

PAD MEETING MINUTES
October 18, 2023

PRESENT: Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Esther Rose-Wilen, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

Guests: Donnell Hilton, City Plan

Meeting called to order at 3:02 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were reviewed and approved with one abstention (Esther Rose-Wilen), and the PAD Minutes from August 16, 2023 were approved unanimously.

New Business

192 Cedar Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant at \$0.25 per square foot for a purchase price of \$762.25. The City didn't offer to split this lot, the other abutting property is owned by Mandy Management. Alder Carmen Rodriguez supports the sale of this lot to the adjacent owner occupant.

The lot has a few trees and will create a nice side yard area. Evan noted this lot is too small for Habitat for Humanity to develop a home so we think this is the best use as a side-yard. Alder Festa asked why not build a tiny house, is that being looked at? Evan said the City hasn't embraced building in-fill tiny houses. Evan thinks a cluster of tiny houses would be better received than scattered sites based on discussions with residents. The lot is non-conforming so it would be possible to site a tiny house on this lot, but we are proposing to sell this as a sliver lot. Evan noted, it may be a good idea to permit sliver lot owner's to develop accessory dwelling units on sliver lots in the future, that's a future policy discussion for staff and Alders. Alder Festa thinks we should investigate this idea. Evan noted tiny houses need to be able to obtain a Certificate of Occupancy. Esther noted the greenery on Cedar Street is sparse, and keeping the trees on the sliver lot would be beneficial.

A motion was made to approve the item by Maurine Villani, seconded by Alder Antunes, roll call was taken, approved unanimously.

333 James Street

Evan told the committee this is a sliver lot sale to an owner occupant at \$0.25 per square foot. The City sold the applicant a few feet of this lot years ago, and now would like to sell the remaining portion of the lot to the applicant. The applicant will utilize this lot as a side yard area. Evan met with Alder Herrera and she supports the sale. The owner will fence the lot at the request of Alder Herrera. The lot isn't buildable because it's a narrow corner lot. This is a typical sliver lot sale. There has been a lot of illegal dumping at this site over the last few years.

A motion was by Steve Fontana, seconded by Alder Antunes, roll call was taken, approved unanimously.

145 Portsea Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant for \$0.25 per square foot for a purchase price of \$292.00. This is a narrow strip of land at 10' wide. It is already paved and used as a driveway. LCI sold the other half of this lot to the other abutting property owner many years ago. Alder Carmen Rodriguez supports this sale. This is why we created the sliver lot program to sell small strips.

A motion was made to approve the item by Alder Antunes, seconded by Maurine Villani, roll call was taken, approved unanimously

321-325 Dixwell Avenue

Evan told the committee the City is proposing to sell this vacant to the Elks as a negotiated sale at \$2.00 per square foot for a purchase price of \$22,500. The Elks have been working with the City of New Haven on the Dixwell Plaza redevelopment. The City has been assisting the Elks with their relocation, we were planning to sell them a parcel on County Street, but they purchased a property at 329 Dixwell Avenue on the private market. This lot will serve as parking and site control. There is a letter of support from Alder Morrison for this property.

Evan said the lot was appraised at \$105,000 but LCI discounted the price because of the City's commitment to assist the Elks with their relocation. LCI recognized we needed to bring in revenue as part of this sale and not sell the parcel for \$1.00. LCI negotiated with the Elks and arrived at \$2.00 per square foot, based upon good faith efforts during the Plaza relocation. The Elks will be appearing at Zoning next month and will need City Plan Site Plan approval. The Elks have been a great asset to the community.

Alder Antunes asked if the City offered the abutting neighbor any of the land? Evan said no because all the land is needed for parking. The project is part of the Dixwell revitalization, and it takes priority over increasing an adjacent side yard. Evan noted that the two lots are non-conforming and are merged under zoning; zoning relief would be required to split them if we were trying to sell a portion of the lot to the neighbor. Evan said we are utilizing the lot to a higher use as part of the Elks redevelopment of this site. Alder Antunes asked if would have any legal issues by not selling land to the neighbor, Evan said no. The Elk's project is a top priority for the City. Moving the Elks to this site will help transform this area. There is a lot of development in this area.

Alder Festa asked how long the lot has been vacant, and if there were any other interested applicants? Evan said no, it has been City owned for probably 10-years. Alder Festa asked about the appraised value, she said the value could be higher than \$105,000 perhaps two or three times higher. Evan said the justification for \$2.00 per square foot is based on prior commitments by the City, and for the Elks being the catalyst to move the Plaza project along. Evan said selling this lot for \$1.00 would not be fiscally responsible so LCI negotiated to \$2.00 per square foot. Alder Antunes asked if this would be taxable? The Elks are a taxable entity, and the City will get taxes from this sale. The Elk's will be eligible for an Assessment Deferral, which is as-of-right. Esther said Site plan review is required due to the parking and other technical aspects such as storm water management.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved with 6 yes votes (Maurine had a technical issue and was unable to vote during roll call. She called Evan after the meeting to inform him of the issue, and stated for the record she votes yes on this item which would have been 7 yes votes / unanimous approval).

Steve asked Evan to follow up With the Development Administrator about the PAD Guidelines. Evan told the PAD committee the guidelines are tabled at LCI Board, and he would follow up.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30PM.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 192 Cedar Street		Map-Block-Parcel 265 0084 00300	Zoning RM-2	Ward 6	Property Type Sliver lot	Total legal units N/A
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 32,200	Building N/A	Other N/A	Total Value \$ 32,200	\$ 22,540	Lot Size 30' X 107'	Total sq. ft. 3,049 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 32,200	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area	\$0.25 per sq./ft. @ 3,049 sq./ft. \$762.25.00	N/A	\$ 762.25

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Carmen Rodriguez 6th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Fernando Tenorio Arboleda 190 Cedar Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/11 /2023	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to an owner occupant.

General discussion The City of New Haven proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as a side-yard area.

Owner Occupancy? N/A

Prepared by: *Eun J. [Signature]* Date 10/11/23 Concurred by: *[Signature]* Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Carmen Rodriguez 6th Ward

DATE: **October 6, 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 192 Cedar Street to adjacent owner occupant. The property will be used as 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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed
165 CHURCH ST						EX COM LN	21	32,200	22,540
NEW HAVEN CT 06510		SUPPLEMENTAL DATA							
		Alt Prcl ID	I/E REPO						
		WARD 06	TAX DIST						
		TAXABLE	GIS PROP						
		CENSUS 1403							
		BLOCK 2033							
		QUERY G							
		GIS ID 15335	Assoc Pid#						
				Total		32,200		22,540	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN		7893 0341	03-06-2007	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WARD ANDREW ET AL		5073 0170	11-21-1996	U	I	0	1	2022	21	22,540	2021	21	22,540	2021	21	22,540
								Total	22,540	Total	22,540	Total	22,540	Total	22,540	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	32,200
Special Land Value	22,540
Total Appraised Parcel Value	32,200
Valuation Method	C
Total Appraised Parcel Value	32,200

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
2000	SOUTH HILL		

NOTES															

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
105385	06-12-1996	DE	Demolish	0		100		TWO FAMILY		06-08-2011	JW1	04		70	Field Review
										12-15-2010	PM	03		99	Vacant
										07-20-2001	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.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		3,049 SF	16.26	1.00000	5	1.00	2000	0.650			1.0000	10.57	32,200	
Total Card Land Units						3,049 SF	Parcel Total Land Area						0	Total Land Value				32,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Grade: 00					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

