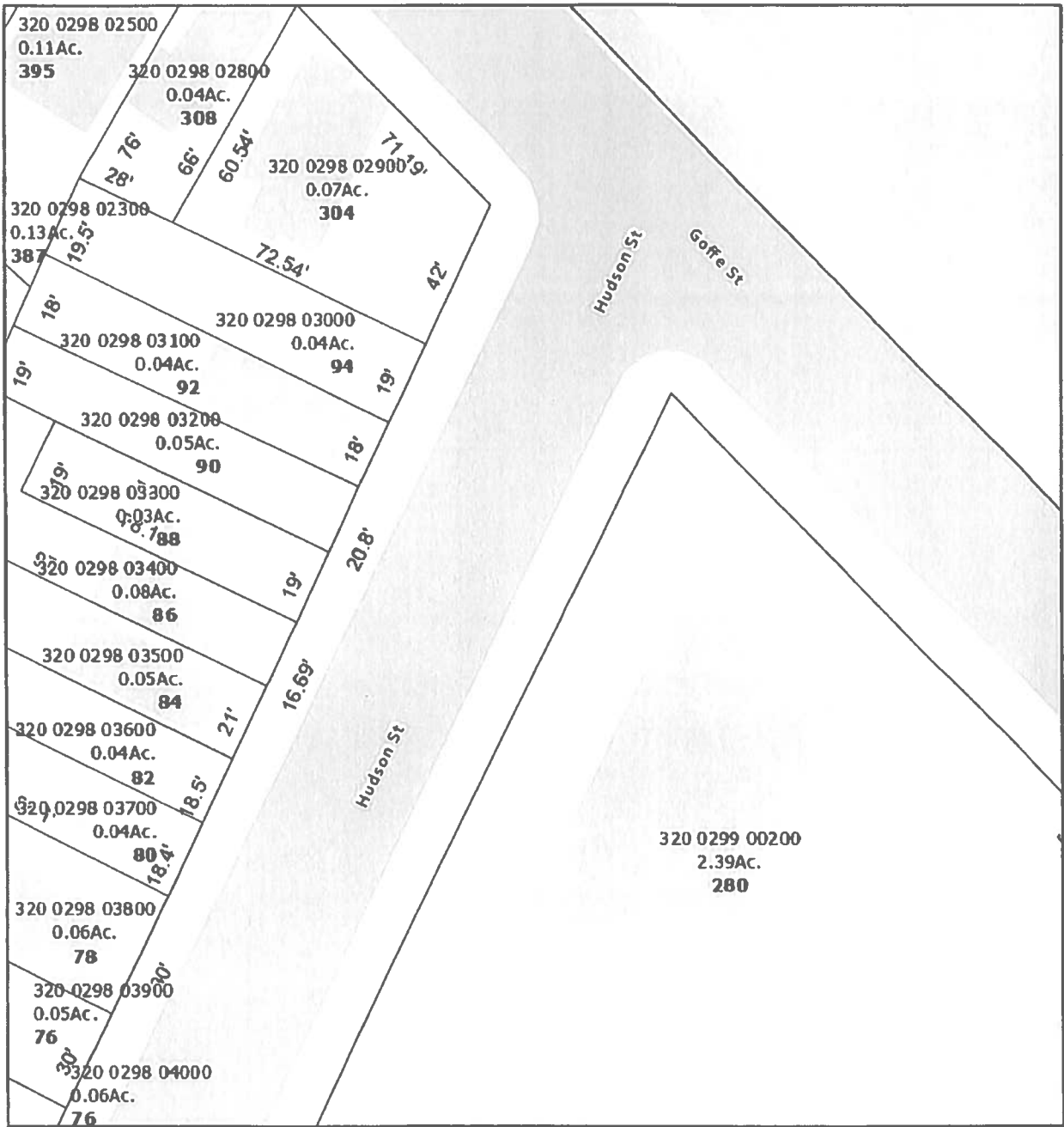
1	1300	VAC BLD	RM2	0	2.178	SF	18.34	1.00000	5	1.00	7600	0.900	1.0000	16.31	36,000
---	------	---------	-----	---	-------	----	-------	---------	---	------	------	-------	--------	-------	--------

