

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING DECEMBER 20, 2023 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: PAD December 20, 2023 Time: Dec 20, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/81351998783?pwd=xbfBXsXOUiZDty33dDd8LlM46Fasl.1>

Meeting ID: 813 5199 8783 Password: 1234567a

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from November 15, 2023 PAD Meeting
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
27 County Street	Negotiated	New Haven Land Bank, LLC	28
107 Farren Ave	Negotiated	New Haven Land Bank, LLC	13
21 Kimberly Avenue	Negotiated	New Haven Land Bank, LLC	5
16 Waverly Street	Negotiated	New Haven Land Bank, LLC	23
18 Waverly Street	Negotiated	New Haven Land Bank, LLC	23

2024 PAD Committee Meeting Dates:

January 17, 2024	July 17, 2024	January 15, 2025
February 21, 2024	August 21, 2024	
March 20, 2024	September 18, 2024	
April 17, 2024	October 16, 2024	
May 15, 2024	November 20, 2024	
June 19, 2024	December 18, 2024	

- IV. Open Discussion
- V. Adjourn

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

PAD MEETING MINUTES
December 20, 2023

PRESENT: Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office;

Guests: Dean Mack, Economic Development

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

Roll Call of Members

The PAD minutes from November 15, 2023 were reviewed and approved unanimously.

New Business

27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, 18 Waverly Street

Evan told the committee the City is proposing to sell these vacant lots to the New Haven Land Bank, LLC for \$1.00. The Land Bank was recently created by the Board of Alders. As part of the Land Bank's creation, the City is providing a few parcels that it can sell-off. LCI advertised all of these lots previously as part of an RFP. LCI didn't receive bids on several of the parcels, or the bids were very low, so the parcels were not sold via the RFP. This sale will seed the Land Bank a few properties to sell. The Land Bank will keep rolling over sale proceeds as a revolving fund.

Dean Mack from Economic Development told the committee about the Land Bank and its membership of City staff, Alders, and the public. The Land Bank is an independent entity, and they are applying to be a tax exempt 501 (c)3. Clay Williams asked if selling the parcels for \$1.00 will set a precedent for future transfer for the Land Bank? Evan said no, this is the initial seeding of the Land Bank and was part of the plan that was approved by the Board of Alders. We are teeing up these properties for transfer as the Land Bank is in the process of being completely set up (need executive director, Board, staff, tax exempt status). Dean said the properties would be tax-exempt while held by the Land Bank, but taxable upon future sale. The LLC is eligible for tax exempt status. There are no plans for the parcels to be developed yet.

Dean said the Land Bank will work in parallel with the City to achieve goals of home ownership, affordable housing, and community development. Alder Festa asked a few questions about the parcels. Evan said the lots are buildable, and there was little interest from the public when the lots were offered for sale. The Land Bank will be able to acquire properties outside of the City of New Haven process. Alder Festa asked what role LCI will play given there is a Land Bank? Evan said LCI will continue to buy and sell properties, but the Land Bank will compliment our activities in the open market and will be able to purchase properties much faster than the City's acquisition process. Dean said the Land Bank will act as an LCI-accelerator, and its by-laws focus on affordable housing, owner occupied properties, and community development.

Evan reiterated the proposal is to seed the Land Bank. There were concerns about selling the parcels for \$1.00 total. Alder Festa asked if all sales would be taxable? Dean said it's possible, but the Land Bank may sell to non-profits, so it depends on who is the end buyer, and the use. Alder Festa would like to see taxable uses. Alder Antunes

asked who gets the proceeds from Land Bank sales? Evan said the Land Bank. Alder Antunes said we should sell each parcel for \$1.00 and not set a precedent. Alder Antunes also questioned if Habitat for Humanity had any interest in these parcels. Evan said they didn't apply for these parcels as part of the RFP when they were made available to the public. This proposal is to seed the Land Bank. We can impose requirements in the LDA, but we don't want to tie the hands of the Land Bank. The City imposes restrictions such as 10-year owner-occupancy, 80% AMI rentals for 20-year terms in LDA's. Steve Fontana Made a motion to apporve, Alder Antunes offered a friendly amendment to sell the parcels at \$1.00 per parcel. The friendly amendment was approved. Another motion was made to clarify the previous motion.

A motion was by Clay Williams to move the item as amended, seconded by Alder Antunes, roll call was taken, approved unanimously at \$1.00 per parcel.

2024 Meeting Dates

It was noted June 19, 2024 is a holiday and thus, we won't be meeting on that date.

A motion was made by Clay Williams to accept the 2024 meeting dates, seconded by Steve Fontana, roll call was taken, approved unanimously.

Open Discussion

Clay thanked everyone for their hard work on this committee and wished everyone well for the holidays and New Year. Alder Antunes thanked Evan for his work, and thanked everyone for their hard work. Alder Festa thanked Antunes for his work and wished him the best in his future endeavors. Alder Antunes thanked Alder Festa and the Committee. Steve Fontana thanked Alder Antunes for his public service and the committee for its work. Evan also thanked Alder Antunes for helping him grow in his role over the last 10-years, and the committee for their work by sharing knowledge and helping him grow.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:38 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
27 County Street	320 0300 00300	RM-2	28	Building Lot	Per Zoning
107 Farren Avenue	084 0990 00300	RM-2	13	Building Lot	
21 Kimberly Avenue	266 0028 00900	BA	5	Building Lot	
16 Waverly Street	315 1290 01700	RM-2	23	Sliver lot	
18 Waverly Street	315 1290 01600	RM-2	23	Sliver lot	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size Total sq. ft.
\$46,600	N/A	N/A	\$256,100	\$ 179,270	50' X 100' 4792
\$56,700					50' X 100' 4566
\$52,600					64' X 90' 6336
\$50,100					31' X 106' 3485
\$50,100					31' X 106' 3485
					Total Per Assessor 22,664 Sq./ft.