CONDO DATA

Parcel Id		C		Owne	
Adjust Type				B	S
Code					
Description					
Factor%					
Condo Fir					
Condo Unit					

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	0
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Gd	Grade	Grade Adj	Appr Value

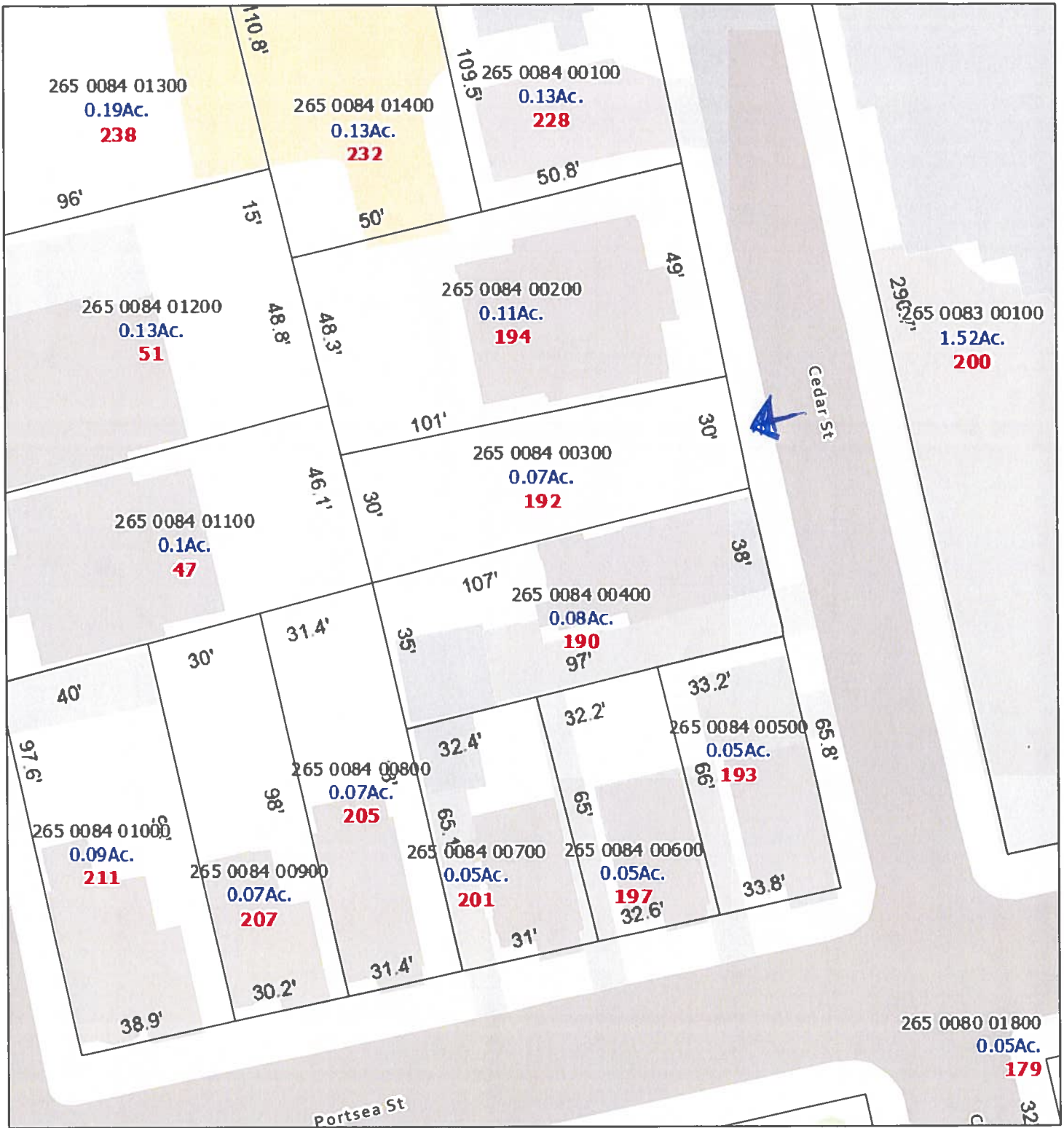
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch



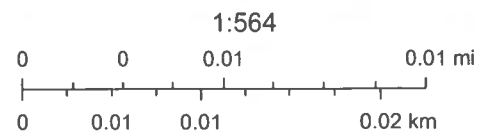
192 Cedar Street / Sliver lot sale



10/3/2023, 9:23:15 AM

 NH Parcels Web

New Haven Web Parcels



192 Cedar Street / Sliver lot sale to adjacent owner occupant



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
321 Dixwell Avenue 325 Dixwell Avenue		283 0346 04900 283 0346 05000	BA BA	22	Buildable Lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$68,200 68,600	N/A		\$ 136,800	\$ 95,760		75' X 150'	11,250 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$105,000.00	Esposito & Associates	9/1/2023	Negotiated	\$2.00 per square foot	TBD	\$22,500

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette L. Morrison	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF W., INCORPORATED 87 Webster Street New Haven CT 06511		C/O Gary Hogan	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	10/11/2023	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be utilized for a commercial use.

General discussion: The City of New Haven proposes to dispose of this vacant lot to be utilized for parking and site control as part of the business relocation for the Dixwell Plaza redevelopment. The applicant has been working with the City of New Haven on the Dixwell Commercial Corridor Revitalization. The applicant is currently in the process of redeveloping an existing structure at 329 Dixwell Avenue to serve as the "Elks Lodge".

Owner Occupancy? N/A

Prepared by: *Emilia Jones* Date 10/11/20 Concurred by: *Frank* Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Jeanette Morrison 22nd Ward

DATE: **September 14, 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 at 321-325 Dixwell Avenue to EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF W., INCORPORATED (Elks Lodge) to be used for site control and parking.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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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.

Property Location 321 DIXWELL AV
 Vision ID 17099

Account # 283 0346 04900

Map ID 283/ 0346/ 04900 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 9099
 Print Date 10/11/2023 9:23:11 A

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT
165 CHURCH ST								EX VC I L	53	68,200	47,740	
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION
Alt Prcl ID WARD 22 TAXABLE CENSUS 1416 BLOCK 4001 QUERY G GIS ID 17099				I/E REPO TAX DIST GIS PROP Assoc Pid#								
								Total		68,200	47,740	

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
CITY OF NEW HAVEN			9569	0083	05-09-2017	U	V	30,000	18	2022	53	47,740	2021	53	47,740	2021	53	47,740	
CEJAS MAURICIO			9569	0082	05-09-2017	U	V	0	25										
CEJAS MAJRICIO			9380	0170	02-03-2016	U	V	16,000	18										
ESTES CECIL R JR			8612	0263	10-26-2010	U	V	0	15										
CITY OF NEW HAVEN			8489	0180	01-08-2010	U	I	9,300	14										
Total										47,740		Total		47,740		Total		47,740	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
DX3	DIXWELL PR		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	68,200
Special Land Value	0
Total Appraised Parcel Value	68,200
Valuation Method	C
Total Appraised Parcel Value	68,200

