



City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Meeting Agenda

Community Development Committee

Wednesday, March 18, 2026

6:00 PM

Board of Alders Chamber

Meeting can be viewed on Board of Alders YouTube.

[Board of Alders- New Haven Notice] The Community Development Committee will meet in-person at 6:00 PM on Wednesday, March 18, 2026, in the Board of Alders Chamber located at 165 Church Street New Haven, 2nd Floor, to hear and act upon the following items:

[LM-2026-0054](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 96 PRINCE STREET, UNIT 104 TO THE PRINCE PROFESSIONAL CENTER ASSOCIATION, INC. AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER OF THE PROPERTY

This item is on file and available for public inspection in the Office of Legislative Services. 165 Church Street, New Haven. Per order: Hon. Carmen Rodriguez, Chair: Attest: Hon. Michael Smart, City Clerk.

If you need an accessibility related accommodation, please contact (203) 946 - 7651 (voice) or (203) 946-8582 (TTY). In accordance with the City of New Haven Covid-19 guidelines, masks are now optional.

Public may send comments to publictestimony@newhavenct.gov.



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Text File

File Number: LM-2026-0054

Agenda Date:

Version: 1

Status: In Committee

In Control: Community Development Committee

File Type: Order

Agenda Number:

WHEREAS, on August 6, 2014, the City of New Haven (the "City") acquired Unit 104 at 96 Prince Street (the "Property") through a tax foreclosure; and

WHEREAS, since acquiring title to the Property, the City has not paid common charges due to the Prince Professional Center Association, Inc. (the "Association"); and

WHEREAS, the Association made a claim against the City for unpaid common charges in the amount of \$135,209.00; and

WHEREAS, the Property, a small room containing the building's furnace and mechanicals, is unusable to the City; and

WHEREAS, despite the City's reasonable efforts, the City has been unable to sell or give away the Property; and

WHEREAS, in settlement of its claim against the City, the Association has agreed to assume ownership of the Property upon the City's payment of \$50,000 to the Association and to release all claims it has against the City; and

WHEREAS, the proposed settlement is reasonable in light of the reduced amount paid on the Association's claim and, by transferring ownership of the Property to the Association, the City will not be liable for ongoing common charge assessments; and

WHEREAS, the Litigation Settlement Committee approved the settlement of the Association's claim against the City at its January 21, 2026 meeting; and

WHEREAS, Article IV, Section 4(B)(1) of the Charter of the City of New Haven gives the Board of Alders authority to authorize the purchase or sale of property in the name of the City; and

WHEREAS, Article III, Section 2(B)(3)(b) of the Charter of the City of New Haven authorizes the Mayor of the City of New Haven to sign "all deeds and all written Contracts of the City approved by the Board of Alders (in accordance with this Charter and any Ordinance adopted hereunder), unless otherwise provided in this Charter."

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven that the City is hereby authorized to transfer title to the Property to the Association in accordance with the terms and intent set forth in this Order; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is hereby authorized to execute and deliver such agreements and documents to give effect to the proposed settlement described above and, thereafter, to execute and deliver all documents as may be necessary or desirable to complete the transfer of the Property.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 96 PRINCE STREET, UNIT 104 TO THE PRINCE PROFESSIONAL CENTER ASSOCIATION, INC. AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER OF THE PROPERTY

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT/DONATION]:

<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: February 10, 2026

Meeting Submitted For: February 17, 2026

Regular or Suspension Agenda: Regular

Submitted By: Roderick Williams, Acting Corporation Counsel

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 96 PRINCE STREET, UNIT 104 TO THE PRINCE PROFESSIONAL CENTER ASSOCIATION, INC. AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER OF THE PROPERTY

Comments: Legistar File ID: LM-2026-0054

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____



Call (203) 927-0802 or email aguzknay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

*** SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA ***



Justin Elicker
Mayor

OFFICE OF THE CORPORATION COUNSEL

165 Church Street 4th Floor, New Haven 06510
Tel: 203.946.7958 Facsimile: 203.946.7942
www.cityofnewhaven.com



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". The signature is stylized with a large initial "R" and a long horizontal stroke extending to the right.

Roderick Williams
Acting Corporation Counsel

Enclosure

..title

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 96 PRINCE STREET, UNIT 104 TO THE PRINCE PROFESSIONAL CENTER ASSOCIATION, INC. AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER OF THE PROPERTY

..body

WHEREAS, on August 6, 2014, the City of New Haven (the “City”) acquired Unit 104 at 96 Prince Street (the “Property”) through a tax foreclosure; and

WHEREAS, since acquiring title to the Property, the City has not paid common charges due to the Prince Professional Center Association, Inc. (the “Association”); and

WHEREAS, the Association made a claim against the City for unpaid common charges in the amount of \$135,209.00; and

WHEREAS, the Property, a small room containing the building’s furnace and mechanicals, is unusable to the City; and

WHEREAS, despite the City’s reasonable efforts, the City has been unable to sell or give away the Property; and

WHEREAS, in settlement of its claim against the City, the Association has agreed to assume ownership of the Property upon the City’s payment of \$50,000 to the Association and to release all claims it has against the City; and

WHEREAS, the proposed settlement is reasonable in light of the reduced amount paid on the Association’s claim and, by transferring ownership of the Property to the Association, the City will not be liable for ongoing common charge assessments; and

WHEREAS, the Litigation Settlement Committee approved the settlement of the Association’s claim against the City at its January 21, 2026 meeting; and

WHEREAS, Article IV, Section 4(B)(1) of the Charter of the City of New Haven gives the Board of Alders authority to authorize the purchase or sale of property in the name of the City; and

WHEREAS, Article III, Section 2(B)(3)(b) of the Charter of the City of New Haven authorizes the Mayor of the City of New Haven to sign “all deeds and all written Contracts of the City approved by the Board of Alders (in accordance with this Charter and any Ordinance adopted hereunder), unless otherwise provided in this Charter.”

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BE IT FURTHER ORDERED that the Mayor of the City of New Haven is hereby authorized to execute and deliver such agreements and documents to give effect to the proposed settlement described above and, thereafter, to execute and deliver all documents as may be necessary or desirable to complete the transfer of the Property.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # **ALL**

DATE: **February 10th, 2026**

FROM: Department/Office Corporation Counsel
Person Roderick Williams Telephone 203-946-7966

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 96 PRINCE STREET, UNIT 104 TO THE PRINCE PROFESSIONAL CENTER ASSOCIATION, INC. AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER OF THE PROPERTY

Check one if this an appointment to a Board or Commission:

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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

FISCAL IMPACT STATEMENT

DATE: February 10, 2026
FROM (Dept.): Corporation Counsel
CONTACT: Roderick Williams, Acting Corporation Counsel **PHONE** 203-946-7966

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 96 PRINCE STREET, UNIT 104 TO THE PRINCE PROFESSIONAL CENTER ASSOCIATION, INC. AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER OF THE PROPERTY

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

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
B. Non-personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO
 YES

- 1. One-time
- 2. Annual

Other Comments:

The City will pay \$50,000 as part of the settlement, at which point the City will not be held liable for ongoing common charge assessments moving forward.