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 256,100	Vision	10/1/2022	Negotiated	\$1.00	N/A	\$1.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Tom Ficklin 28 th Ward Hon. Rosa Santana 13 th Ward Hon. Kampton Singh 5 th Ward Hon. Tyisha Walker-Myers 23 rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
New Haven Land Bank, LLC 165 Church Street 4R, New Haven CT 06510		C/O John Ward, Member	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	12/12/2023	Staff	Current
Proposal: The City of New Haven proposes to dispose of several buildable lots to the New Haven Land Bank.			
General discussion: The City of New Haven proposes to dispose of a few vacant lots to the New Haven Land Bank as part of the creation of the land bank. The properties will be marketed and sold by the Land Bank.			
Owner Occupancy? N/A			

Prepared by:  Date 12/12/23 Concurred by:  Date 12/12/23

Committee	Date	Action
PAD	12/20/2023	Motion approved
City Plan	12/20/2023 9/17/2025	Motion approved

L.C.I.	██████████ 9/24/2025	Motion approved
Board of Alders	2/20/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Tom Ficklin 28th Ward
 Hon. Rosa Santana 13th Ward
 Hon. Kampton Singh 5th Ward
 Hon. Tyisha Walker-Myers 23rd Ward

DATE: December 13, 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.

Sale of building lots at 27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, and 16-18 Waverly Street as part of the creation of the New Haven Land Bank, LLC for \$1.00.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

