City of New Haven

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

Meeting Agenda

Monday, April 6, 2026

7:00 PM

Meeting can be viewed on Board of Alders YouTube.

Board of Alders Chamber - 165 Church Street, New Haven - 2nd Floor

Board of Alders

Attendance. (26-4) (Present -Alders (26): Theodore, Douglass, Hubbard, E. Rodriguez, Singh, C. Rodriguez, Kim, C. Smith, Festa, Morant, Melendez, Redente, Natal, Punzo, Moore, Edwards, Mabery-Niblack, Streater, Morrison, Walker-Myers, Hamilton, Marchand, Marx, Furlow, Hogan, and Wingate) (Absent-Alders (2): (Martinelli, Murphy, Miller,and H. Smith).

Divine Guidance. (Alder C. Smith).
Approval of The Journal of March 16, 2026, Board of Alders Meeting. (Approved).

UNANIMOUS CONSENT

1. Order From the Tax Collector Concerning Tax Refunds (April 6, 2026). (Unanimous Consent for Immediate Action Granted. Order Passed).

2. From the Deputy Chief Administrative Officer submitting an Order of the Board of Alders of the City of New Haven approving the closures associated with Yale's Class Day exercises on Sunday, May 17th, 2026, Yale's graduation ceremony on Monday, May 18th, 2026, and the Yale School of Medicine commencement ceremony on May 18th, 2026. (Unanimous Consent for Immediate Action Granted. Order Passed).

3. From Cynthronia Brown submitting an Order of the Board of Alders concerning assistance with tax account numbers 56102, 56349, and 56388. (Unanimous Consent for Immediate Action Granted. Order Passed).

4. From Dennis Cue submitting an Order of the Board of Alders concerning assistance with tax account numbers 891658. (Unanimous Consent for Immediate Action Granted. Order Passed).

5. From Christian Curiel submitting an Order of the Board of Alders concerning assistance with tax account numbers 61784, 61876, and 62464. (Unanimous Consent for Immediate Action Granted. Order Passed).

6. From Rodrigo Echeandia-Leon submitting an Order of the Board of Alders concerning assistance with tax account numbers 83476, 65779, and 65672. (Unanimous Consent for Immediate Action Granted. Order Passed).

7. From Richard Hayes submitting an Order of the Board of Alders concerning assistance with tax account numbers 72393, 73541, and 43243. (Unanimous Consent for Immediate Action Granted. Order Passed).

8. From Shakyra Menyfield submitting an Order of the Board of Alders concerning assistance with tax account numbers 89655 and 84617. (Unanimous Consent for Immediate Action Granted. Order Passed).

9. From Shaquana Muhammad submitting an Order of the Board of Alders concerning assistance with tax account numbers 86933. (Unanimous Consent for Immediate Action Granted. Order Passed).

10. From Wilmerrys Ramos submitting an Order of the Board of Alders concerning assistance with tax account numbers 93363. (Unanimous Consent for Immediate Action Granted. Order Passed).

11. From Abigail Rivera Rosario submitting an Order of the Board of Alders concerning assistance with tax account numbers 94781 and 94369. (Unanimous Consent for Immediate Action Granted. Order Passed).

12. From Carmen Suarez-Rivera submitting an Order of the Board of Alders concerning assistance with tax account numbers 91962, 99322, and 99372. (Unanimous Consent for Immediate Action Granted. Order Passed).

13. From Zhenadia Woods submitting an Order of the Board of Alders concerning assistance with tax account numbers 96735, 105898, 108333, and 108540. (Unanimous Consent for Immediate Action Granted. Order Passed).

COMMUNICATIONS

14. From the Mayor submitting an Order of the New Haven Board of Alders approving the appointment of David Zannelli as Police Chief. (Referred to Aldermanic Affairs Committee).

15. From the Mayor submitting an Order of the New Haven Board of Alders accepting voluntary payments from Yale University in a manner consistent with a letter from Maurie D. McInnis, president of Yale University, dated March 6, 2026. (Referred to Finance Committee).

16. From the Mayor submitting the required Updated Budgetary and Financial Reports for the month ending February 28, 2026, in compliance with Article VIII, Section 5 of the Charter. (Referred to Finance Committee).

17. From the Mayor submitting an Order of the Board of Alders of the City of New Haven, approving the City of New Haven's FY 2026-2027 annual action plan, statement of activities, and use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) funds to be submitted to the U.S. Department of Housing and Urban Development for federal financial assistance for planning and community development activities under the provisions of Title I of the Housing and Community Development Act of 1974, as amended (PL 93-383); the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (PL 101-625); the McKinney-Vento Homeless Assistance Act of 2000, as amended (PL 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the aids housing Opportunity act (PL 102-550); hereafter referred to as "Housing and Community Development Program Acts," and for activities to be funded by program income and/or reprogramming funds from prior grant years. (Referred to Joint Community Development/Health and Human Services Committee and concurrently referred to City Plan Commission, Public Works, Transportation, Traffic and Parking).

18. From the Acting Chief of Police submitting an Order of the Board of Alders of the City of New Haven, authorizing the Mayor of the City of New Haven to accept a federal earmark of seven hundred fifty thousand dollars ($750,000.00) for the Department of Police Services and the Public Safety Communications Department. (Referred to Public Safety Committee and concurrently referred to City Plan Commission, Public Works, Transportation, Traffic and Parking).