NOTES

BLDG REMOVED
 CARS FROM ABUTTING SERVICE SHOP ON LOT

ASSR CHANGE

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
12-30-2010	GM			99	Vacant
11-28-2001	TM			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.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	9099	EC VACANT	BA	0		5,550	SF	15.96	1.00000	C	1.00	DX4	0.770		1.0000	12.29	68,200	
Total Card Land Units						5,550	SF	Parcel Total Land Area						0	Total Land Value			68,200

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT
165 CHURCH ST								EX COM LN	21	68,600	48,020	
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION
Alt Prcl ID				I/E REPO								
WARD 22				TAX DIST								
TAXABLE CENSUS 1416				GIS PROP								
BLOCK 4001												
QUERY G												
GIS ID 17100				Assoc Pid#								
								Total 68,600 48,020				

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN							9321	0058	08-31-2015	U	I	88,000	18	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMILEY REAL ESTATE LLC							8634	0206	12-17-2010	U	I	0	25	2022	21	48,020	2021	21	48,020	2021	21	48,020
WASHINGTON SHIRLEY WAYNE							8607	0209	10-07-2010	U	I	0	3									
SMILEY REAL ESTATE LLC							5809	0319	02-26-2001	U	I	24,000	25									
FIRST UNION NATIONAL BANK							5758	0230	11-13-2000	U	I	26,400	1									
							Total							48,020	Total	48,020	Total	48,020	Total	48,020		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total				0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing	Batch			Appraised Bldg. Value (Card)	0
DX3	DIXWELL PR							Appraised Xf (B) Value (Bldg)	0
							Appraised Ob (B) Value (Bldg)	0	
							Appraised Land Value (Bldg)	68,600	
							Special Land Value	0	
							Total Appraised Parcel Value	68,600	
							Valuation Method	C	
							Total Appraised Parcel Value	68,600	

NOTES											
3 APARTMENTS (2) 2 BEDROOM, (1) 1 BEDROOM 10/1/2019 BUILDINGS RAZED, SEE PERMIT VACANT PARCEL											

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B-18-896	07-16-2018	DE	Demolish			100	11-29-2018	APPLICATION TO DEMOLISH		09-11-2018	CA	02		47	BP Inspection
										12-30-2010	GM			00	Measur+Listed
										08-28-2001	SB			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.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	902V	CITY MDL-00	BA	0		5,700	SF	15.63	1.00000	H	1.00	DX4	0.770		1.0000	12.03	68,600
						Total Card Land Units	5,700	SF	Parcel Total Land Area				0			Total Land Value	68,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
CONDO DATA					
Parcel Id			C		Ownr
				B	S
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		0			
Year Built		0			
Effective Year Built		0			
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		100			
Percent Good		55			
RCNLD		0			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

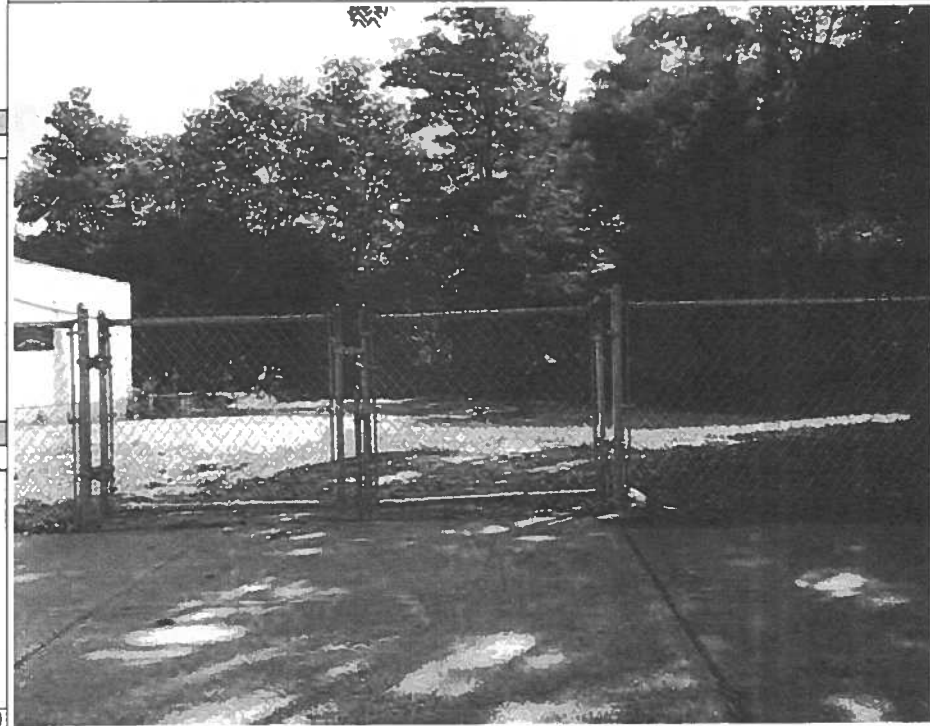
No Sketch

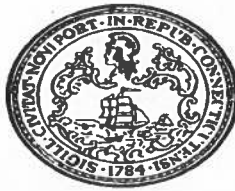
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0





CITY OF NEW HAVEN BOARD OF ALDERS

Jeanette L. Morrison
Alder, Ward 22

President Pro Tempore

Treasurer
Black & Hispanic Caucus
Member

Finance Committee
Legislation Committee
Chair: Q House Advisory Board

130 Winchester Avenue, Unit 23
New Haven, CT 06511-3590

Telephone: (203) 687-3120
Email: Ward22@newhavenct.gov

October 13, 2023

Evan Trachten,
Acquisitions & Disposition Coordinator
City of New Haven
Livable City Initiative

Re: **Letter of Support for Elks Lodge**

As Alder of Ward 22, I am in full support regarding the sale of the vacant lot located at 321-325 Dixwell Avenue to the Elks Lodge (East Rock Lodge #141) for parking and site control. The organization is currently in the process of redeveloping an existing structure at 329 Dixwell Avenue that will eventually serve as the "Elks Lodge". Given the history with the City of New Haven and its residents the Elks Lodge decided to remain in the Dixwell area and on Dixwell Avenue.

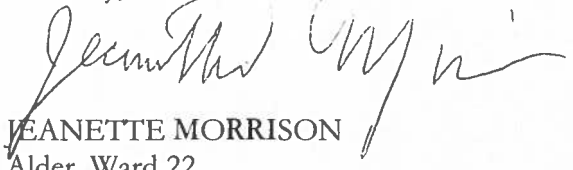
A facility that will serve the neighborhood, providing space for events, youth programs and other community activities will offer participants support and additional programs. The new building will also include a banquet facility available for rent, a commercial kitchen, and meeting rooms. Plans include opportunities for young people including mentorships, scholarships.

The Elks Lodge Leadership did come to the community, and held a community meeting on May 31st, 2023, along with Alders from Ward 21 (Troy Streater) and Ward 22 (Jeanette Morrison). Residents were given the opportunity to meet leadership and discuss plans for their future site. Questions and concerns were expressed by residents including noise issues, parking, and community engagement. However, at the end of the evening the group wholeheartedly agreed with the sale of the land to support the parking needs of the establishment.

Again, I believe this is a worthwhile endeavor that will benefit many. If you should have any questions or concerns please feel free to contact me.