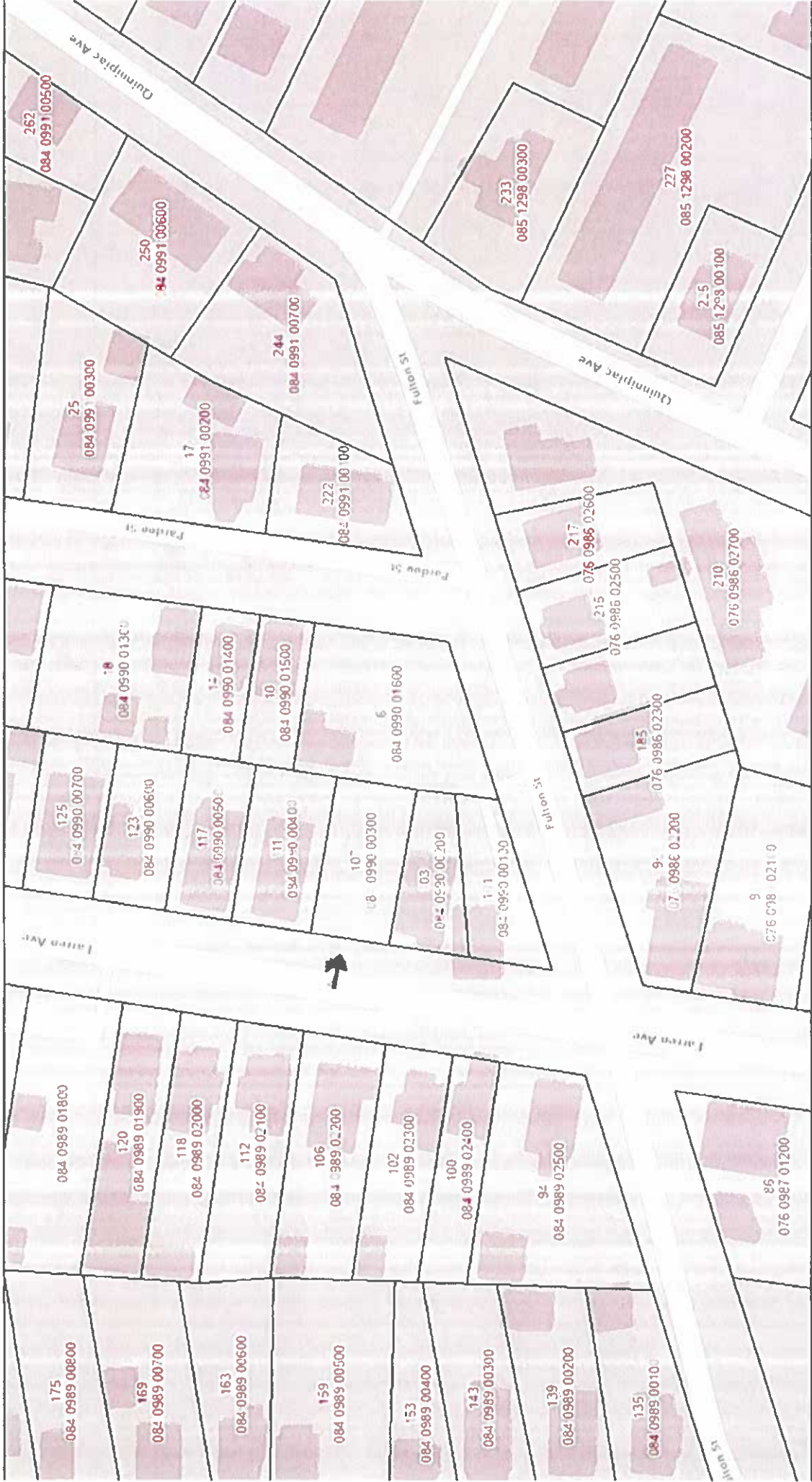
☐ Unaffiliated/Independent/Other _____

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	56,700	39,690						
NEW HAVEN CT 06510			VISION													
SUPPLEMENTAL DATA																
Alt Pct ID			Assoc Pld#													
WARD 14			I/E REPO													
TAXABLE CENSUS 1427			TAX DIST													
BLOCK 4007			GIS PROP													
QUERY G																
GIS ID 3626																
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CITY OF NEW HAVEN			6269	0297	U	I	0		Year	Assessed	Year	Assessed V	Code	Assessed		
FARREN AVENUE DEVELOPMENT CORPOR			4700	0201		I	60,000		2022	21	39,690	2021	39,690	21	39,690	
Total			0.00						Total	39,690	Total	39,690	Total	39,690		
EXEMPTIONS			OTHER ASSESSMENTS			APPRaised VALUE SUMMARY										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)							0
									Appraised Xf (B) Value (Bldg)							0
									Appraised Ob (B) Value (Bldg)							0
									Appraised Land Value (Bldg)							56,700
									Special Land Value							0
									Total Appraised Parcel Value							56,700
									Valuation Method							C
LAND AREA FROM GIS			Total Appraised Parcel Value												56,700	
RAZES 1996 AFTER FIRE			VISIT / CHANGE HISTORY												Purpose/Result	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Dale	Id	Type	Is	Cd	Review Against Field Cd		
104973	12-06-1995	DE	Demolish	0		100			09-27-2001	PH			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 Adjustment	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		4,566 SF	11.29	1.00000	5	1.00	0400	1.100		1.0000	12.42	56,700

ArcGIS Web Map



12/2023 8:35:18 AM

1:955

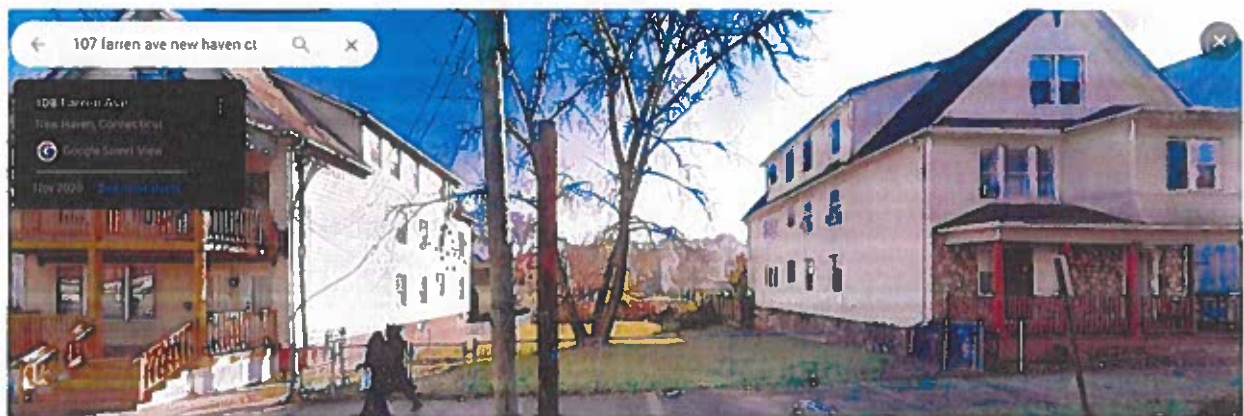


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Garmin, Swatch, GeoInformation, Inc., METNA
USGS, EPA, NPS, U.S. Census Bureau, USDA

27 County Street



107 Farren Avenue



21 Kimberly Avenue



Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

Topic: PAD December 20, 2023

Time: Dec 20, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/81351998783?pwd=xbfBXsXOuNlZDty33dDd8LlM46Fasl.1>

Meeting ID: 813 5199 8783

Password: 1234567a

One tap mobile

+19292056099,,81351998783# US (New York)

+16469313860,,81351998783# US

Dial by your location

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 813 5199 8783

Password: 12388105

Find your local number: <https://newhavenct.zoom.us/j/kd37Z17loj>

Join by Skype for Business

<https://newhavenct.zoom.us/j/81351998783>

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 107 FARREN AVENUE.
MBLU: 084 0990 00300

Disposition of a lot at 107 Farren Street to the New Haven Land Bank.

Submitted by: Erica Carr, EDA

REPORT: 1671-14
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank
Price:	\$1.00
Site:	4,792SF
Zone:	RM-2
Use:	TBD
City Lead:	Erica Carr
Agency:	Economic Development Administration
Phone:	(203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant 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

This referral relates to the proposed disposition of 107 Farren Street to the New Haven Land Bank. The parcel is currently a vacant fenced and gated grass lot. A use for the property has yet to be determined, but the parcel is zoned for residential uses and is buildable. The property is to be sold to the New Haven Land Bank with the intention of it being developed for homeownership, affordable housing, and community development.

