



LIVABLE CITY INITIATIVE · CITY OF NEW HAVEN
CITY OF NEIGHBORHOODS

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

December 31, 2019

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

Re: Acquisition of 310 Dixwell Avenue, 312 Dixwell Avenue, and 777 Orchard Street

Dear President Walker:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 310-312 Dixwell Avenue and 777 Orchard Street which was adopted by the Board of Alders on September 17, 2018 with regard to the List of Properties for Acquisition 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,

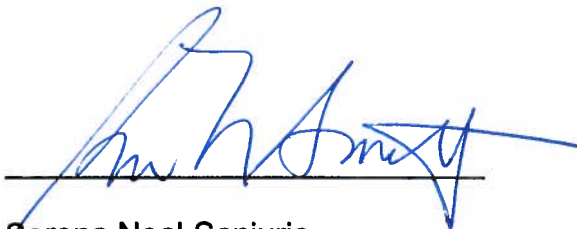
Serena Neal-Sanjurjo
Executive Director

MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The properties known as 310 Dixwell Avenue, 312 Dixwell Avenue, and 777 Orchard Street New Haven (the "Properties") was originally included in the list of Properties Proposed for City Acquisition submitted by the Livable City Initiative and was adopted by the Board of Alders on September 17, 2018 to be purchased by the City of New Haven for One Hundred-Fifty Thousand Dollars (\$150,000.00). The documents submitted to the Board of Alders referenced the fact the property was previously used as "Walt's Cleaners" (a dry cleaners). The Order should have made mention that, accordingly, the property is subject to the Transfer Act and that the City will be the responsible party for the environmental clean-up which may be mandated by the State of Connecticut Department of Energy and Environmental Protection.

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

1. Amend the Order to from, "Order approving the acquisition of 310-312 Dixwell Avenue and 777 Orchard Street by the City of New Haven for \$150,000", to "Order approving the acquisition of 310-312 Dixwell Avenue and 777 Orchard Street by the City of New Haven for \$150,000 and the obligation of the City to be the "responsible party" for the clean-up under the Transfer Act.



Serena Neal-Sanjurjo
Executive Director, LCI

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO ORDER APPROVING THE ACQUISITION OF 310-312 DIXWELL AVENUE AND 777 ORCHARD STREET BY THE CITY OF NEW HAVEN FOR \$150,000.00 ORIGINALLY APPROVED BY THE BOARD OF ALDERS SEPTEMBER 17, 2018 BY AMENDING THE ORDER FROM “ORDER APPROVING THE ACQUISITION OF 310-312 DIXWELL AVENUE AND 777 ORCHARD STREET FOR \$150,000.00 BY THE CITY OF NEW HAVEN” TO “ORDER APPROVING THE ACQUISITION OF 310-312 DIXWELL AVENUE AND 777 ORCHARD STREET FOR \$150,000.00 BY THE CITY OF NEW HAVEN AND THE CITY OF NEW HAVEN BEING THE RESPONSIBLE PARTY FOR ENVIRONMENTAL CLEAN UP UNDER THE TRANSFER ACT”

2. BE IT ORDERED by the New Haven Board of Alders that the Order for the acquisition of the properties known as 310-312 Dixwell Avenue and 777 Orchard Street (the “Properties”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on September 17, 2018, 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 order from “Order approving the acquisition of 310-312 Dixwell Avenue and 777 Orchard Street by the City of New Haven for \$150,000”, to “Order approving the acquisition of 310-312 Dixwell Avenue and 777 Orchard Street by the City of New Haven for \$150,000 and the obligation of the City to be the “responsible party” for the clean-up under the Transfer Act.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 310, 312 DIXWELL AVENUE, & 777 ORCHARD STREET. Acquisition of 310, 312 Dixwell Avenue and 777 Orchard Street with plans to demolish the existing structures and redevelop the site with new commercial uses. (City of New Haven, Livable City Initiative C/O Serena Neal-Sanjurjo)

REPORT: 1547-15

ADVICE: Approval

PROJECT SUMMARY:

Developer: City of New Haven, Livable City Initiative (Serena Neal-Sanjurjo)

Acquisition Price: \$150,000

Site: 15,878 SF

Zone: BA/RM-2

Use: Commercial

Financing: Public

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

LCI proposes to acquire this former dry cleaners and land for site control. The city plans to create mixed-use redevelopment on Dixwell Avenue (subject to zoning approval, if required).

PLANNING CONSIDERATIONS:

The current owners of the properties at 310, 312 Dixwell Avenue and 777 Orchard Street are that of Kenneth V. and Carol D. Oliver. The city is proposing to buy the properties and demolish the existing structures to redevelop the site with new commercial uses. The dimensions of the properties are approximately 43-feet wide and 200-feet long, 30-feet wide and 158-feet long, and 32-feet wide and 100-feet long respectively.

ADVICE:

Approval.

ADOPTED: August 15, 2018
Leslie Radcliffe
Vice Chair

ATTEST:

MPi.