19. From the Deputy Director of Operations & Recreation submitting a Resolution of the New Haven Board of Alders authorizing the acceptance of funding from Justice Education in the amount of $87,534.14 for the purpose of supporting programming for New Haven youth for fiscal year 2026. (Referred to Youth and Youth Services Committee).

20. From the Parks Director submitting a Resolution of the Board of Alders of the City of New Haven, authorizing the New Haven Parks Department to accept a grant in the amount of up to $277,730 from the Connecticut Department of Energy & Environmental Protection to create an inclusive community trail at East Rock Park College Woods. (Referred to City Services and Environmental Policy Committee and concurrently referred to City Plan Commission, Public Works, Transportation, Traffic and Parking).

21. From the Parks Director submitting a Resolution of the Board of Alders of the City of New Haven, authorizing the New Haven Parks Department to accept a grant in the amount of up to $334,500 from the Connecticut Department of Energy & Environmental Protection to revitalize the Barnard Nature Center complex. (Referred to City Services and Environmental Policy Committee and concurrently referred to City Plan Commission, Public Works, Transportation, Traffic and Parking).

22. From the Transportation Traffic & Parking Director submitting a Resolution of the New Haven Board of Alders authorizing the Mayor to sign a project authorization letter (“PAL”) and any subsequent amendments (“PAL amendments”) with the Connecticut Department of Transportation for project #0173-0542 concerning the installation and revision of traffic control signals on Route 1 (Forbes Avenue). (Referred to Public Safety Committee and concurrently referred to City Plan Commission, Public Works, Transportation, Traffic and Parking).

23. From the Executive Director of City Plan submitting the following reports from the City Plan Commission meeting of March 18, 2026, forwarded to you for your consideration: REPORT: 1680-03 RE: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP to change the zoning designation of 249 Legion Avenue from BA and BD-2 to entirely BD-2, and to include it within the Downtown Form-Based District Overlay Zone. Submitted by: Brenner, Saltzman & Wallman LLP, on behalf of RBU & Kids, LLC ADVICE: Approve REPORT: 1680-07 RE: ORDER OF THE BOARD OF ALDERS authorizing the City to apply for and accept planning support services from the Long Island Sound Resilience Planning Support Program to assist with an update to the City of New Haven Coastal Program. Submitted by: Executive Director of City Plan Department ADVICE: Approve REPORT: 1680-08 RE: ORDER OF THE BOARD OF ALDERS authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026 Submitted by: Science Supervisor ADVICE: Approve. (Order to Read and File Passed).

FIRST READINGS (All Noted)

24. Aldermanic Affairs. Favorable.

a. Order of the New Haven Board of Alders approving the appointment of Crystal Fernandez to the Affordable Housing Commission.

b. Order of the New Haven Board of Alders approving the appointment of Lisa Brandes to the Development Commission.

c. Order of the New Haven Board of Alders approving the appointment of Nkenge Hook to the Disabilities Commission.

d. Order of the New Haven Board of Alders approving the appointment of Corey Creedon to the Environmental Advisory Council as an alternate member.

e. Order of the New Haven Board of Alders approving the appointment of Nicole Allen to the Food Policy Council.

f. Order of the New Haven Board of Alders approving the appointment of Leland Moore as the Board of Alders representative to the Port Authority.

g. Order of the New Haven Board of Alders approving the appointment of Sefora Clemente to the Youth Commission as a Youth Representative.

h. Order of the New Haven Board of Alders approving the appointment of Alayna Stone to the Youth Commission.

25. Community Development. Favorable.

Order of the New Haven Board of Alders authorizing the City of New Haven to transfer ownership of 46 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.

26. Health and Human Services. Favorable.

Order to Read and File the communication titled “From Brian Davis, Pathways Physicians of Texas, submitting a request to conduct an informational workshop regarding a proposed Community Health Improvement Program (CHIP).”

27. Public Safety. Favorable.

Resolution of the New Haven Board of Alders of the City of New Haven authorizing the Mayor of the City of New Haven to submit an application to the State of Connecticut, Department of Emergency Services and Public Protection (DESPP), Division of Statewide Emergency Telecommunications (DSET) for a capital expense grant not to exceed $205,467.68 to purchase and install equipment to update and improve fixed Public Safety Communications Department communications assets in support of the safety of the public and the New Haven Police and Fire Departments, and to accept such funds if offered and to execute all contracts and documents as necessary.

28. Tax Abatement. Favorable.

a. Order concerning EIR Urban Youth Boxing Inc requesting tax assistance on account numbers 947093, 83873, and 65766.

b. Order concerning real property taxes of Elizabeth Santiago on motor vehicle tax accounts 95875, 93732, 95892, 98079, and 98106.

c. Order of the New Haven Board of Alders authorizing a tax abatement agreement related to the property at 12 East Ferry St.

d. Order concerning real property taxes of Mary Britton on motor vehicle tax accounts 56132 and 56119.