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.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

² 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)

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)

RECOMMENDATIONS


The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

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

ADOPTED: September 17, 2025
Ernest Pagan
Chair

ATTEST: DocuSigned by:

E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

This is an aerial map of a residential neighborhood, likely in New Haven, Connecticut, based on the street names and lot numbering. The map shows property lines, lot numbers, and street names. A black arrow points to a specific lot, which is lot 27, located at the intersection of County St and Whalley Ave. The lot number 27 is printed on the lot. The street names are: Orchard St, Dickerman St, Whalley Ave, and County St. The lot numbers and addresses are: 587, 295 0306 00500; 583, 295 0306 00400; 577, 295 0306 00300; 573, 295 0306 00200; 565, 295 0306 00100; 83, 295 0306 03800; 87, 295 0306 03900; 77, 295 0306 03700; 559, 295 0301 00500; 553, 295 0301 00400; 86, 295 0301 00600; 80, 295 0301 00800; 74, 295 0301 01000; 70, 295 0301 01100; 185, 295 0301 04200; 193, 295 0301 00100; 554, 320 0300 03400; 558, 320 0300 03300; 560, 320 0300 03200; 566, 320 0300 03100; 570, 320 0300 03000; 576, 320 0300 02900; 580, 320 0300 02800; 39, 320 0300 00600; 35, 320 0300 00500; 31, 320 0300 00400; 27, 320 0300 00300; 215, 320 0300 03900; 223, 320 0300 00100; 242, 319 0281 00400; 238, 319 0281 00500. The lot 27 is highlighted with a black arrow. The lot 27 is located at the intersection of County St and Whalley Ave. The lot 27 is highlighted with a black arrow.

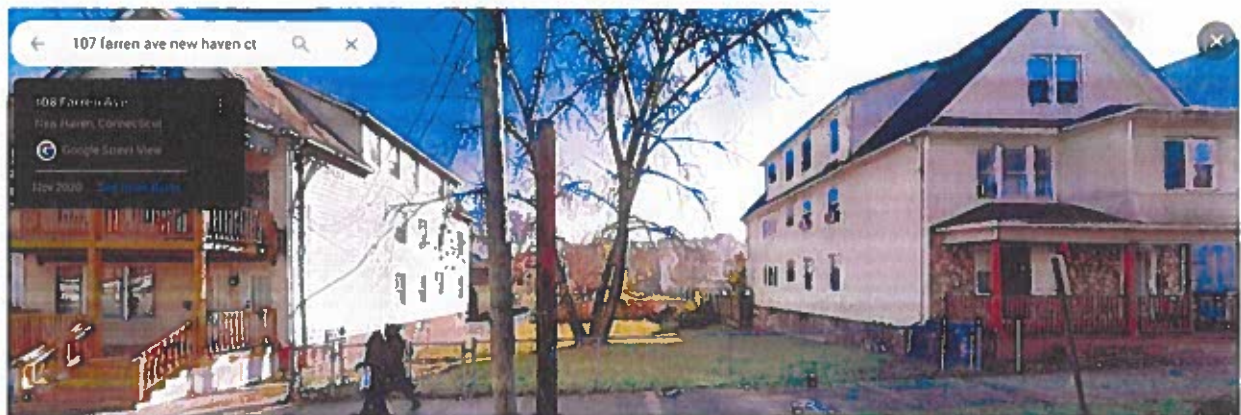
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27 County Street



107 Farren Avenue



21 Kimberly Avenue



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 27 COUNTY STREET.
MBLU: 320 0300 00300

Disposition of a lot at 27 County Street to the New Haven Land Bank.

Submitted by: Erica Carr, EDA

REPORT: 1671-13
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank
Price: \$1.00
Site: 5,136SF
Zone: RM-2
Use: TBD
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant 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

This referral relates to the proposed disposition of 27 County Street to the New Haven Land Bank. The parcel is currently a vacant fenced and gated grass lot. A use for the property has yet to be determined, but the parcel is zoned for residential uses and is buildable. The property is to be sold to the New Haven Land Bank with the intention of it being developed for homeownership, affordable housing, and community development.

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.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

² 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)

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)

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

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

ADOPTED: September 17, 2025
Ernest Pagan
Chair

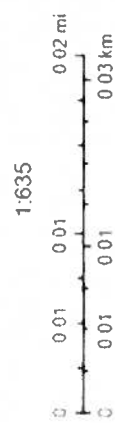
ATTEST: DocuSigned by:
Laura E. Brown
E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