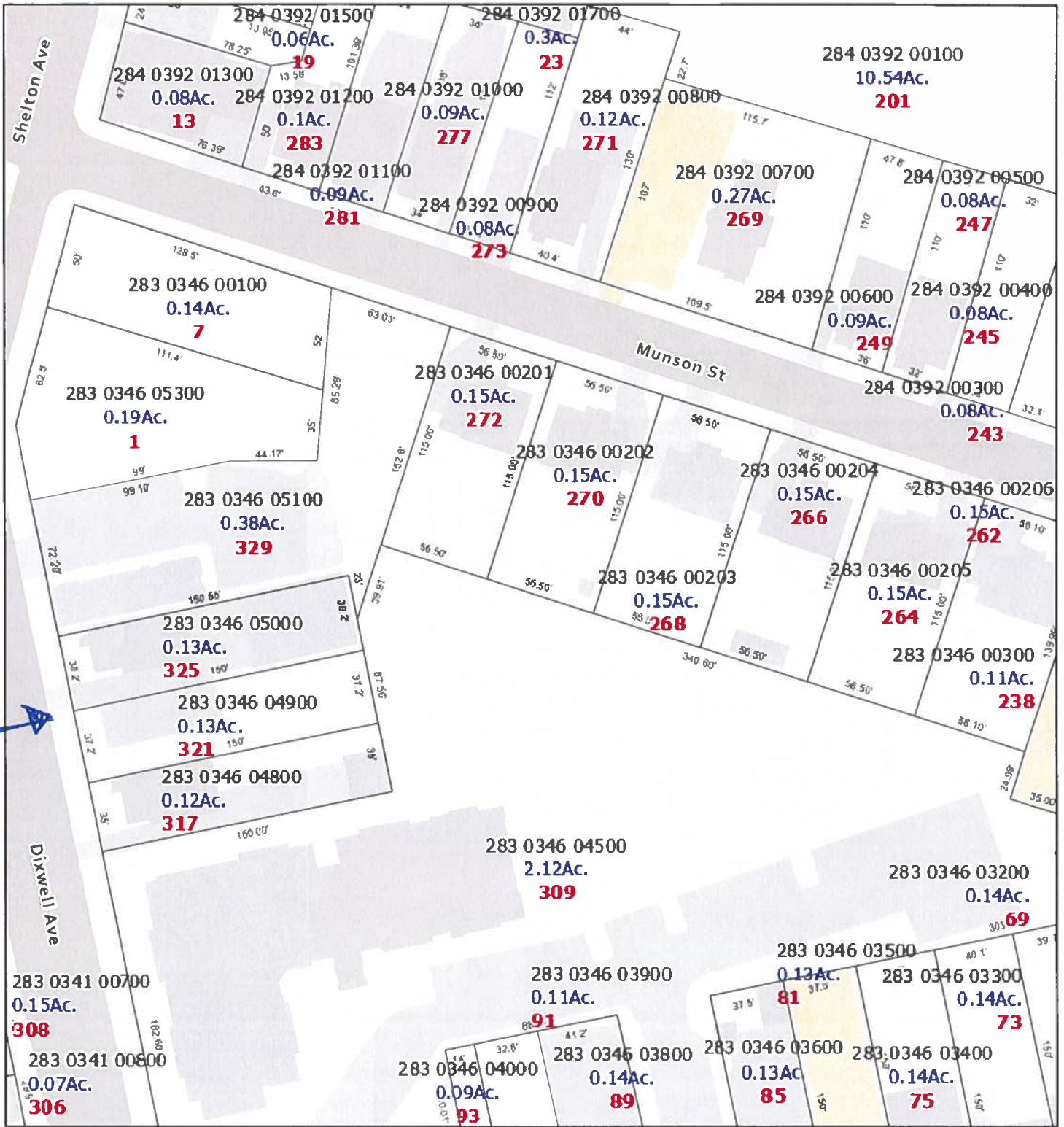


Sincerely,

A handwritten signature in cursive script, appearing to read "Jeanette Morrison". The signature is written in dark ink and is positioned above the printed name.

JEANETTE MORRISON
Alder, Ward 22

321-325 Dixwell Avenue

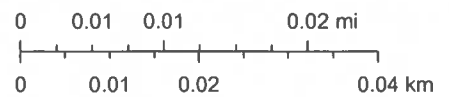


8/17/2023, 3:45:48 PM

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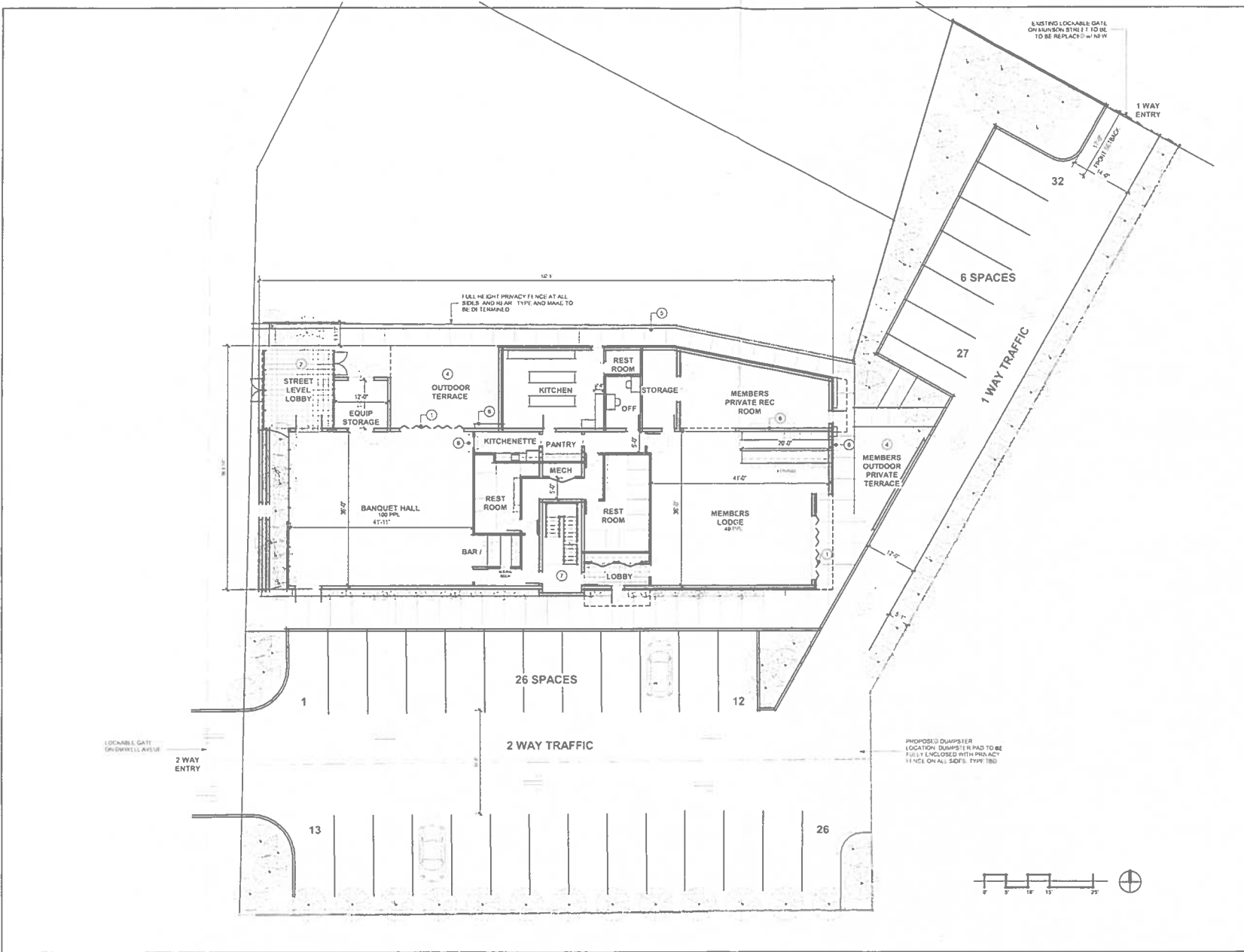
 NH Parcels Web