SECOND READINGS

29. Aldermanic Affairs. Favorable.

a. Order of the New Haven Board of Alders approving the Mayor’s appointment of Daniel Coughlin to the position of Chief of the New Haven Fire Department. (Order Passed).

b. Order of the New Haven Board of Alders approving the reappointment of Kathryn Greene-McCreight to the Homeless Advisory Commission. (Order Passed).

c. Order of the New Haven Board of Alders approving the reappointment of Leslie Starkes to the Homeless Advisory Commission. (Order Passed).

d. Order of the New Haven Board of Alders approving the reappointment of Lee Cruz to the Library Board of Directors. (Order Passed).

e. Order of the New Haven Board of Alders approving the reappointment of Alder Jeanette L. Morrison to the Library Board of Directors as the Board of Alders representative. (Order Passed).

f. Order of the New Haven Board of Alders approving the reappointment of Michael Lawlor to the Board of Police Commissioners. (Order Passed).

g. Order of the New Haven Board of Alders approving the reappointment of Tracey Meares to the Board of Police Commissioners. (Order Passed).

h. Order of the New Haven Board of Alders approving the reappointment of Joyce Alton to the Greater New Haven Water Pollution Control Authority Board of Directors. (Order Passed).

30. City Services and Environmental Policy. Favorable.
a. Resolution of the New Haven Board of Alders authorizing the New Haven Parks Department to accept a grant from the Connecticut Department of Energy and Environmental Protection to create a safer pier at the north pond of Beaver Ponds Park. (Resolution Adopted).

b. Order of the Board of Alders of the City of New Haven approving the release of easements encumbering 18 Tower Lane and 1B Tower Lane. (Order Passed).

31. Finance. Favorable.
a. Order of the New Haven Board of Alders of the City of New Haven authorizing the Mayor to enter into a four-year lease agreement with DLL Finance LLC. For Club Car Golf Carts and related service. (Order Passed).

b. Order to Read and File the Updated Budgetary and Financial Reports for the month of January 2026, in compliance with Article VIII, Section 5 of the Charter. (Order to Read and File Passed).

c. Ordinance Amendment to Appropriating Ordinance # 1, reclassifying positions within the Labor Relations Division; Labor Staff Attorney Positions #8006 and #25001 to Senior Labor Relations Counsel and Labor Relations Associate, respectively. (Enacted by Roll Call Vote of 25-0) – Voting Aye (26) Alders: Theodore, Douglass, E. Rodriguez, Singh, C. Rodriguez, Kim, C. Smith, Festa, Morant, Melendez, Redente, Natal, Punzo, Moore, Edwards, Mabery-Niblack, Streater, Morrison, Walker-Myers, Hamilton, Marchand, Marx, Furlow, Hogan, and Wingate) Voting Nay (0) (Absent-Alders (4): (Martinelli, Murphy, Miller, and H.Smith). (Alder Hubbard was out of the chamber for the vote.)

32. Legislation. Favorable.
a. Zoning Ordinance Map Amendment to change the zoning designation of two certain properties, 1439 Quinnipiac Avenue, New Haven, CT (MBLU# 125/1039/00200) and 1445 Quinnipiac Avenue, New Haven, CT (MBLU# 125/1039/00300), from RS-2 (General Single Family) to RM-1 (Low Middle Density). (Enacted by Roll Call Vote of 25-0) – Voting Aye (26) Alders: Theodore, Douglass, E. Rodriguez, Singh, C. Rodriguez, Kim, C. Smith, Festa, Morant, Melendez, Redente, Natal, Punzo, Moore, Edwards, Mabery-Niblack, Streater, Morrison, Walker-Myers, Hamilton, Marchand, Marx, Furlow, Hogan, and Wingate) Voting Nay (0) (Absent-Alders (4): (Martinelli, Murphy, Miller, and H.Smith). (Alder Hubbard was out of the chamber for the vote.)

b. Zoning Ordinance Map Amendment approving a change in the designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed-Use District. (Enacted by Roll Call Vote of 26-0) – Voting Aye (26) Alders: Theodore, Douglass, Hubbard. E. Rodriguez, Singh, C. Rodriguez, Kim, C. Smith, Festa, Morant, Melendez, Redente, Natal, Punzo, Moore, Edwards, Mabery-Niblack, Streater, Morrison, Walker-Myers, Hamilton, Marchand, Marx, Furlow, Hogan, and Wingate) Voting Nay (0) (Absent-Alders (4): (Martinelli, Murphy, Miller, and H.Smith).

MISCELLANEOUS

MOTION TO DISCHARGE.

33. From the Chair of the Education Committee, submitting a motion to discharge the committee from consideration of the following legislative matter and take it up for immediate action.
Order of the New Haven Board of Alders authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026. (Motion to Discharge Approved and Order Passed).

MOTIONS TO AMEND MATTERS PREVIOUSLY ADOPTED.

34. From the Chair of the City and Environmental Policy Committee, submitting a motion to amend the item previously approved on November 7, 2024, to reflect a change in financing terms due to the termination of the EPA Greenhouse Gas Reduction Fund (GGRF), requiring the City to utilize Connecticut Green Bank conventional financing at an interest rate of 4.25% and to take immediate action.

LM-2024-0572 - Order of the New Haven Board of Alders authorizing the Mayor of the City of New Haven to enter into a bridge loan agreement with the Connecticut Green Bank to finance the construction of a networked geothermal system. (Order as Amended Passed).

35. From Alder Furlow, submitting a motion to amend the item previously approved on February 17, 2026, by adding 541 Howard Avenue and 545 Howard Avenue, and to take immediate action on the item.