CURRENT OWNER		TOPO	UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6093 NEW HAVEN, CT				
CITY OF NEW HAVEN THE									Description	Code	Assessed	Assessed	35,070				
165 CHURCH ST									EX COM LN	21	50,100						
NEW HAVEN CT 06510		SUPPLEMENTAL DATA															
AIR Pct ID 23		TIE REPO															
TAXABLE 1408		TAX DIST															
CENSUS 1006		GIS PROP															
BLOCK 1006																	
QUERY G																	
GIS ID 20203		Assoc Pid#															
RECORD OF OWNERSHIP		BK VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN THE		7235 0336	06-27-2005	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed				
OUTLEY JULIUS & EARL		0 0				0	0	2022	21	35,070	2021	21	35,070				
								Total 50,100 35,070									
EXEMPTIONS		OTHER ASSESSMENTS															
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd	Nbhd Name		B		Tracing		Batch										
1800	CHAPEL WEST																
NOTES																	
APPRAISED VALUE SUMMARY																	
Appraised Bldg. Value (Card) 0																	
Appraised Xf (B) Value (Bldg) 0																	
Appraised Ob (B) Value (Bldg) 0																	
Appraised Land Value (Bldg) 50,100																	
Special Land Value 0																	
Total Appraised Parcel Value 50,100																	
Valuation Method C																	
Total Appraised Parcel Value 50,100																	
VISIT / CHANGE HISTORY																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
106500	06-25-1997	DE	Demolish	0		100		DEMOLISH BLDG	01-14-2011 07-10-2001	MA DA	03		99 45	Vacant 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 Adjustment	Adj Unit P	Land Value	
1	902V	CITY MDL-00	RM2	0		3,485	SF	14.38	1.00000	5	1.00	1800	1.000		1.0000	14.38	50,100
Total Card Land Units 3,485 SF														Parcel Total Land Area 0		Total Land Value 50,100	

ArcGIS Web Map



12/2023, 8 32 40 AM



Esri Community Maps Contributors, MassGIS, UC
CTDEEP, © OpenStreetMap, Microsoft, Esri, HI
Garmin, SafeGraph, Geotitles, nc METIN
USGS, EPA NPS US Census Bureau USDA

16-18 Waverly Street



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **16 WAVERLY STREET.**
 MBLU: 315 1290 01700

Disposition of a sliver lot at 16 Waverley Street to the New Haven Land Bank.

Submitted by: Erica Carr, EDA

REPORT: **1671-10**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank
Price: \$1.00
Site: 3,448SF
Zone: RM-2
Use: TBD
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant 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

This referral relates to the proposed disposition of 16 Waverly Street to the New Haven Land Bank for \$1.00. The parcel is currently a vacant grass lot zoned RM-2. Plans for future development of this parcel have yet to be established, however, the property is to be sold to the land bank with the intention of it being developed for homeownership, affordable housing and community development.

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.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

² 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)

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)

RECOMMENDATIONS


The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

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

ADOPTED: September 17, 2025
Ernest Pagan
Chair

ATTEST: DocuSigned by:

E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6093	
CITY OF NEW HAVEN THE						Description	Code	Assessed	NEW HAVEN, CT
						EX COM LN	21	50,100	
								35,070	
165 CHURCH ST		SUPPLEMENTAL DATA							VISION
NEW HAVEN CT 06510		Air Pcl ID	WARD 23	TAX DIST	GIS PROP				
		CENSUS 1408	BLOCK 1006	QUERY G					
		GIS ID 20202				Assoc Pid#			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
CITY OF NEW HAVEN THE ALLEN WOODROW		6840 0266	06-23-2004	U	V	0	14	Assessed Year	Assessed V Year
		4757 0106	07-14-1994		I	27,500		2022 21	35,070 2021 35,070 2021 35,070
								Total	35,070
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ArcGIS Web Map



12/2023, 8:32:40 AM

1:635



Esri Community Maps Contributors, MassGIS, UK
CTDEEP, © OpenStreetMap, Microsoft, Esri H
Garmin, SafeGraph, GeoTechnologies inc, METI/N
USGS, EPA, NPS, US Census Bureau, USDA

16-18 Waverly Street



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 18 WAVERLY STREET.
MBLU: 315 1290 01600

Disposition of a sliver lot at 18 Waverley Street to the New Haven Land Bank.

Submitted by: Erica Carr, EDA

REPORT: 1671-11
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank
Price: \$1.00
Site: 3,405SF
Zone: RM-2
Use: TBD
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant 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

This referral relates to the proposed disposition of 18 Waverly Street to the New Haven Land Bank for \$1.00. The parcel is currently a fenced grass lot zoned RM-2. Plans for future development of this parcel have yet to be established, however, the property is to be sold to the land bank with the intention of it being developed for homeownership, affordable housing, and community development.

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.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

² 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)

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)