APPROAISED VALUE SUMMARY	Year	Code	Description	Number	Amount	Comm Int
NEW HAVEN CITY OF	10492	64		01-18-2023	U	V
THOMPSON BESSIE (EST)	9335	0118		10-09-2015	U	V
THOMPSON BESSIE	5215	0279		10-07-1997	U	I
MCLEAN WILLIAM J JR	4804	0301		11-22-1994	U	I
UNKNOWN	4107	0185		06-23-1989	U	I
Total						

Total Card Land Units	2.178	SF	Parcel	Total Land Area	10																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
-----------------------	-------	----	--------	-----------------	----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

APPROAISED VALUE SUMMARY	Year <th>Code</th>	Code
--------------------------	--------------------	------

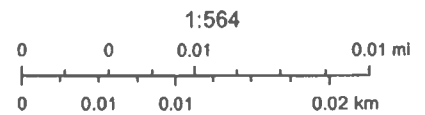
# 90 Hudson Street / sliver lot sale



3/2/2023, 3:21:42 PM

 NH Parcels Web

New Haven Web Parcels





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



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b> 922 Winchester Avenue		<b>Map-Block-Parcel</b> 253 0527 00500	<b>Zoning</b> RM-2	<b>Ward</b> 20	<b>Property Type</b> Single Family	<b>Total legal units</b> Per Zoning
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>	<b>Property Size</b>	
<b>Land + OB</b> \$ 36,000	<b>Building</b> \$38,100	<b>Other</b> N/A	<b>Total Value</b> \$ 74,100	<b>\$ 51,870</b>	<b>Lot Size</b> 50 X 150' per Deed	<b>Total sq. ft.</b> 2178 Sq./ Ft. Per Assessor

### Property Value Information

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

### Prior Notifications Sent to

<b>Aldersperson</b> Yes X No <input type="checkbox"/>	<b>Name of Aldersperson</b> Hon. Devin Avshalom-Smith 20 <sup>th</sup> Ward	<b>Management Team</b> N/A	<b>Other interested parties</b> N/A
--	--	-------------------------------	--

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Town of Hamden 2364 Whitney Avenue Hamden CT 06518		<b>Name, address &amp; telephone of contact person:</b>	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 3/7/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current
<b>Proposal:</b> The City of New Haven Livable City Initiative proposes the disposition of a vacant lot.			
<b>General discussion</b> The City of New Haven proposes to dispose of this vacant lot to the Town of Hamden. The Town of Hamden owns the adjoining property located in Hamden. Upon taking title to this property the Town of Hamden will sell this lot to a local non-profit for residential development purposes.			
<b>Owner Occupancy?</b> N/A			

Prepared by: [Signature] Date 3/7/2023 Concurred by: [Signature] 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	

## **PRIOR NOTIFICATION FORM**

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

TO (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: **March 7, 2023**

FROM: Department  
Person

**LCI Property Division**

Evan Trachten

Telephone 946-8373

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

LCI proposes to dispose of 922 Winchester Avenue to the Town of Hamden. A fire damaged structure was recently demolished by the Town of Hamden. The Town of Hamden will sell this land to a local non-profit to build a new owner-occupied property at this location.

