



City of New Haven

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

Signature Copy

Order: LM-2023-0647

File Number: LM-2023-0647

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 192 CEDAR STREET TO FERNANDO TENORIO ARBOLEDA AND DANIS D. CALZADA-CORTES FOR \$ 762.25; (2) THE DISPOSITION OF 321-325 DIXWELL AVENUE TO EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF W., INCORPORATED FOR \$22,500.00; (3) THE DISPOSITION OF 333 JAMES STREET TO JOSEPH POZARLIK FOR \$689.00; (4) THE DISPOSITION OF 145 PORTSEA STREET TO ROBERTO COOPER FOR \$290.00

WHEREAS, this order was originally passed by the New Haven Board of Alders on December 18, 2023 (LM-2023-0647); and

WHEREAS, pursuant to the guidelines provided for in the original order, the Economic Development Administration is now seeking to extend the Order for an additional twelve months from the date of passage of this amended order to finalize the sale of 145 Portsea Street to Roberto Cooper.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the acquisition and disposition by the City of New Haven of those properties referenced in the attached list dated December 18, 2023 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 Alders on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute and deliver all such instruments as may be necessary or expedient to effectuate the intents and purposes of this Order; and

BE IT FURTHER ORDERED that this Order will expire and be of no further force and effect twelve months from the date of passage of this amended 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.


LIST OF PROPERTIES PROPOSED FOR DISPOSITION

December 18, 2023


ADDRESS	Type	Price	Owner	USE	WARD
192 Cedar Street	Sliver lot to owner-	\$762.25	3,049 Sq./Ft @ \$0.25 per	occupant	
Sq./ft. City of New Haven	The City of New Haven proposes to dispose of this sliver lot to				

Fernando Tenorio Arboleda and Danis D. Calzada-Cortes for \$762.25. The parcel will be utilized as a side-yard area 6
321-325 Dixwell Avenue Negotiated Sale \$ 22,500.00 City of New Haven The City of New Haven proposes to dispose of this vacant lot to East Rock Lodge, NO. 141, I. B. P. O. E. OF W., Incorporated for \$22,500. The applicant will utilize this land for parking and site control. 22
333 James Street Sliver lot to owner- occupant \$689.00 2,756 Sq./Ft @ \$0.25 per Sq./ft. City of New Haven The City of New Haven proposes to dispose of this sliver lot to Joesph Pozarlik to be used as a side-yard area, subject to the condition that the buyer must install fencing around this parcel. 9
145 Portsea Street Sliver lot to owner- occupant \$290.00 1,160 Sq./Ft @ \$0.25 per Sq./ft. City of New Haven The City of New Haven proposes to dispose of this sliver lot to Roberto Cooper who will utilize this land as a driveway. 6


This Order was Amend a matter previously Adopted by the Board of Alders on 5/18/2026.

Attest, City Clerk 

Date 5/18/2026

Signed, City Clerk 

Date 5/22/2026

Signed, Mayor 

Date 6/1/2026