RECOMMENDATIONS


The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

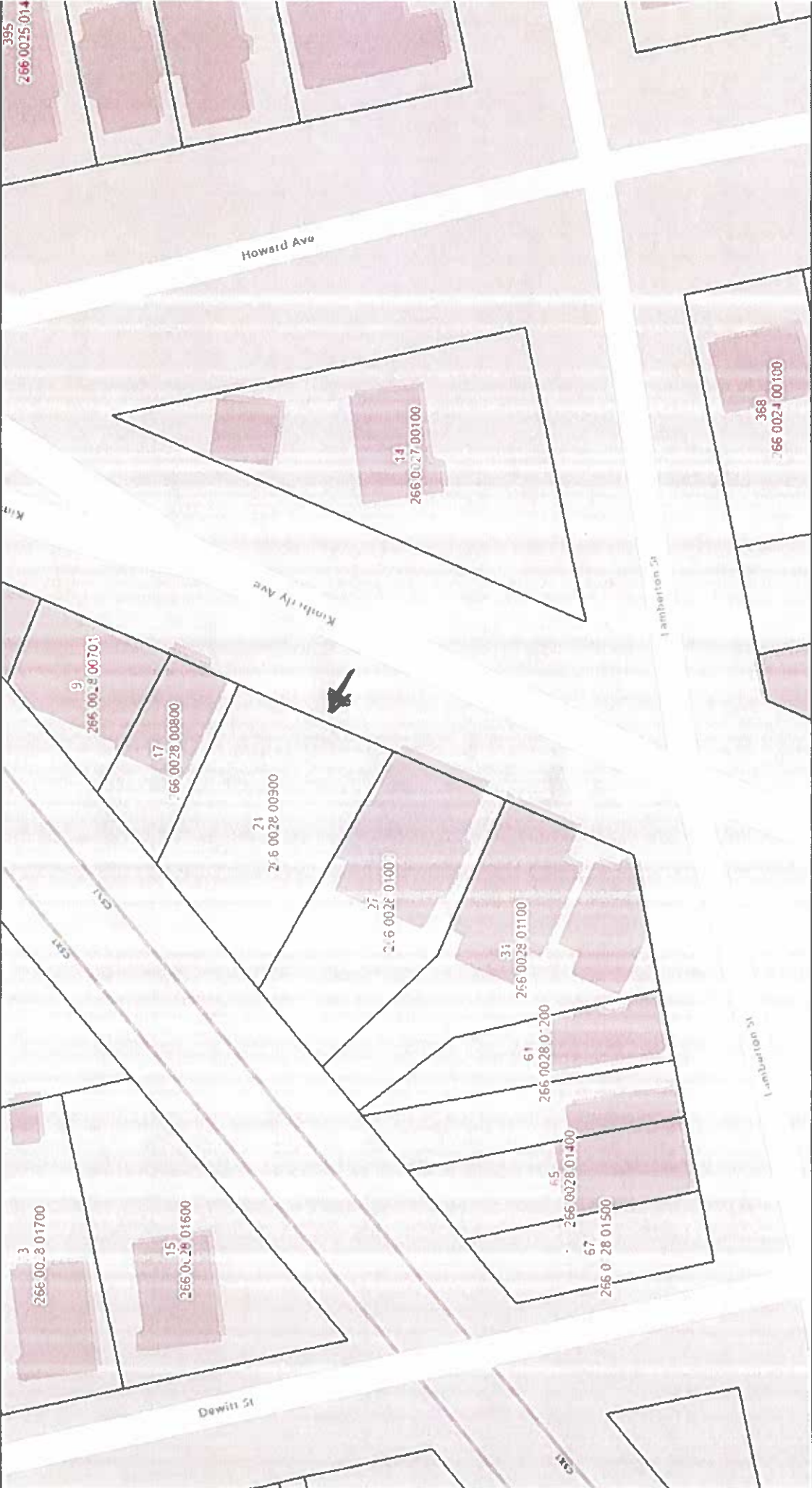
To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: September 17, 2025
Ernest Pagan
Chair

ATTEST: DocuSigned by:

E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

Property Location 21 KIMBERLY AV Map ID 266/ 0028/ 00900/ / Bldg Name State Use 9020
 Vision ID 1533 Account # 266 0028 00900 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 12/12/2023 9:21:08 A

ArcGIS Web Map



12/2023, 9:58:45 AM

1635



27 County Street



107 Farren Avenue



21 Kimberly Avenue



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 21 KIMBERLY AVENUE.
MBLU: 266 0028 00900

Disposition of the lot at 21 Kimberly Avenue to the New Haven Land Bank.

Submitted by: Erica Carr, EDA

REPORT: 1671-12
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank
Price: \$1.00
Site: 6,194SF
Zone: BA
Use: TBD
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant 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

This referral relates to the proposed disposition of 21 Kimberly Avenue to the New Haven Land Bank for \$1.00. The parcel is currently a vacant grass lot zoned BA. Plans for future development of this parcel have yet to be established, however, the property is to be sold to the New Haven Land Bank with the intention of it being developed for homeownership, affordable housing, and community development.

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.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

² 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)

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)

RECOMMENDATIONS

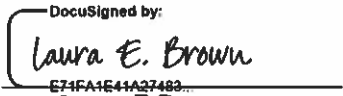
The Commission makes the following recommendations for the proposed disposition:

- The land should be used to increase the housing stock of the city to the greatest extent possible.
- The land should provide for a mix of commercial and residential uses at appropriate density.

ADVICE:

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

ADOPTED: September 17, 2025
Ernest Pagan
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING JULY 21, 2025 AT 3:30 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the 7 meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Erica Carr, Acquisition & Disposition Coordinator, Office of Economic Development Administration: ecarr@newhavenct.gov | Office phone (203) 946-6982.

Topic: PAD Committee

Time: July 21, 2025 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting (add new info below)

<https://newhavenct.zoom.us/j/89269546874?pwd=nMBon9udP9wNk1QWFmko7kZLUKbk3j.1>

Meeting ID: 892 6954 6874 Password: 4L76807P

One tap mobile:(646)931-3860, (892)695-46874# US

(833) 548 0282 US Toll-free Meeting ID: 892 6954 6874 Password: 97174785

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from September 18, 2024 PAD Special Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
0 Henry St	Sliver lot	Jingwen Luo & Andrew Yongky	22

- IV. Old Business / Open Discussion
- V. Adjourn

2025 JUL 18 A 10:4

NEW HAVEN
CITY CLERKS OFFICE
RECEIVED

PAD SPECIAL MEETING MINUTES
July 21, 2025

PRESENT: Erica Carr, LCI; Clay Williams, Business Development; Donnell Hilton, City Plan; Ald. Kampton Singh, BoA; Carlos Eyzaguirre, Economic Development

Absent: Ald. Anna Festa, BoA; Tamara Kirby, Tax Office

Meeting called to order at 3:04PM

Erica Carr introduced herself as a new committee member and Acquisitions and Dispositions Coordinator for EDA.