Check one if this an appointment to a commission

☐ Democrat

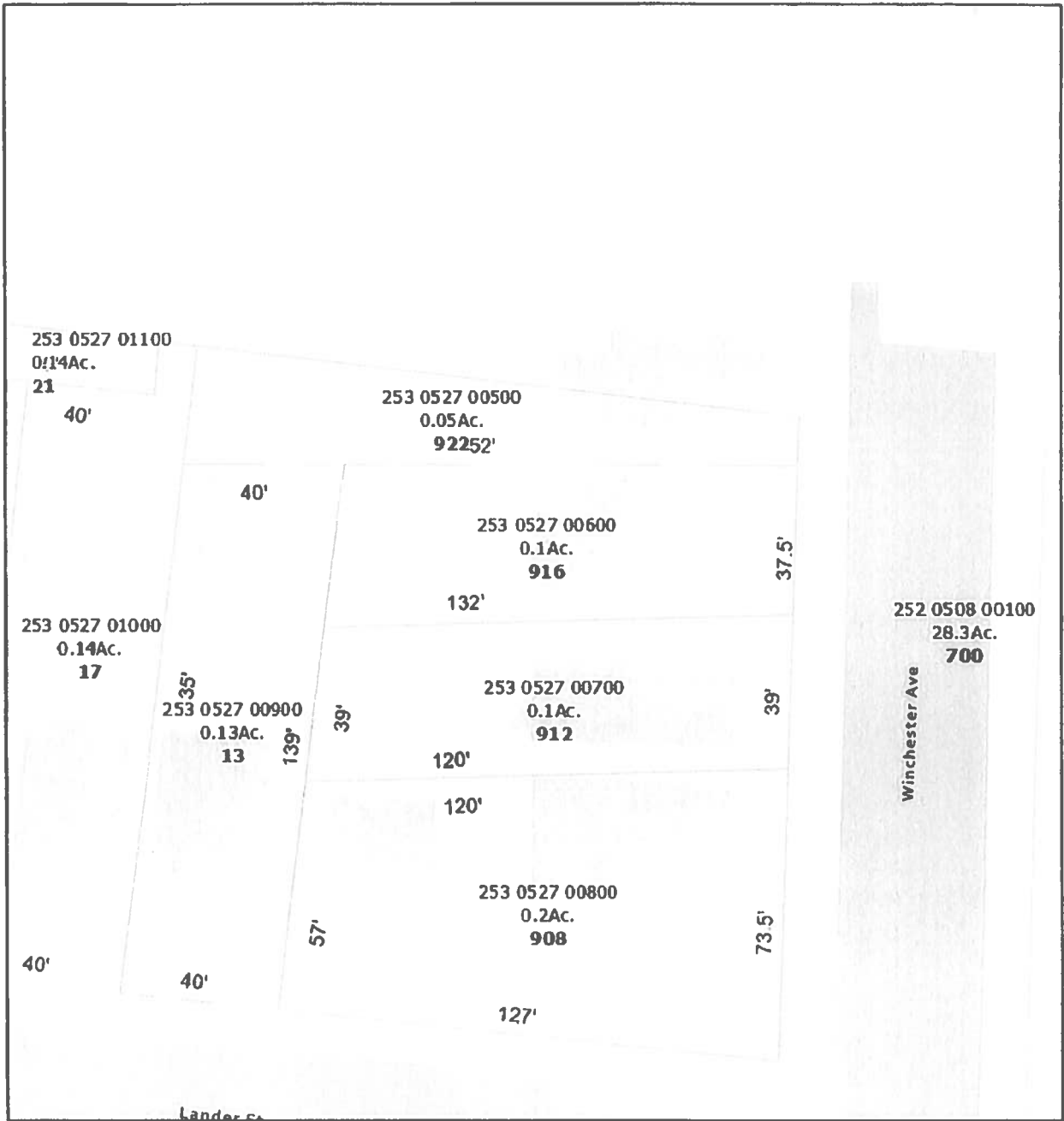
☐ Republican

☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

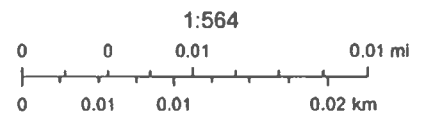


# 922 Winchester Avenue



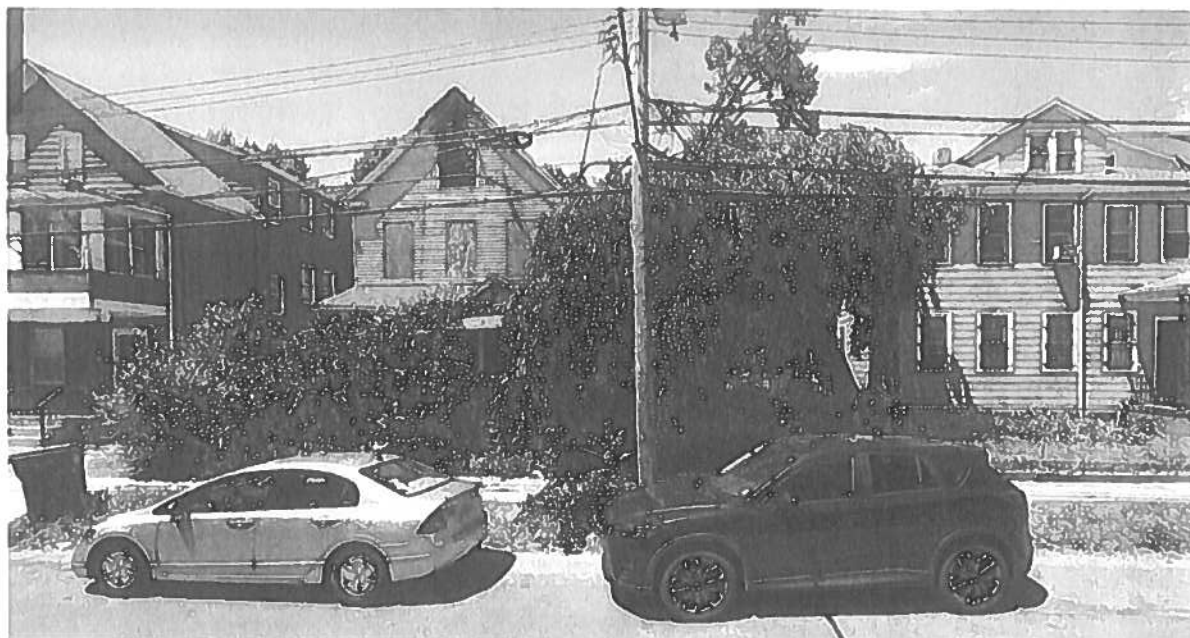
8/31/2022, 10:25:58 AM

NewHaven\_Parcels





922 Winchester Avenue: Sale of vacant lot to the Town of Hamden. The property 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. Personally appeared, Daisy Pitter 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 Owner 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 of any other individual/entity, or to fix the same 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,





6

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
11. N/A
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_

Daisy Potter  
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 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 Connecticut

County of \_\_\_\_\_

SS.

Daisy Pitter

being first duly sworn, deposes and says that:

1. I am (circle one) owner, partner, officer, representative, agent or \_\_\_\_\_ of Daisy Pitter, the Contractor that has submitted the 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 all 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 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 either directly or through a lease agreement, owes 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, has 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, satisfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement shall be attached, and incorporated herein by reference.

4. The following list is a list of the names of all persons affiliated with the business of the Contractor, if none state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1	N/A				
2					
3					
4					
5					
6					
7					

5. That as a person desiring to contract with the City:

- (a) The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1	N/A				
2					
3					
4					
5					
6					

- (b) The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Organization Name	Address	Type of Ownership		
1	N/A				
2					
3					
4					
5					
6					

- (c) The following persons possess an ownership interest in the Contractor. If the Contractor is a corporation, list all of the officers of the corporation and the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	DOB	Stock %	
1	N/A				
2					
3					
4					
5					
6					
7					

- (d) Of the following of the affiliates, individuals or business entities identified in this affidavit, list each that owns, owned, or within one (1) year prior to the date of this disclosure has owned, taxable property situated in the City of New Haven, if none state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	Affiliated Company (if none state NONE)	Address	DOB
1	N/A				
2					
3					
4					
5					

(e) If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is 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 OF BUSINESS
1 N/A		
2		
3		
4		
5		
6		

I hereby certify that the statements set forth above are true and complete, and I understand that any incorrect information or omission of information from this affidavit may result in the immediate termination of the Contractor's agreement with the City of New Haven.