LM-2026-0045 - Order of the New Haven Board of Alders approving the disposition of (1) 3 Arthur Street, 8 Dewitt Street, 14 Dewitt Street, 26 Dewitt Street, 541 Howard Avenue, 545 Howard Avenue, 285 James Street, 156 Humphrey Street, 158 Humphrey Street, 56 Button Street, 105 Greenwood Street, to the New Haven Land Bank, Inc., for $1 each, and (2) 24 Frank Street, 137 Frank Street, 139 #B Frank Street, 169 West Street to Neighborhood Housing Services, Inc., for $1,000 per unit (6 units total). (Order as Amended Passed).

SUSPENSION OF SECTION 24-1-A

COMMUNICATIONS

36. From the City Plan Department, on behalf of the Juice Bars Working Group submitting a zoning ordinance text amendment to the New Haven Board of Alders amending article 1 Definitions and article v. Section 42, Table 3, of the New Haven Zoning Ordinance to define “juice bars and similar facilities” and to prohibit “juice bars and similar facilities” within establishments that operate under a cafe permit and that sell or serve alcoholic beverages. (Referred to Legislation Committee Committee and concurrently referred to City Plan Commission).

Attendance. (26-4) (Present -Alders (26): Theodore, Douglass, Hubbard, E. Rodriguez, Singh, C. Rodriguez, Kim, C. Smith, Festa, Morant, Melendez, Redente, Natal, Punzo, Moore, Edwards, Mabery-Niblack, Streater, Morrison, Walker-Myers, Hamilton, Marchand, Marx, Furlow, Hogan, and Wingate) (Absent-Alders (2): (Martinelli, Murphy, Miller,and H. Smith).

* UNANIMOUS CONSENT

LM-2026-0144 ORDER FROM THE TAX COLLECTOR CONCERNING TAX REFUNDS (DATE)

LM-2026-0131 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CLOSURES ASSOCIATED WITH YALE'S CLASS DAY EXERCISES ON SUNDAY MAY 17TH, 2026, YALE'S GRADUATION CEREMONY ON MONDAY MAY 18TH, 2026 AND THE YALE SCHOOL OF MEDICINE COMMENCEMENT CEREMONY ON MAY 18TH, 2026.

LM-2026-0122 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF CYNTHRONIA BROWN ON MOTOR VEHICLE TAX ACCOUNTS 56102, 56349, AND 56388

LM-2026-0118 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF DENNIS CUE ON MOTOR VEHICLE TAX ACCOUNT 891658

LM-2026-0135 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF CHRISTIAN CURIEL ON MOTOR VEHICLE TAX ACCOUNTS 61784, 61876, AND 62464

LM-2026-0141 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF RODRIGO ECHEANDIA-LEON ON MOTOR VEHICLE TAX ACCOUNTS 83476, 65779, AND 65672

LM-2026-0128 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF RICHARD HAYES ON MOTOR VEHICLE TAX ACCOUNTS 72393, 73541, AND 43243

LM-2026-0124 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF SHAKYRA MENYFIELD ON MOTOR VEHICLE TAX ACCOUNTS 89655 AND 84617

LM-2026-0127 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF SHAQUANA MUHAMMAD ON MOTOR VEHICLE TAX ACCOUNT 86933

LM-2026-0142 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING

REAL PROPERTY TAXES OF WILMERRYS RAMOS ON MOTOR VEHICLE TAX ACCOUNT 93363

LM-2026-0143 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF ABIGAIL RIVERA ROSARIO ON MOTOR VEHICLE TAX ACCOUNTS 94781 AND 94369

LM-2026-0126 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF CARMEN SUAREZ-RIVERA ON MOTOR VEHICLE TAX ACCOUNTS 91962, 99322, AND 99372

LM-2026-0125 ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF ZHENADIA WOODS ON MOTOR VEHICLE TAX ACCOUNTS 96735, 105898, 108333, AND 108540

* COMMUNICATIONS

LM-2026-0129 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF.

LM-2026-0100 ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

LM-2026-0140 ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF FEBRUARY 2026 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

LM-2026-0134 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S FY 2026-2027 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED(PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED(PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

LM-2026-0133 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ACCEPT A FEDERAL EARMARK IN THE AMOUNT OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE DEPARTMENT OF POLICE SERVICES AND THE PUBLIC SAFETY COMMUNICATIONS DEPARTMENT.

LM-2026-0146 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

LM-2026-0132 RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $277,730 FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO CREATE AN INCLUSIVE COMMUNITY TRAIL AT EAST ROCK PARK COLLEGE WOODS

LM-2026-0130 RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $334,500 FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO REVITALIZE THE BARNARD NATURE CENTER COMPLEX

LM-2026-0138 ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #0173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

LM-2026-0148 ORDER TO READ AND FILE THE REPORTS FROM THE EXECUTIVE DIRECTOR OF CITY PLAN FROM THE CITY PLAN COMMISSION MEETING OF MARCH 18, 2026: REPORT: 1680-03 RE: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE ZONING DESIGNATION OF 249 LEGION AVENUE FROM BA AND BD-2 TO ENTIRELY BD-2, AND TO INCLUDE IT WITHIN THE DOWNTOWN FORM-BASED DISTRICT OVERLAY ZONE. SUBMITTED BY: BRENNER, SALTZMAN & WALLMAN LLP, ON BEHALF OF RBU & KIDS, LLC ADVICE: APPROVE REPORT: 1680-07 RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND

ACCEPT PLANNING SUPPORT SERVICES FROM THE LONG ISLAND SOUND RESILIENCE PLANNING SUPPORT PROGRAM TO ASSIST WITH AN UPDATE TO THE CITY OF NEW HAVEN COASTAL PROGRAM. SUBMITTED BY: EXECUTIVE DIRECTOR OF CITY PLAN DEPARTMENT ADVICE: APPROVE REPORT: 1680-08 RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AN AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER THE CONNECTICUT DEPARTMENT OF AGRICULTURE - CT GROWN FOR CT KIDS PROGRAM, FOR SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026 SUBMITTED BY: SCIENCE SUPERVISOR ADVICE: APPROVE.