The PAD minutes from September 18, 2024, were reviewed. A motion was made by Carlos Eyzaguirre to approve the minutes, seconded by Clay Williams approved unanimously.

New Business

0 Henry Street:

The sole action item reviewed by the committee was the disposition of 0 Henry Street, a sliver lot adjacent to 32 Henry Street.

It is noted that the applicant is not an owner occupant, per the applicant's address provided on the application. Erica confirmed and the cover sheet will be updated to correctly reflect the applicant's status as "adjacent property owner". The applicant intends to use the lot for a driveway/off-street parking for the property.

Carlos notified members that a pre-existing fence currently runs along the property line of 0 Henry Street and includes the full width and length of the sliver lot.

There is a discrepancy between the Assessor's field card and the parcel map regarding the lot's square footage:

- The field card lists the total square footage as 1,307 sq ft.
- The parcel map shows dimensions of approximately 10 feet by 160 feet, totaling roughly 1,600 sq ft.

The committee decided to adhere to the Assessor's field card for pricing purposes.

A deed could not be located in the Land Records to verify the sliver lot's dimensions; only a certificate of taking was found. The committee will request Jeremy to conduct a title search.

The sliver lot is expected to be merged with the adjacent property at 32 Henry Street.

According to the most recent PAD Guidelines, residential property that is not owner-occupied but located in a CDBG-eligible area is priced at \$1.50 per square foot. Based on the 1,307 sq ft measurement, the sale price is set at \$1,960.50.

Clay and Alder Singh requested clarification on pricing and were informed that the price guidelines are still based on the 2009 PAD Guidelines. Alder Singh asked for the assessed value of the lot, which is \$15,610, and the appraised value is \$22,300.

A motion was made by Clay Williams to approve the disposition, seconded by Alder Singh, roll call was taken, approved unanimously.

Old Business/ Open Discussion

Erica notified the committee that 88 Plymouth St, located in Ward 5 (Ald. Singh) was removed from the agenda as a presentable action item, due to delinquent car taxes from both applicants. The committee hopes to proceed with this property in September 2025. Committee members will continue to reach out to applicants for updates. Alder Singh confirmed LCI will send a letter to the applicants regarding their taxes after August 1, 2025, if the applicant is not current.

The meeting minutes from September 18, 2024, were reviewed and approved unanimously.

The disposition of 596–598 George Street is pending due to funding constraints.

The five New Haven Land Bank properties are expected to be submitted to the City Plan Commission in September for further review.

The committee discussed the need to review and revise the current PAD Guidelines in upcoming meetings. Focusing on pricing updates, tax abatements, etc., to make the guidelines more robust.

A motion to adjourn was made by Carlos Eyzaguirre, seconded by Donnell Hilton, all were in favor, meeting adjourned 4:00P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
0 Henry Street		282 0347 05401	RM-2	22	Sliver lot	NA
2024 Appraised Value (100%)			Assessed Value For Tax Purposes (70% of Appraisal)		Property Size	
Land + OB	Building	Other			Total Value	Lot Size
\$22,300	N/A	N/A	\$22,300	\$15,610		10' X 130'
					1,307 Total Per Assessor	

Property Value Information


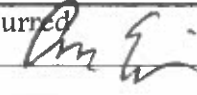
Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 22,300	Vision	10/1/2024	Sliver lot to adjacent property owner/ CD Area	\$1.50 per Sq./Ft.	NA	\$1,960.50

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison 22nd Ward	N/A	No

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Jingwen Luo & Andrew Yongky 630 Chapel Street, Apt 322, New Haven CT 06511		Jingwen Luo & Andrew Yongky 617-899-3668	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	7/18/25	Staff	Current
Proposal: The City of New Haven proposes the disposition of a sliver lot to an adjacent property owner.			
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 driveway.			
Owner Occupancy? N/A			

Prepared by:  Date 7/24/25 Concurred by:  Date 7/24/25

Committee	Date	Action
PAD	7/21/25	Motion approved.
City Plan	9/17/2025	Motion approved
L.C.I.	9/24/2025	Motion approved
Board of Alders		

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Jeanette L. Morrison 22ND Ward

DATE: **July 17, 2025**

FROM: Department Economic Development Administration
Person Erica Carr  Telephone X 6982

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

Sale of sliver lot at 0 Henry Street to adjacent property owners. The applicant will utilize this lot as a driveway and parking area,