New Haven Web Parcels



Sale of 321-325 Dixwell Avenue





ISOPARM DESIGN GROUP

ISOPARM

95 SARATOGA AVENUE, UNIT 3
BROOKLYN, NEW YORK 11233
TEL - 202 - 497 - 3297
EMAIL - INFO@ISOPARM.COM

NOTES:

B) SUBMIT AND A BID THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND DESIGNERS OFFICERS, AGENTS, EMPLOYEES AND SUB-CONSULTANTS TO THE FULLEST EXTENT PERMITTED BY LAW. DO HEREBY AGREE TO INCLUDE AND HOLD HARMLESS THE ISOPARM DESIGN GROUP, ITS OFFICERS, DESIGN AGENTS, EMPLOYEES AND SUB-CONSULTANTS AND THE OWNER OF THE PREMISES FROM AND AGAINST ALL DAMAGE, LIABILITY OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES ARISING OUT OF OR AS A RESULT OF THE WORK CONDUCTED UNDER THE CONTRACT BY THE CONTRACTOR OR ANY SUB CONTRACTORS OR ANY THIRD PARTY THAT IS NOT PARTY TO THE CONTRACT FOR CONSTRUCTION.


THE ARCHITECT OR ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OR SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ACTS OR OMISSIONS OF THE CONTRACTOR.

CLIENT
ELKS LODGE No. 141

PROJECT DESCRIPTION
**329 DIXWELL AVENUE,
NEW HAVEN, CT. 06511**

APPROVALS

ARCHITECT / ENGINEER SEAL AND SIGNATURE



REVISIONS

NO	DESCRIPTION	DATE


OWNER NAME
ELKS LODGE No. 141

PROJECT NAME
LODGE 141

SHEET NAME - SHEET CONTENTS
SITE PLAN

PROJECT NUMBER	0001	DATE	6/16/23
CHECKED BY	Author	DRAWN BY	DANCY
SCALE	1" = 10'-0"		

SHEET NUMBER
A100



6/16/2023 11:36:43 PM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 333 James Street		Map-Block-Parcel 172 0773 01400	Zoning RM-2	Ward 9	Property Type Sliver lot	Total legal units N/A	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 29,200	Building N/A	Other N/A	Total Value \$ 29,200	\$ 20,440		Lot Size 25' X 83'	Total sq. ft. 2,756 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 29,200	Vision	10/1/2022	Sliver lot to owner-occupant / CD area	\$0.25 per sq./ft. @ 2,756 sq./ft. \$689.00	N/A	\$ 689.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Claudia Herrera 9 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Joseph Pozarlik 329 James Street New Haven CT 06513		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/11/2023	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to an owner occupant.

General discussion The City of New Haven proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as a side-yard area.

Owner Occupancy? N/A

Prepared by: Em Jutte Date 10/11/23 Concurred by: [Signature] Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Claudia Herrera 9th Ward

DATE: **October 10, 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 333 James Street to adjacent owner occupant. The property will be used as 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.

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT	
165 CHURCH ST								EX COM LN	21	29,200	20,440		
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION	
Alt Prcl ID				I/E REPO									
WARD 09				TAX DIST									
TAXABLE				GIS PROP						Total		29,200	20,440
CENSUS 1424													
BLOCK 4010													
QUERY G													
GIS ID 9388				Assoc Pid#									

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN				4077 0124	04-24-1989		V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2022	21	20,440	2021	21	20,440	2021	21	20,440
										Total		20,440	Total		20,440	Total		20,440

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

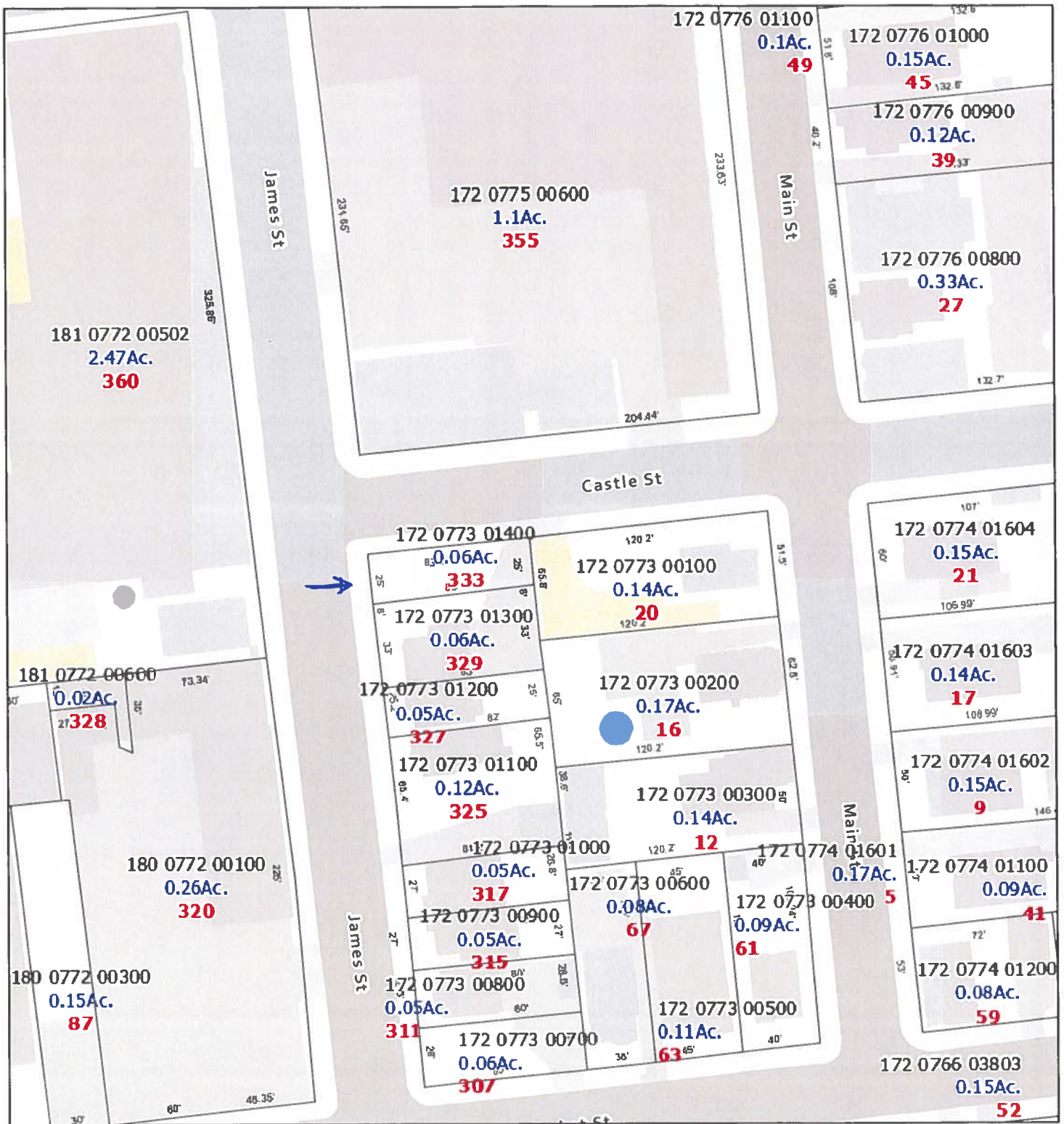
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch								
0900	FAIR HAVEN N											