* FIRST READINGS

Aldermanic Affairs. Favorable.

LM-2026-0068 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

LM-2026-0062 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

LM-2025-0572 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NKENGE HOOK TO THE COMMISSION ON DISABILITIES.

LM-2025-0577 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF COREY CREEDON TO THE ENVIRONMENTAL ADVISORY COUNCIL AS AN ALTERNATE MEMBER.

LM-2025-0571 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NICOLE ALLEN TO THE FOOD POLICY COUNCIL.

LM-2026-0071 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

LM-2026-0065 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

LM-2026-0063 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

Community Development. Favorable.

LM-2026-0054 ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN TO TRANSFER OWNERSHIP OF 46 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

Health and Human Services. Favorable.

LM-2026-0034 FROM BRIAN DAVIS, PATHWAYS PHYSICIANS OF TEXAS, SUBMITTING A REQUEST TO CONDUCT AN INFORMATIONAL WORKSHOP REGARDING A PROPOSED COMMUNITY HEALTH IMPROVEMENT PROGRAM (CHIP).

Public Safety. Favorable.

LM-2026-0050 RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT, DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION (DESPP), DIVISION OF STATEWIDE EMERGENCY TELECOMMUNICATIONS (DSET), FOR A CAPITAL EXPENSE GRANT NOT TO EXCEED $205,467.68 TO PURCHASE AND INSTALL EQUIPMENT TO UPDATE AND IMPROVE FIXED PUBLIC SAFETY COMMUNICATIONS DEPARTMENT COMMUNICATIONS ASSETS IN SUPPORT OF THE SAFETY OF THE PUBLIC AND THE NEW HAVEN POLICE AND FIRE DEPARTMENTS AND TO ACCEPT SUCH FUNDS IF OFFERED AND TO EXECUTE ALL CONTRACTS AND DOCUMENTS AS NECESSARY.

Tax Abatement. Favorable.

LM-2026-0022 ORDER CONCERNING EIR URBAN YOUTH BOXING INC REQUESTING TAX ASSISTANCE ON ACCOUNT NUMBERS 947093, 83873, AND 65766.

LM-2026-0029 ORDER CONCERNING REAL PROPERTY TAXES OF ELIZABETH SANTIAGO ON MOTOR VEHICLE TAX ACCOUNTS 95875, 93732, 95892, 98079, and 98106.

LM-2026-0081 ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING A TAX AGREEMENT RELATED TO THE PROPERTY AT 12 EAST FERRY STREET.

LM-2026-0046 ORDER CONCERNING REAL PROPERTY TAXES OF MARY BRITTON ON MOTOR VEHICLE TAX ACCOUNTS 56132 AND 56119.

*** SECOND READINGS**

Aldermanic Affairs. Favorable.

LM-2026-0028 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE MAYOR'S APPOINTMENT OF DANIEL COUGHLIN TO THE POSITION OF CHIEF OF THE NEW HAVEN FIRE DEPARTMENT.

LM-2026-0073 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

LM-2026-0074 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

LM-2026-0024 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LEE CRUZ TO THE BOARD OF LIBRARY DIRECTORS.

LM-2026-0025 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF ALDER JEANETTE L. MORRISON TO THE LIBRARY BOARD OF DIRECTORS AS THE BOARD OF ALDERS REPRESENTATIVE.

LM-2026-0075 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHAEL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

LM-2026-0076 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

LM-2026-0072 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

City Services and Environmental Policy. Favorable.

LM-2026-0030 RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK.

LM-2026-0013 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE QUIT CLAIM OF EASEMENTS ENCUMBERING 18 TOWER LANE AND IB TOWER LANE.

Finance. Favorable.

LM-2026-0041 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR TO ENTER INTO A FOUR-YEAR LEASE

AGREEMENT WITH DLL FINANCE LLC. FOR CLUB CAR GOLF CARTS AND RELATED SERVICE.

LM-2026-0060 ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2026 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

OR-2026-0005 ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE #1 RECLASSIFYING POSITIONS WITHIN THE LABOR RELATIONS DIVISION; LABOR STAFF ATTORNEY POSITIONS #8006 AND #25001 TO SENIOR LABOR RELATIONS COUNSEL AND LABOR RELATIONS ASSOCIATE, RESPECITVELY.

Legislation. Favorable.

OR-2025-0027 ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF TWO CERTAIN PROPERTIES: 1439 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU#125/1039/00200) AND 1445 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU# 125/1039/00300) FROM RS2 (GENERAL SINGLE FAMILY) TO RM1 (LOW MIDDLE DENSITY).