Michael Piscitelli, AICP
Deputy Economic Development Administrator



LIVABLE CITY INITIATIVE - CITY OF NEW HAVEN
CITY OF NEIGHBORHOODS

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CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Matthew Nemerson
Economic Development
Administrator

September 6, 2018

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Re: Acquisitions: 310-312 Dixwell Avenue, 777 Orchard Street

Dispositions: 342 Grand Avenue, 56 Henry Street, 552 Howard Avenue, 13-17 White Street, 551
Winchester Avenue / Portion of 108 Starr Street

Dear President Walker-Myers:

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: September 6, 2018

Meeting Submitted For: September 17, 2018

Regular or Suspension Agenda: Regular

Submitted By: Serena Neal-Sanjurjo

Title of Legislation:
Acquisition & Disposition of Properties

Comments Permission per Board of Alders Order:

Acquisitions: 310-312 Dixwell Avenue, 777 Orchard Street
Dispositions: 342 Grand Avenue, 56 Henry Street, 552 Howard Avenue, 13-17 White Street,
551 Winchester Avenue / Portion of 108 Starr Street

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR Acquisition
September 17, 2018

ADDRESS	Type	Price	Owner	USE	WARD
310-312 Dixwell Avenue & 777 Orchard Street	Acquisition	\$150,000.00	Kenneth & Carol Oliver	The City of New Haven proposes to acquire this commercial site (former site of "Walt's Cleaners" / building and land) and adjacent residential lot for redevelopment purposes. This acquisition will give the City of New Haven site control.	21

LIST OF PROPERTIES PROPOSED FOR DISPOSITION
September 17, 2018

ADDRESS	Type	Price	Owner	USE	WARD
342 Grand Avenue	Negotiated Sale	\$11,900.00	City of New Haven	The City of New Haven proposes to dispose of this vacant single family property to Fair Haven Community Health Clinic Inc. The applicant will develop this property into a medical use as an expansion of the Clinic. The applicant will be given a Land Disposition Agreement that permits 12 months pre-development to complete a structural and environmental assessment and an additional 24 months to complete construction thereafter (36 months total).	22

LIST OF PROPERTIES PROPOSED FOR DISPOSITION CONTINUED

September 17, 2018

ADDRESS	Type	Price	Owner	USE	WARD
56 Henry Street	Negotiated Sale	\$3.00 per Square Foot @ 2831 Sq./Ft. \$8493.00	City of New Haven	The City of New Haven proposes to dispose of a portion of this land (18' X 160') to 442 Orange, LLC who will gain site control with this acquisition. The applicant will enter into a Land Disposition Agreement without sliver lot covenants because they are paying fair market value (\$3.00 per Sq./Ft.). The applicant will not be eligible for the Urban Homesteading Tax Abatement and Phase-In.	22
56 Henry Street	Negotiated Sale	\$3.00 per Square Foot @ 2831 Sq./Ft. \$8493.00	City of New Haven	The City of New Haven proposes to dispose of a portion of this land (18' X 160') to Sublime Realty, LLC who will gain site control with this acquisition. The applicant will enter into a Land Disposition Agreement without sliver lot covenants because they are paying fair market value (\$3.00 per Sq./Ft.). The applicant will not be eligible for the Urban Homesteading Tax Abatement and Phase-In.	22
552 Howard Avenue	Sliver Lot	\$1.50 per Square Foot Non Owner-Occupant CD Eligible Area @ 2000 Sq./Ft. \$3000.00	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Hill Central, LLC, JGE, LLC, and The JGM, LLC for additional lot area. The applicant proposes this acquisition to increase the total lot area of their development (the former Hill Central Cooperative).	4

LIST OF PROPERTIES PROPOSED FOR DISPOSITION CONTINUED

September 17, 2018

ADDRESS	Type	Price	Owner	USE	WARD
13 - 17 White Street	Non-Profit	\$1,000 as a Non-Profit for Deed Restricted Affordable Housing	City of New Haven	The City of New Haven proposes to dispose of this land to Habitat for Humanity of Greater New Haven, Inc. who will develop a single family owner occupied property at this location. <u>This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>	4
551 Winchester Avenue (Portion) & 108 Starr Street	Sliver Lot	\$1.50 per Square Foot Non Owner-Occupant CD Eligible Area @ 6346 Sq./Ft. \$9519.00	City of New Haven	The City of New Haven proposes to dispose of a portion of a vacant lot at 551 Winchester Avenue and the sliver lot at 108 Starr Street this land to Winstarr, LLC who will utilize this land as additional yard area and for off-street parking.	19

ORDER APPROVING THE ACQUISITION OF 310-312 DIXWELL AVENUE AND 777 ORCHARD STREET FOR \$150,000.00 BY THE CITY OF NEW HAVEN;

BE IT FURTHER ORDERED THE DISPOSITION OF: 342 GRAND AVENUE TO FAIR HAVEN COMMUNITY HEALTH CLINIC, INC. FOR \$11,900.00; A PORTION OF 56 HENRY STREET TO 442 ORANGE, LLC FOR \$8493.00, A PORTION OF 56 HENRY STREET TO SUBLIME REALTY, LLC FOR \$8493.00; 552 HOWARD AVENUE TO HILL CENTRAL, LLC, JGE, LLC, & THE JGM, LLC FOR \$3,000.00, 13-17 WHITE STREET TO HABITAT FOR HUMANITY OF GREATER NEW HAVEN, INC. FOR \$1,000.00; A PORTION OF 551 WINCHESTER AVENUE AND 108 STARR STREET TO WINSTARR, LLC FOR \$9519.00

BE IT ORDERED by the New Haven Board of Alders that the dispositions by the City of New Haven of those properties referenced in the attached list dated September 17, 2018 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.