NOTES												APPRAISED VALUE SUMMARY				
2006 GL VOL 7547 PG 122 4/4/06 LCI SPLIT TO "01300"																
												Appraised Bldg. Value (Card)				0
												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				29,200
												Special Land Value				20,440
												Total Appraised Parcel Value				29,200
												Valuation Method				C
												Total Appraised Parcel Value				29,200

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-11-2011	JW1	04		70	Field Review
										12-30-2010	SDS	03		99	Vacant

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		2,092 SF	18.62	1.00000	5	1.00	0900	0.750		1.0000	13.96	29,200	
Total Card Land Units						2,092 SF	Parcel Total Land Area						0	Total Land Value			29,200

Sliver lot sale 333 James Street

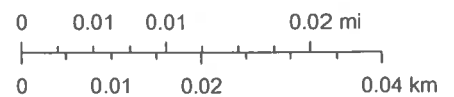


10/10/2023, 2:10:26 PM

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 NH Parcels Web

 New Haven Web Parcels



Sliver lot sale 333 James Street



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 145 Portsea Street		Map-Block-Parcel 264 0082 00800	Zoning RM-2	Ward 6	Property Type Sliver lot	Total legal units N/A	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 2,200	Building N/A	Other N/A	Total Value \$ 2,200		Lot Size 10.5' X 110'		Total sq. ft. 1160 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value \$ 2,200	Appraised by Vision	Date 10/1/2022	Type of Sale Sliver lot to owner-occupant / CD area	Offered amount \$0.25 per sq./ft. @ 1160 sq./ft. \$290.00	Rehab costs N/A	LCI Recommended \$ 290.00
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Prior Notifications Sent to

Aldersperson Yes X No <input type="checkbox"/>	Name of Aldersperson Hon. Carmen Rodriguez 6th Ward	Management Team N/A	Other interested parties N/A
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Applicant's Information

Applicant's name, address & telephone: Roberto E. Cooper 143 Portsea Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 10/11 /2023	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to an owner occupant.

General discussion The City proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as a driveway and side-yard area. The property owner currently maintains the parcel.

Owner Occupancy? N/A

Prepared by:  Date 10/11/23 Concurred by:  Date 10/11/23

Committee	Date	Action
PAD	10/18/2023	
City Plan	11/15/2023	
L.C.I.	11/22/2023	
Board of Alders	12/18/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Carmen Rodriguez 6th Ward

DATE: **September 14, 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 145 Portsea Street to adjacent owner occupant. The property will be used as 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.
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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.

Property Location 145 PORTSEA ST
 Vision ID 15077

Account # 264 0082 00800

Map ID 264/ 0082/ 00800/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 9030
 Print Date 10/11/2023 9:23:53 A

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT	
165 CHURCH ST								EX COM LN	21	2,200	1,540		
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION	
Alt Prcl ID				I/E REPO									
WARD 06				TAX DIST									
TAXABLE				GIS PROP									
CENSUS 1403													
BLOCK 2028													
QUERY G													
GIS ID 15077				Assoc Pid#									
								Total				2,200	1,540

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN				6486 0214	07-17-2003	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
MAROONEY ALICE A				4725 0064	04-12-1994		I	0		2022	21	1,540	2021	21	1,540	2021	21	1,540		
												Total		1,540	Total		1,540	Total		1,540

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1900	NORTH HILL			

NOTES			
9/15/4/ REMOVE DEMOLISHED			
7195/309 2005 GL 1/2			
PARCEL SPLIT SOLD TO			
OWNR @ 147 PORTSEA			

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BP-0391	04-13-2004	DE	Demolish	0	08-23-2004	100	08-23-2004	TO DEMOLISH		06-01-2011	JW1	04		70	Field Review
										01-17-2011	RB	03		99	Vacant
										01-10-2011	SDS	03		99	Vacant
										07-24-2001	DA			45	Review Against Field Cd
										08-23-204	JV			52	Field Inspection

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		1,160 SF	18.94	1.00000	5	0.10	1900	1.000	SIZE		1.0000	1.89	2,200
Total Card Land Units						1,160 SF	Parcel Total Land Area 0						Total Land Value		2,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
CONDO DATA					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

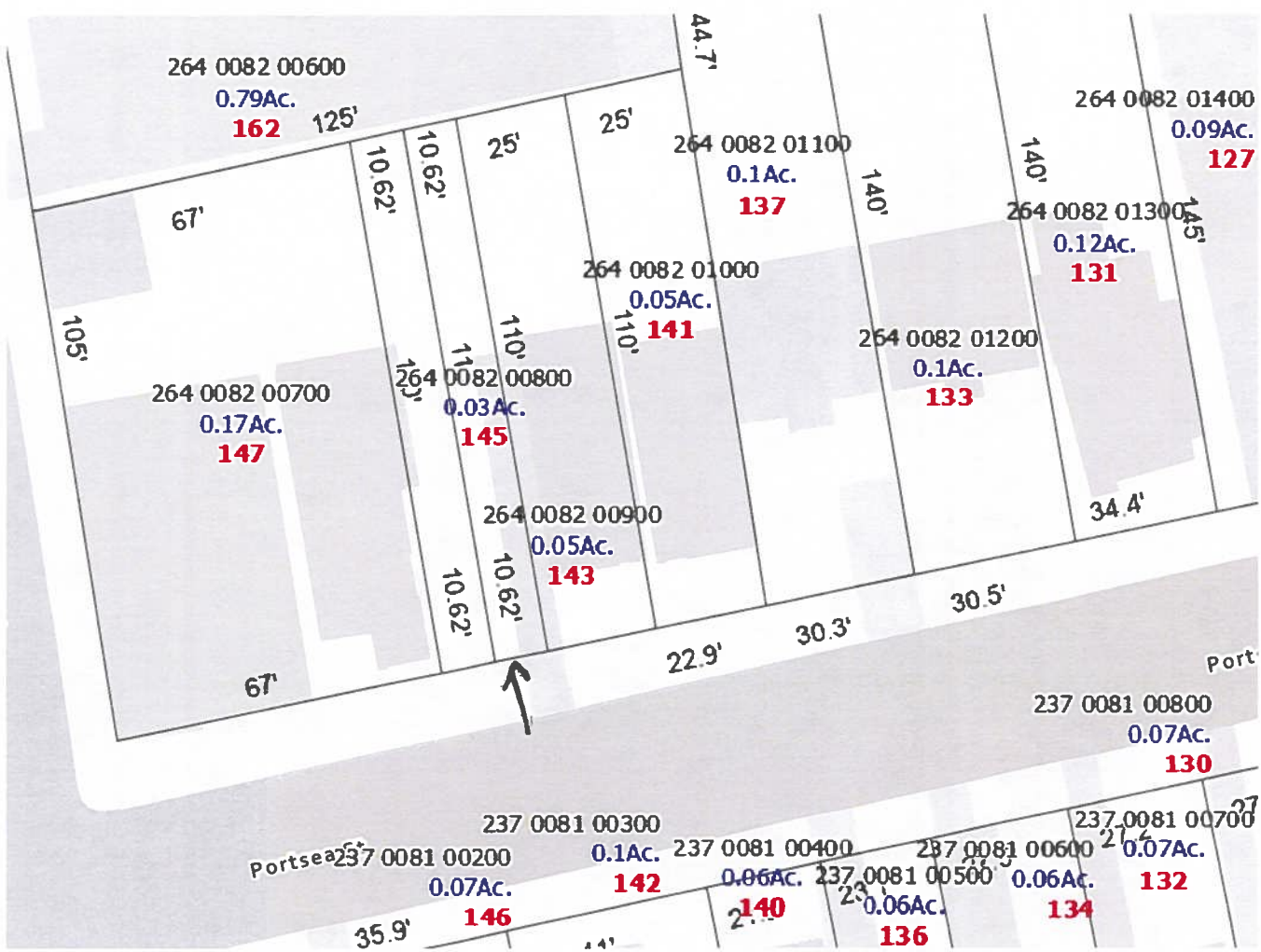
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0