OR-2026-0006 ZONING ORDINANCE MAP AMENDMENT APPROVING A CHANGE IN THE DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT # 15 TO BD-3 -CENTRAL BUSINESS DISTRICT/MIXED-USE DISTRICT.

*** MISCELLANEOUS**

MOTION TO DISCHARGE.

From the Chair of the Education Committee, submitting a motion to discharge the committee from consideration of the following legislative matter and take it up for immediate action.

LM-2026-0052

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER CONNECTICUT DEPARTMENT OF AGRICULTURE - CT GROWN FOR CT KIDS SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026.

MOTIONS TO AMEND MATTERS PREVIOUSLY ADOPTED.

From the Chair of the City and Environmental Policy Committee, submitting a motion to amend the item previously approved on November 7, 2024, and to take immediate action.

LM-2024-0572

Motion to amend LM-2026-0045 the item previously approved on February 17, 2026, by addition of 541 Howard Avenue and 545 Howard Avenue and to take immediate action on the item.

LM-2026-0045 ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 541 HOWARD AVENUE, 545 HOWARD AVENUE, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

*** SUSPENSION OF SECTION 24-1-A**

*** COMMUNICATIONS**

OR-2026-0013 ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE “JUICE BARS AND SIMILAR FACILITIES” AND TO PROHIBIT “JUICE BARS AND SIMILAR FACILITIES” WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

City of New Haven

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

Text File

File Number: LM-2026-0144

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

BE IT HEREBY ORDERED by the New Haven Board of Alders that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

ACCT	NAME	REFUND AMOUNT
50307	ACAR LEASING	$481.38
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105406	AMOROTTI COSIMO	$60.38
53966	BARRIOS OMAR	$156.76
59338	CHACON PELAEZ DIANA	$57.50
3426	COTALITY	$3,177.22
16518	COTALITY	$3,428.20
17721	COTALITY	$3,157.91
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64679	DOOLITTLE MICHAEL	$718.36
67976	FLIOTSOS SARAH	$152.14
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70359	GOEHNER SOPHIA	$353.24
70715	GONZALEZ JOSEPH	$121.41
948317	GORDY PRAYAG	$151.12
71767	GUAILLAS-SALINAS SANTIAGO	$180.70
71768	GUAILLAS-SALINAS SANTIAGO	$151.02
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17700	HOMELOANSERV	$3,276.51
23210	HOMELOANSERV	$2,087.81
25404	HOMELOANSERV	$2,453.24
74743	HONDA LEASE TRUST	$297.23

71643 HONDA YUKA $271.21
74798 HONDA YUKA $164.09
77150 JONES RACHEL $97.39
98382 KNOX WILLIAM $16.23
89195 PABON- RODRIGUEZ PETER $94.78
91445 POLINO JENNIFER $272.18
56589 PROULX PAUL $197.23
16331 RAM GROUP III LLC $872.91
16332 RAM GROUP III LLC $872.91
16333 RAM GROUP III LLC $872.91
16334 RAM GROUP III LLC $872.91
16335 RAM GROUP III LLC $3,535.76
93919 RITTCHEN CARLO $87.97
94718 ROBINSON MADELYN $64.60
948435 ROE DAVIS $933.40
95610 ROGERS LOUISE $217.48
97978 SASANALA MANI $111.95
98153 SCHAFFER MICHAEL $167.44
925272 SHELBY PARTNERS LLC $4,263.87
99741 SMITH ANDREA $5.88
100924 SQUEGLIA DAVID $16.23
103764 TOYOTA LEASE TRUST $60.77
106088 VW CREDIT LEASING LTD $273.96
106111 VW CREDIT LEASING LTD $613.50
106307 VW CREDIT LEASING LTD $377.20
106338 VW CREDIT LEASING LTD $469.41
106343 VW CREDIT LEASING LTD $325.25
106830 WEBB JOSEPH $126.27
107554 WIGGINS NORMAN $89.27
107779 WIGGINS NORMAN $244.47

4.6.26 PENDING BOA $41,067.47

ORDER FROM THE TAX COLLECTOR CONCERNING TAX REFUNDS (DATE)