(Signed) Daisy Pitter (Mrs)  
Title:

Subscribed and sworn to before me this 16 day of 2, 2023

DONNA MARIE KRUPA  
NOTARY PUBLIC

Donna Marie Krupa  
(Title)  
My commission expires 9/30/2026

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

This Form Must be Notarized

### FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<b>AS TO ALL AFFILIATES:</b>	<b>AS TO ALL AFFILIATES:</b>
<input type="checkbox"/> NO AFFILIATES LISTED	<input checked="" type="checkbox"/> NO AFFILIATES LISTED
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>M. B. 3/7/23</u> TAX COLLECTOR	BY: <u>S. K. 3/7/2023</u> ASSESSOR



## 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, Ute Brinkmann 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 Person of NA 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 of any other individual/entity, or to fix the same 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: Ute Brinkmann

STATE OF CONNECTICUT     )  
   )  
COUNTY OF NEW HAVEN    )

ss: New Haven     March 3, 2023

Personally appeared Ute Brinkmann of Wallington CT who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 3rd day of MARCH, 2022.

\_\_\_\_\_  
Commissioner of the Superior Court  
~~Notary Public~~ Bruce R. Peakolly  
~~My commission expires on:~~

## 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 CT  
County of New Haven ss. New Haven

Ute Brinkmann, being first duly sworn, deposes and says that:

1. I am (circle one) owner, partner, officer, representative, agent or \_\_\_\_\_ of \_\_\_\_\_, the Contractor that has submitted the attached agreement.  
(Contractor's name)
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 all 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 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 either directly or through a lease agreement, owes 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, has 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, satisfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement shall be attached, and incorporated herein by reference.

4. The following list is a list of the names of all persons affiliated with the business of the Contractor, if none state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	Affiliated Company (If none state NONE)	Service or Material	DOB
1	NONE				
2					
3					
4					
5					
6					
7					

5. That as a person desiring to contract with the City:

- (a) The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	Affiliated Company (If none state NONE)	Service or Material	DOB
1	NONE				
2					
3					
4					
5					
6					

- (b) The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Organization Name	Address	Type of Ownership		
1	NONE				
2					
3					
4					
5					
6					

- (c) The following persons possess an ownership interest in the Contractor. If the Contractor is a corporation, list all of the officers of the corporation and the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	DOB	Stock %	
1	NONE				
2					
3					
4					
5					
6					
7					

- (d) Of the following of the affiliates, individuals or business entities identified in this affidavit, list each that owns, owned, or within one (1) year prior to the date of this disclosure has owned, taxable property situated in the City of New Haven, if none state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

	Name	Title	Affiliated Company (If none state NONE)	Address	DOB
1	NONE				
2					
3					
4					
5					

- (e) If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is 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 OF BUSINESS
1 <u>NONE</u>		
2		
3		
4		
5		
6		

I hereby certify that the statements set forth above are true and complete, and I understand that any incorrect information or omission of information from this affidavit may result in the immediate termination of the Contractor's agreement with the City of New Haven.

(Signed) [Signature]

Title: Owner/Individual

Subscribed and sworn to before me this 3rd day of March 2023

My commission expires 11/1/23

[Signature]  
(Title) Commissioner Sup. Ct.

**This Form Must be Notarized**

### FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<b>AS TO ALL AFFILIATES:</b>	<b>AS TO ALL AFFILIATES:</b>
<input type="checkbox"/> NO AFFILIATES LISTED	<input checked="" type="checkbox"/> NO AFFILIATES LISTED
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>M. B. [Signature]</u> 3/7/23 TAX COLLECTOR	BY: <u>[Signature]</u> ASSESSOR



## 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, Insert text here Lauren Garrett 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 Mayor of Hamden 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 of any other individual/entity, or to fix the same 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:


STATE OF CONNECTICUT )

ss: New Haven

, 2023

COUNTY OF NEW HAVEN )

Personally appeared Lauren Garrett of Hamden who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 17<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public  
~~My commission expires on:~~

## 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

  
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 Ellcker

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 Connecticut

County of New Haven

SS.