Check one if this an appointment to a commission

☐ Democrat

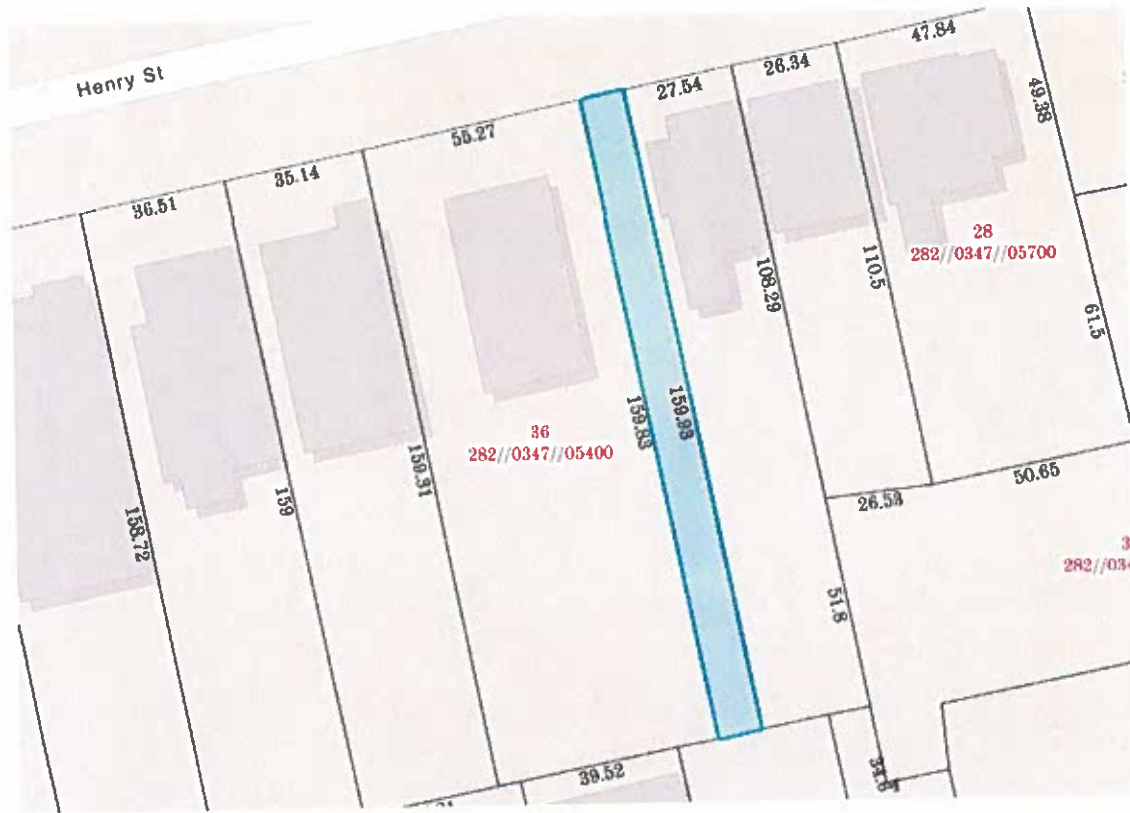
☐ Republican

☐ 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.

[illegible]



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 HENRY STREET.
MBLU: 282 0347 05401

Disposition of a sliver lot at 0 Henry Street to the adjacent property owner at 32 Henry Street. The property will be utilized as a driveway area and for off street parking.

Submitted by: Erica Carr, EDA

REPORT: 1671-09
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Jingwen Lui & Andrew Yongky
Price: \$1960.50
Site: 1,307 SF
Zone: RM-2
Use: Vacant lot
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant 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

This referral relates to the proposed disposition of 0 Henry Street, a sliver lot, to the adjacent property owner at 32 Henry Street. The space will be used for a side-yard driveway and parking area. The sliver lot is expected to be merged with the property at 32 Henry Street.

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.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

² 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)

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)

RECOMMENDATIONS


The Commission makes the following recommendations for the proposed disposition:

- Provide residents with more open space.
- Allow for better stewardship to avoid blight.

ADVICE:

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

ADOPTED: September 17, 2025
Ernest Pagan
Chair

ATTEST: DocuSigned by:

E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department



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, Jingwen Luo, Andrew Yongky 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 32 Henry st, New Haven 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.

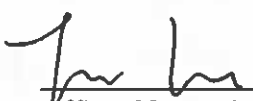
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this 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: JINGWEN LUO / ANDREW Yonkoff

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN)

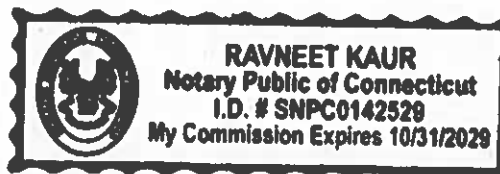
ss: New Haven, CT

Personally appeared Jingwen Luo and Andrew Yonkoff New Haven, CT who identified ^{themselves} himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 26 day of April 2025


Commissioner of the Superior Court

Notary Public

My commission expires on: 10/31/2029



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. N/A
13. N/A
14. N/A



Affiant Signature

THE CITY OF NEW HAVEN

BUREAU OF PURCHASES

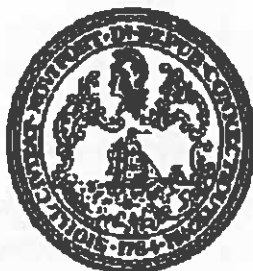
200 Orange Street

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 New Haven SS.

Jingwen Luo and Andrew Vukobratovic, 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	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 <u>n/a</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: [Signature]

Subscribed and sworn to before me this 26 day of April, 2025.

My commission expires (Title) 31 Oct, 2029



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 type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input 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 type="checkbox"/> NO AFFILIATES LISTED
<input type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input 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 type="checkbox"/> OK TO PROCESS AGREEMENT
BY: _____ TAX COLLECTOR	BY: _____ ASSESSOR