ACCT#	NAME	ADDRESS	TAX	APPROVED	REFUND AMT
50282	ACAR LEASING	P O BOX 1990 FORT WORTH, TX 76101	$408.54		$408.54
50854	AIELLO REGINA	10 MORRIS AVE NEW HAVEN, CT 06512	$64.73		$64.73
54799	BEVERLY DENISHA	185 MORSE ST HAMDEN, CT 06517	$152.32		$152.32
55045	BIGIO LISA	28 POPE STREET NEW HAVEN, CT 06512	$163.84		$163.84
55352	BLUMELL PHILIP	702 GOLF DR EAST HAVEN, CT 06512	$291.01		$291.01
9641	COTALITY	P O BOX 9202 COPPELL, TX 75019	$486.98		$486.98
18868	COTALITY	3001 HACKBERRY RD IRVING, TX 75063	$2,270.95		$2,270.95
61779	COZZI MICHAEL	181 WOODWARD AVE NEW HAVEN, CT	$66.55		$66.55
62213	CSW LLC	1 PRESTIGE DR SUITE 103 MERIDEN, CT 06450	$455.09		$455.09
357062	DE FOODS LLC	101 ACCORD PARK DR STE 104 NORWELL, MA 02061	$1,076.27		$1,076.27
74789	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200 ALPHARETTA, GA 30022	$794.62		$794.62
75062	HUANG HAOCHENG	355 SADLER ROW APT. 506 CARMEL, IN 46032	$739.48		$739.48
82353	HYUNDAI LEASE TITLING TRUST	4100 WILDWOOD PARKWAY SUITE 200 ATLANTA, GA 30339	$356.93		$356.93
88110	HYUNDAI LEASE TITLING TRUST	3161 MICHELDON DR STE 1900 IRVINE, CA 92612	$250.53		$250.53
80759	JACKSON SHATOUR	81 LIBERTY ST NEW HAVEN, CT 06519	$8.11		$8.11
76864	JOHNSON LESLIE	261 WEST IVY ST 1ST FL NEW HAVEN, CT 06511	$55.83		$55.83
22576	KATELLA-COFRANCESCO KATHLEEN	316 WINTHROP AVE NEW HAVEN, CT 06511	$4,698.26		$4,698.26
27691	KHETRAPAL VARNICA	135 CURTIS DR NEW HAVEN, CT 06515	$4,239.05		$4,239.05
79795	IROD LEE	91 CURTIS DR NEW HAVEN, CT 06515	$278.35		$278.35
79895	IROD LEE	91 CURTIS DR NEW HAVEN, CT 06515	$344.57		$344.57
12825	LEFFELL CINDY	P.O. BOX 9644 NEW HAVEN, CT 06536	$10,385.25		$10,385.25
			$27,587.26		$27,587.26
	3.04.26 PENDING BOA				

ACCT	NAME	ADDRESS	TAX	APPROVED	REFUND AMOUNT
50309	ACAR LEASING LTD	PO BOX 1990 FORT WORTH, TX 76101	$1,241.92		$1,241.92
89221	BARRETT JACQUELINE	119 THOMPSON ST NEW HAVEN, CT 06511	$185.70		$185.70
56301	BROCKENBERRY TIFFANY	63 JACKSON ST ANSONIA, CT 06401	$141.65		$141.65
63681	DEMERS MICHELLE	435 BELLEVUE RD NEW HAVEN, CT 06511	$114.75		$114.75
66050	EMERY ALEXIA	127 FOXON HILL RD NEW HAVEN, CT 06513	$171.14		$171.14
948447	LAVAKI JOHN & ROSARIO	928 STRATFORD WAY HEMET, CA 92545	$200.15		$200.15
948508	LAVAKI JOHN & ROSARIO	928 STRATFORD WAY HEMET, CA 92545	$287.51		$287.51
7853	LIM CONAN	19 EXCHANGE ST NEW HAVEN, CT 06513	$2,442.21		$2,442.21
18340	LOWITT & ASSOCIATES, LP	38 LOADING ROCK RD RIVERSIDE, CT 06878	$3,621.42		$3,621.42
82066	MALLORY TERRANCE	535 NORTON PKWY NEW HAVEN, CT 06511	$257.54		$257.54
689190	MARCO POLO PIZZA	55 CROWN ST NEW HAVEN, CT 06510	$62.65		$62.65
9106	MENTA GEORGE DBA CT CREAMATION SERVICE	1368 STATE NEW HAVEN, CT 06511	$3,286.16		$3,286.16
86498	MUELLER JOHN III	20 TAFT ST HAMDEN, CT 06514	$219.29		$219.29
87523	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$338.85		$338.85
87527	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$142.35		$142.35
87529	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$179.57		$179.57
87532	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$223.18		$223.18
87533	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$90.76		$90.76
87570	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$66.54		$66.54
87572	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$180.93		$180.93
87577	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$215.21		$215.21
87592	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$160.85		$160.85
87599	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$338.85		$338.85
87619	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$287.92		$287.92
87634	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$346.35		$346.35
87644	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$417.99		$417.99
87646	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$93.49		$93.49
87723	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$146.80		$146.80
87724	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$95.72		$95.72
87726	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$502.95		$502.95
87752	NISSAN INFINITI LEASE TRUST LLC	PO BOX 650214 DALLAS, TX 75265	$427.61		$427.61
101713	SLK GLOBAL	PO BOX 835170 RICHARDSON, TX 75083	$158.47		$158.47
101861	SURE LOCK & KEY	PO BOX 835170 RICHARDSON, TX 75083	$672.78		$672.78
10191	SZENDER YAKOV	PO BOX 835170 RICHARDSON, TX 75083	$602.14		$602.14
948442	TIMKE DAVID	1448 CASTLEBERRY CRT CINCINNATI, OH 45255	$674.74		$674.74
103615	TOYOTA LEASE TRUST	525 FELLOWSHIP RD, STE 330 MT. LAUREL, NJ 08054	$64.79		$64.79
103785	TOYOTA LEASE TRUST	525 FELLOWSHIP RD, STE 330 MT. LAUREL, NJ 08054	$475.68		$475.68
108109	WRIGHT DEBORAH	340 DIXWELL AVE APT 417 NEW HAVEN, CT 06511	$75.28		$75.28
	3.16.26 PENDING BOA		$19,211.89		$19,211.89

