



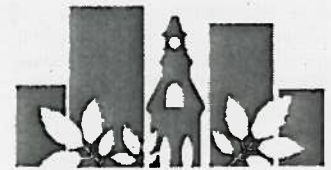
Serena Neal-Sanjurjo
Executive Director

CITY OF NEW HAVEN

Toni N. Harp., Mayor

LIVABLE CITY INITIATIVE

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



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Matthew Nemerson
Economic Development
Administrator

April 8, 2019

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

Re: 55 Dixwell Avenue

Dear President Walker:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 55 Dixwell Avenue which was adopted by the Board of Alders on May 15, 2017 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

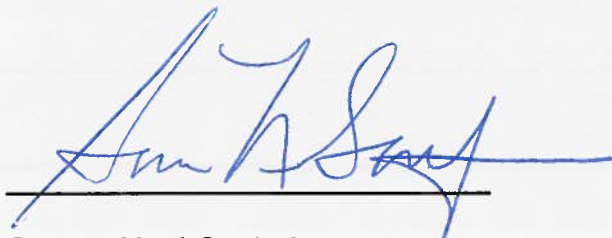

Serena Neal-Sanjurjo
Executive Director

MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 55 Dixwell Avenue, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2017 and which was adopted by the Board of Alders on May 15, 2017. The property was to be sold to Fatma Catalbasoglu. Mrs. Catalbasoglu has been unable to acquire this property because of a lawsuit against the City of New Haven that remains ongoing. The applicant desires to purchase this property because she has made a significant investment at the adjacent property known as 59 Dixwell Avenue. The applicant will purchase the property when the lawsuit has been resolved.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from "May 15, 2018 unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders", to "This Order will expire and be of no further force and effect twelve months from the date of amendment of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders".



Serena Neal-Sanjurjo
Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 55 DIXWELL AVENUE ORIGINALLY APPROVED BY THE BOARD OF ALDERS MAY 15, 2017 BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM "MAY 15, 2018 UNLESS EXTENDED (A) BY THE BOARD OF ALDERS, OR (B) BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT FOR A PERIOD NOT TO EXCEED A FURTHER TWELVE MONTHS AND WITH WRITTEN NOTICE TO THE BOARD OF ALDERS", TO "THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT OF THIS ORDER, UNLESS EXTENDED (A) BY THE BOARD OF ALDERS, OR (B) BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT FOR A PERIOD NOT TO EXCEED A FURTHER TWELVE MONTHS AND WITH WRITTEN NOTICE TO THE BOARD OF ALDERS".

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 55 Dixwell Avenue (the "Property"), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on May 15, 2017, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6th, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from "May 15, 2018 unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders", to "This Order will expire and be of no further force and effect twelve months from the date of amendment of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders".



Serena Neal-Sanjurjo
Executive Director

CITY OF NEW HAVEN

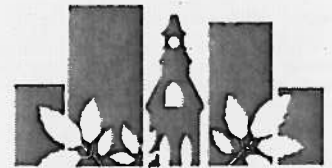
Toni N. Harp, Mayor

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CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Matthew Nemerson
Economic Development
Administrator

May 5, 2017

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

Re: Dispositions: 55 Dixwell Avenue, 31 Richard Street

Dear President Walker:

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

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

Very truly yours,

Serena Neal-Sanjurjo
Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION IF A GRANT:

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

Date Submitted: May 5, 2017

Meeting Submitted For: May 15, 2017

Regular or Suspension Agenda: Regular

Submitted By: Serena Neal-Sanjurjo

Title of Legislation:
Disposition of Properties

Comments Permission per Board of Alders Order:
Disposition of 55 Dixwell Avenue and 31 Richard Street

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR ACQUISITION

May 15, 2017

ADDRESS	Type	Price	Owner	USE	WARD
55 Dixwell Avenue	Disposition	\$32,500.00	City of New Haven	The City of New Haven proposes to dispose of this commercial garage property to Fatma Catalbasoglu as a negotiated sale for \$32,500.00. The applicant will rehabilitate the existing garage as two residential units, and also develop a commercial building at the front of the property.	22
31 Richard Street	Disposition	\$3291.00 Non Owner Occupied in CD Eligible Area \$1.50 per sq./ft. X 2614 Sq./ft.	City of New Haven	The City of New Haven proposes to dispose of this sliver lot the Richard Street Limited Partnership for \$3291.00. The applicant will utilize this land as additional yard space.	16

ORDER APPROVING THE LAND DISPOSITION OF: 55 DIXWELL AVENUE TO FATMA CATALBASOGLU FOR \$32,500.00; 31 RICHARD STREET TO RICHARD STREET LIMITED PARTNERSHIP FOR \$3291.00

BE IT FURTHER ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those other properties, as referenced in the attached list dated May 15, 2017 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009.

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

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 55 DIXWELL AVENUE - DISPOSITION
REPORT: 1529-21
ADVICE: Approval

PROJECT SUMMARY

Purchaser: Fatma Catalbasoglu
Disposition Price: \$32,500
Site: 5,400 sq. ft.
Zone: RM-2
Use: Sale to a private for-profit owner for housing development of two residential units in connection with 59-61 Dixwell Avenue (conversion of a former funeral home to residential use) and construction of a two-story commercial building

Financing: Public
Subsidy: N/A
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

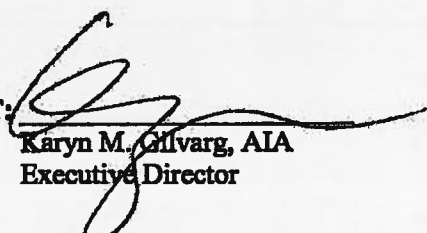
This is a City-owned property with an existing commercial garage-type structure at the rear and surface parking facing Dixwell Avenue. The City believes the combined property will offer greater opportunities for redevelopment to the property at 59-61 Dixwell Avenue as well as greater vitality to the surrounding area.

PLANNING CONSIDERATIONS

The dimensions of the lot are 36 feet wide and 150 feet deep. If it is combined under common ownership with 59-61 Dixwell Avenue, both lots will be considered joined for zoning calculations. Because the lot size and width predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming lot. If it is combined under common ownership with 59-61 Dixwell Avenue, both lots will be considered joined for zoning calculations as one conforming lot. Compliance with the RM-2 zoning regulations for use, yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a final construction proposal is submitted. The redevelopment of 59-61 Dixwell Avenue has already gone through the City's Site Plan Review process and has been approved by the City Plan Commission.

ADVICE:
Approval

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director