Sliver lot sale at 145 Portsea Street



PAD MEETING MINUTES
October 18, 2023

PRESENT: Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Esther Rose-Wilen, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

Guests: Donnell Hilton, City Plan

Meeting called to order at 3:02 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were reviewed and approved with one abstention (Esther Rose-Wilen), and the PAD Minutes from August 16, 2023 were approved unanimously.

New Business

192 Cedar Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant at \$0.25 per square foot for a purchase price of \$762.25. The City didn't offer to split this lot, the other abutting property is owned by Mandy Management. Alder Carmen Rodriguez supports the sale of this lot to the adjacent owner occupant.

The lot has a few trees and will create a nice side yard area. Evan noted this lot is too small for Habitat for Humanity to develop a home so we think this is the best use as a side-yard. Alder Festa asked why not build a tiny house, is that being looked at? Evan said the City hasn't embraced building in-fill tiny houses. Evan thinks a cluster of tiny houses would be better received than scattered sites based on discussions with residents. The lot is non-conforming so it would be possible to site a tiny house on this lot, but we are proposing to sell this as a sliver lot. Evan noted, it may be a good idea to permit sliver lot owner's to develop accessory dwelling units on sliver lots in the future, that's a future policy discussion for staff and Alders. Alder Festa thinks we should investigate this idea. Evan noted tiny houses need to be able to obtain a Certificate of Occupancy. Esther noted the greenery on Cedar Street is sparse, and keeping the trees on the sliver lot would be beneficial.

A motion was made to approve the item by Maurine Villani, seconded by Alder Antunes, roll call was taken, approved unanimously.

333 James Street

Evan told the committee this is a sliver lot sale to an owner occupant at \$0.25 per square foot. The City sold the applicant a few feet of this lot years ago, and now would like to sell the remaining portion of the lot to the applicant. The applicant will utilize this lot as a side yard area. Evan met with Alder Herrera and she supports the sale. The owner will fence the lot at the request of Alder Herrera. The lot isn't buildable because it's a narrow corner lot. This is a typical sliver lot sale. There has been a lot of illegal dumping at this site over the last few years.

A motion was by Steve Fontana, seconded by Alder Antunes, roll call was taken, approved unanimously.

145 Portsea Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant for \$0.25 per square foot for a purchase price of \$292.00. This is a narrow strip of land at 10' wide. It is already paved and used as a driveway. LCI sold the other half of this lot to the other abutting property owner many years ago. Alder Carmen Rodriguez supports this sale. This is why we created the sliver lot program to sell small strips.

A motion was made to approve the item by Alder Antunes, seconded by Maurine Villani, roll call was taken, approved unanimously

321-325 Dixwell Avenue

Evan told the committee the City is proposing to sell this vacant to the Elks as a negotiated sale at \$2.00 per square foot for a purchase price of \$22,500. The Elks have been working with the City of New Haven on the Dixwell Plaza redevelopment. The City has been assisting the Elks with their relocation, we were planning to sell them a parcel on County Street, but they purchased a property at 329 Dixwell Avenue on the private market. This lot will serve as parking and site control. There is a letter of support from Alder Morrison for this property.

Evan said the lot was appraised at \$105,000 but LCI discounted the price because of the City's commitment to assist the Elks with their relocation. LCI recognized we needed to bring in revenue as part of this sale and not sell the parcel for \$1.00. LCI negotiated with the Elks and arrived at \$2.00 per square foot, based upon good faith efforts during the Plaza relocation. The Elks will be appearing at Zoning next month and will need City Plan Site Plan approval. The Elks have been a great asset to the community.

Alder Antunes asked if the City offered the abutting neighbor any of the land? Evan said no because all the land is needed for parking. The project is part of the Dixwell revitalization, and it takes priority over increasing an adjacent side yard. Evan noted that the two lots are non-conforming and are merged under zoning; zoning relief would be required to split them if we were trying to sell a portion of the lot to the neighbor. Evan said we are utilizing the lot to a higher use as part of the Elks redevelopment of this site. Alder Antunes asked if would have any legal issues by not selling land to the neighbor, Evan said no. The Elk's project is a top priority for the City. Moving the Elks to this site will help transform this area. There is a lot of development in this area.

Alder Festa asked how long the lot has been vacant, and if there were any other interested applicants? Evan said no, it has been City owned for probably 10-years. Alder Festa asked about the appraised value, she said the value could be higher than \$105,000 perhaps two or three times higher. Evan said the justification for \$2.00 per square foot is based on prior commitments by the City, and for the Elks being the catalyst to move the Plaza project along. Evan said selling this lot for \$1.00 would not be fiscally responsible so LCI negotiated to \$2.00 per square foot. Alder Antunes asked if this would be taxable? The Elks are a taxable entity, and the City will get taxes from this sale. The Elk's will be eligible for an Assessment Deferral, which is as-of-right. Esther said Site plan review is required due to the parking and other technical aspects such as storm water management.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved with 6 yes votes (Maurine had a technical issue and was unable to vote during roll call. She called Evan after the meeting to inform him of the issue, and stated for the record she votes yes on this item which would have been 7 yes votes / unanimous approval).

Steve asked Evan to follow up With the Development Administrator about the PAD Guidelines. Evan told the PAD committee the guidelines are tabled at LCI Board, and he would follow up.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30PM.

LCI Board Special Meeting Minutes
November 29, 2023 (Via Zoom)

PRESENT: Patricia Brett, Taneha Edwards, Nadine Horton, Addie Kimbrough, Seth Poole, Evan Trachten (LCI staff) Michael Pinto (Office of Corporation Counsel)
Absent: Hon. Richard Furlow, Hon. Ernie Santiago, Arlevia Samuel (Executive Director)

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

Roll call of members

Review of LCI Board meeting minutes from September 27, 2023. A motion to approve was made by Seth Poole, seconded Pat Brett, roll call of members was taken, approved unanimously.

New Business

192 Cedar Street

Evan told the Board that LCI proposes to sell this sliver lot to the adjacent owner occupants for \$0.25 per square foot for a purchase price of \$762.25. The lot is about 3,000 square feet. The applicant will utilize this area as a side yard. Evan asked the Board to add the applicant's wife's name (Danis D. Calzada-Cortes) to the approval because the application was filed solely in the husband's name. LCI didn't try to split the parcel and proposes to sell the entire lot to the applicants because they are owner-occupants, dividing the property wouldn't accomplish anything in this situation. The other abutting property is a three-family rental property owned by Mandy management.

