



Justin Elicker
Mayor

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Roderick Williams
Corporation Counsel

February 9, 2026

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

Re: Proposed Settlement with Prince Professional Center Association, Inc

Dear President Walker-Myers:

This office has tentatively agreed with the attorney for The Prince Professional Center Association, Inc. ("Association"), a condominium association for the building at 46 Prince Street in New Haven, to settle our dispute over the City's unpaid common charges for Unit 104 of that condominium. The Association made a claim for \$135,209.00 in unpaid common charges. The proposed terms of the settlement are:

1. The City will pay the Association \$50,000, and
2. The Association will take title to Unit 104.

Because this settlement involves the transfer of an interest in real estate, the Board of Alders will need to approve the settlement. The proposed settlement has already been approved by the Litigation Settlement Committee at its January 21, 2026 meeting

BACKGROUND:

On August 6, 2014, the City obtained title to Unit 104 through a tax foreclosure, but has never paid the common charges. The Unit is unusable to the City. It is a small room containing the building's furnace and mechanicals. It never should have been declared as a Unit. There are four other useless Units in the building that are owned by a dissolved corporation that has not paid the taxes on those Units. Despite all reasonable efforts by LCI, it has proved not possible to sell the Unit or even give it away.

RECOMMENDED SETTLEMENT:

The Association has agreed to accept \$50,000 in settlement and to assume ownership of Unit 104. The settlement would rid the City of the requirement to continue to pay common charges for a property that it cannot sell and has no use for. If the City kept the property, for each month that it did not pay the common charge, the Association would have a new cause of action with respect to that non-payment. With the passage

of time, the fees would increase incrementally. We recommend accepting the settlement to end this cycle.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Roderick Williams', with a stylized flourish extending to the right.

Roderick Williams
Acting Corporation Counsel

Enclosure