\_\_\_\_\_, being first duly sworn, deposes and says that:

1. I am (circle one) [owner, partner, officer, representative, agent or Mayor] of The Town of Hamden, the Contractor that has submitted the attached agreement.  
(Contractor's name)
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 all 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 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 either directly or through a lease agreement, owes 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, has 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, satisfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement shall be attached, and incorporated herein by reference.

4. The following list is a list of the names of all persons affiliated with the business of the Contractor, if none state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1 NONE				
2				
3				
4				
5				
6				
7				

5. That as a person desiring to contract with the City:

- (a) The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1 NONE				
2				
3				
4				
5				
6				

- (b) The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

Organization Name	Address	Type of Ownership		
1 NONE				
2				
3				
4				
5				
6				

- (c) The following persons possess an ownership interest in the Contractor. If the Contractor is a corporation, list all of the officers of the corporation and the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock, if none, state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

Name	Title	DOB	Stock %	
1 NONE				
2				
3				
4				
5				
6				
7				

- (d) Of the following of the affiliates, individuals or business entities identified in this affidavit, list each that owns, owned, or within one (1) year prior to the date of this disclosure has owned, taxable property situated in the City of New Haven, if none state none. Use additional sheet if necessary ( Must be on company letterhead and notarized ):

Name	Title	Affiliated Company (if none state NONE)	Address	DOB
1 NONE				
2				
3				
4				
5				



(e) If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is 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 OF BUSINESS
1 NONE		
2		
3		
4		
5		
6		

I hereby certify that the statements set forth above are true and complete, and I understand that any incorrect information or omission of information from this affidavit may result in the immediate termination of the Contractor's agreement with the City of New Haven.

(Signed)

*Ramon G. Gallet*  
Title: *Mayor*

Subscribed and sworn to before me this 17<sup>th</sup> day of February 2023

(Title)  
My commission expires

*Commissioner, Superior Court*

This Form Must be Notarized

### FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
AS TO ALL AFFILIATES:	AS TO ALL AFFILIATES:
<input type="checkbox"/> NO AFFILIATES LISTED	<input checked="" type="checkbox"/> NO AFFILIATES LISTED
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <i>Michaela</i> 3/17/23 TAX COLLECTOR	BY: <i>J. B. Gallet</i> 3/17/2023 ASSESSOR

**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:**

---

<b>Applicant(s):</b>	Daisy Pitter, 37 Hallock Street
<b>Price:</b>	\$871.50
<b>Site:</b>	3,485 SF
<b>Zone:</b>	RM-2
<b>Use:</b>	Side-yard
<b>Financing:</b>	
<b>City Lead:</b>	Evan Trachten
<b>Agency:</b>	Livable City Initiative
<b>Phone:</b>	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>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  
E71FA151A271B3  
**Laura E. Brown**  
Executive Director, City Plan Department

---

<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 urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

**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:**

---

<b>Applicant(s):</b>	Ute Brinkmann, 88 Hudson Street
<b>Price:</b>	\$544.50
<b>Site:</b>	2,178 SF
<b>Zone:</b>	RM-2
<b>Use:</b>	Rear-yard
<b>Financing:</b>	
<b>City Lead:</b>	Evan Trachten
<b>Agency:</b>	Livable City Initiative
<b>Phone:</b>	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>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>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 urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- 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**

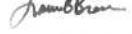
The Commission makes the following recommendations for the proposed disposition:

- 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  
E71E4TE4TAZ7AB3  
Laura E 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:**

---

<b>Applicant(s):</b>	Town of Hamden
<b>Price:</b>	\$1
<b>Site:</b>	2,178 SF
<b>Zone:</b>	RM-2
<b>Use:</b>	Future disposition to a non-profit for redevelopment
<b>Financing:</b>	
<b>City Lead:</b>	Evan Trachten
<b>Agency:</b>	Livable City Initiative
<b>Phone:</b>	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>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>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 urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- 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**

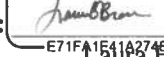
The Commission makes the following recommendations for the proposed acquisition:

- 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:** April 19, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  April 24, 2023 | 9:31 AM EDT  
E71FA1E41A27483  
Laura E Brown  
Executive Director, City Plan Department