Seth asked if there was a curb cut? Evan said no. If the applicants want to add a curb it will be at the applicant's expense. The applicant already has a driveway on the other side of the lot. Nadine asked about building a tiny house. Evan said the City is now supporting a policy change to allow building on sliver lots. The Development Administrator would like the LCI Board to add this to the PAD Guidelines which is on our agenda tonight. Evan said the Board could table the proposal while we discuss this potential policy change. There was discussion about developing ADU's on sliver lots. A motion was made, then modified to add Danis D. Calzada-Cortes' name to the application.

Seth Poole made a motion to approve the disposition of 192 Cedar Street and add Danis D. Calzada-Cortes to the disposition, seconded by Nadine Horton, roll call was taken, approved unanimously.

321-325 Dixwell Avenue

Evan told the Board LCI proposes to sell this vacant lot as a negotiated sale to the Elks Lodge for \$22,500. The applicant is relocating as part of the Dixwell Plaza redevelopment. LCI has been working with the Elks for several

years. At one point, LCI was trying to sell a vacant lot on County Street to the Elks, but they purchased a structure at 329 Dixwell Avenue via a private transaction. The City is proposing to sell the land at \$2.00 per square foot because the Elks worked with the City and were instrumental in the Dixwell Plaza Revitalization by being one of the first property owners to sell their property. The Elks proposed paying \$1.00, but the City negotiated a higher price because of our fiduciary duty. The lot was appraised at \$105,000. There is a letter of support from Alder Jeanette Morrison. The lot will be utilized for site control and parking. The Elks are in the process of obtaining Zoning approval as part of their relocation. Evan urged the Board's support. The Elks have been good neighbors and help the community, they will continue to do so at this new location.

Nadine told the Board that she will support the sale but has concerns because the reduced price given to the Elks. Nadine said we need to be more careful about giving away property far below its value. The City needs to not continue underselling property. Nadine doesn't want to set a precedent. Evan told the Board the Elks pay taxes and this property would be taxed. Evan said he agrees with Nadine, but in this case, because the City made a firm commitment to do everything in its power to assist with the relocation, the price is appropriate.

Taneha asked if the Elks were building an addition at 329 Dixwell Avenue? Evan said the Elks are expanding the structure at 329 Dixwell Avenue and will utilize our lot for parking. Evan said the Elks paid \$180,000 to purchase 329 Dixwell in December of 2021. Addie asked about the Elks addition and how high it would be? Evan didn't know the exact height but said he believes it's two stories tall.

Nadine Horton made a motion to approve the disposition of 321-325 Dixwell Avenue, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

333 James Street

Evan told the Board this is a sliver lot sale to the adjacent owner occupant. The City sold the applicant a few feet of this lot many years ago so he could build a second floor egress staircase. The City explored creating a green space at this site, but nothing materialized. This is a corner lot and not conducive to development. Evan met with Alder Herrera about this sale and the Alder supports this disposition as long as the applicant fences the lot. Evan noted the applicant has done some maintenance to the lot over the years. Evan said there is a garden a block down across from Chabaso bakery. The lot is about 2700 square feet.

Nadine Horton made a motion to approve the disposition of 333 James Street with the requirement that the lot be fenced, seconded by Pat Brett, roll call was taken, approved unanimously.

145 Portsea Street

Evan told the Board this is a sliver lot sale to the adjacent owner occupant. The parcel is about 10' of frontage and serves as a driveway. The property is already paved and used by the applicant. A portion of the lot was previously sold to the other abutting property owner. This is a classic sliver lot sale of a 1100 square foot lot for \$290.00.

Seth made a motion to approve the disposition of 145 Portsea Street, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

PAD Guidelines / Motion to amend

Evan told the Board the Development Administrator supports changes to sliver lots that will allow for the development of affordable housing and owner-occupied housing. LCI would like the Board to consider selling sliver lots at \$7.50 per square foot to develop owner occupied single-family properties with a 10-year occupancy deed restriction and allowing two-unit owner occupied properties with a 20-year deed restricted rental unit at 80% AMI. Additionally, LCI proposed to allow people who already purchased sliver lots to amend their LDA's and pay \$10,000 to develop a single family, or \$15,000 to develop a two family, subject to the above occupancy requirements.

Nadine asked about the other proposed changes: Evan noted the removal of gender, removal of the objective to reduce density, adding the Land Bank, the ability of LCI Director or Development Administrator to sign a purchase and sale contract subject to BoA approval. Nadine asked about developing structures. Evan reviewed the proposed regulations. The proposed terms are similar to sales to non-profits: 10-year occupancy requirement and 20-year affordable term at 80% AMI. Evan noted that ADU's and tiny houses could be developed. Evan wants the Board to have time to review this idea. LCI believes these changes will act as a catalyst towards the development of additional owner-occupied and affordable units. Evan noted that a tiny house is a single-family home. Zoning regulations will prevent overdevelopment of these parcels. We want permanent structures and investments in our community, not houses on wheels.

Evan said LCI needs the Board to provide feedback to refine this concept. Seth asked that LCI seek the best practices across the State. Evan said the City Plan Department is leading the City's policy about tiny houses and ADU's. Evan will invite City Plan to a future meeting to discuss this topic. Addie asked if this topic is related to the tiny house development on Rosette Street? Evan said no, the City has been thinking about allowing sliver lots to be developed for some time. The tiny houses on Rosette Street are not code compliant structures. The City wants permanent code compliant structures to be developed, not temporary structures without proper permits. Evan noted a local non-profit developed a two-unit tiny house on Scranton Street. Evan said Rosette Street needed a zoning review and variance to increase the density, prior to obtaining a building permit.

Our proposed changes would not allow someone to put several tiny houses on a sliver lot. LCI Board will review this concept and discuss at a future meeting. **No action taken**

LCI meeting dates and election of officers

The dates for 2024 are listed. There was a bullet point typo that said 2023, but all of the dates listed are 2024 and 2025 so there is no issue.

Seth said he intends to take some time away from the Board after April 2024 when his term expires. LCI needs to nominate a new chair and vice chair. Nadine noted that her term expired some time ago and would like to be reappointed. Evan said the Charter allows members to sit for 10-years, as long as expired members haven't hit the 10-year limit. Expired members are replaced when new members are appointed to the Board. Pat would like a list of members who are on the LCI Board. Pat asked who was eligible to be chair? Evan will send a list to the members.

The Board discussed the legislative process to get on a board. Nadine talked about the process, and the fact that the Board of Alders decides who gets on a committee. Once on a board, officers are elected by the membership. Seth noted we don't have any members from the Hill, Fair Haven, or Quinnipiac. Pat also asked what qualifications are required to be eligible to be the Chair? The Board would like more time to think about this topic. A Special meeting in December could occur. Nadine also noted that Board members aren't paid and give a lot of their time to the City when serving. People serve on boards because they love their neighborhood and City. Addie said she recently ran for Alder in Ward 20 and has lived in New Haven for 40 years and cares about New Haven. Taneha said a social setting would be good for members to get to know each other and be a community within ourselves. **No action taken.**

A motion to adjourn was made by Seth Poole, seconded by Nadine Horton, all were in favor.

Meeting adjourned 7:45 PM