ACCT	NAME	ADDRESS	TAX	APPROVED	REFUND AMOUNT
50307	ACAR LEASING	PO BOX 1990 FORT WORTH, TX 76101	$481.38		$481.38
84503	ALLY FINANCIAL	PO BOX 71119 CHARLOTTE, NC 28272	$164.64		$164.64
105406	AMOROTTI COSIMO	805 ORANGE ST NEW HAVEN, CT 06511	$60.38		$60.38
53966	BARRIOS OMAR	38 BRIGHT ST NEW HAVEN, CT 06513	$156.76		$156.76
59338	CHACON PELAEZ DIANA	136 ATWATER ST NEW HAVEN, CT 06513	$57.50		$57.50
3426	COTALITY	3001 HACKBERRY RD IRVING, TX 75063	$3,177.22		$3,177.22
16518	COTALITY	3001 HACKBERRY RD IRVING, TX 75063	$3,428.20		$3,428.20
17721	COTALITY	3001 HACKBERRY RD IRVING, TX 75063	$3,157.91		$3,157.91
64326	DILONE-ROSARIO WILKIN	64 ATWATER ST 2ND FL NEW HAVEN, CT 06513	$78.59		$78.59
64679	DOOLITTLE MICHAEL	119 EVERIT ST NEW HAVEN, CT 06511	$718.36		$718.36
67976	FLIOTSOS SARAH	2111 REGAL DR DURHAM, NC 27703	$152.14		$152.14
70209	GIVENS MONICA	416 EDGEWOOD AVE NEW HAVEN, CT 06511	$23.37		$23.37
70359	GOEHNER SOPHIA	704 W BUFFALO ST STE 4 #77 ITHACA, NY 14850	$353.24		$353.24
70715	GONZALEZ JOSEPH	35 DESTEFANO JR DR APT A NEW HAVEN, CT 06511	$121.41		$121.41
948317	GORDY PRAYAG	85 CLARK ST #1 NEW HAVEN, CT 06511	$151.12		$151.12
71767	GUAILLAS-SALINAS SANTIAGO	31 FILLMORE ST NEW HAVEN, CT 06513	$180.70		$180.70
71768	GUAILLAS-SALINAS SANTIAGO	31 FILLMORE ST NEW HAVEN, CT 06513	$151.02		$151.02
71772	GUAILLAS-SALINAS SANTIAGO	31 FILLMORE ST NEW HAVEN, CT 06513	$857.76		$857.76
72036	GUAILLAS-SALINAS SANTIAGO	31 FILLMORE ST NEW HAVEN, CT 06513	$208.11		$208.11
72328	HALL H.G	295 CENTRAL AVENUE NEW HAVEN, CT 06515	$45.41		$45.41
5140	HOMELOANSERV	PO BOX 7899 BOISE, ID 83707	$2,638.03		$2,638.03
17700	HOMELOANSERV	PO BOX 7899 BOISE, ID 83707	$3,276.51		$3,276.51
23210	HOMELOANSERV	PO BOX 7899 BOISE, ID 83707	$2,087.81		$2,087.81
25404	HOMELOANSERV	PO BOX 7899 BOISE, ID 83707	$2,453.24		$2,453.24
74743	HONDA LEASE TRUST	11675 GREAT OAKS WAY STE 200 ALPHARETTA, GA 30022	$297.23		$297.23
71643	HONDA YUKA	578 CENTRAL AVE NEW HAVEN, CT 06515	$271.21		$271.21
74798	HONDA YUKA	578 CENTRAL AVE NEW HAVEN, CT 06515	$164.09		$164.09
77150	JONES RACHEL	513 WINTHROP AVE NEW HAVEN, CT 06511	$97.39		$97.39
98382	KNOX WILLIAM	223 NORTON ST NEW HAVEN, CT 06511	$16.23		$16.23
89195	PABON- RODRIGUEZ PETER	62 ARCH ST NEW HAVEN, CT 06519	$94.78		$94.78
91445	POLINO JENNIFER	43 SOUTH WATER ST NEW HAVEN, CT 06519	$272.18		$272.18
56589	PROULX PAUL	8 HUGHES PL APT 2W NEW HAVEN, CT 06511	$197.23		$197.23
16331	RAM GROUP III LLC	770 CHAPEL ST NEW HAVEN, CT 06510	$872.91		$872.91
16332	RAM GROUP III LLC	770 CHAPEL ST NEW HAVEN, CT 06510	$872.91		$872.91
16333	RAM GROUP III LLC	770 CHAPEL ST NEW HAVEN, CT 06510	$872.91		$872.91
16334	RAM GROUP III LLC	770 CHAPEL ST NEW HAVEN, CT 06510	$872.91		$872.91
16335	RAM GROUP III LLC	770 CHAPEL ST NEW HAVEN, CT 06510	$3,535.76		$3,535.76

93919	RITTCHEN CARLO	139 FOUNTAIN ST APT A9 NEW HAVEN, CT 06515	$87.97		$87.97
94718	ROBINSON MADELYN	321 EASTERN ST A417 NEW HAVEN, CT 06513	$64.60		$64.60
948435	ROE DAVIS	960 STATE ST UNIT 1 NEW HAVEN, CT 06511	$933.40		$933.40
95610	ROGERS LOUISE	121 FOUNTAIN ST NEW HAVEN, CT 06515	$217.48		$217.48
97978	SASANALA MANI	9816 AUTUMN LEAVES LN CROSS ROADS, TX 76227	$111.95		$111.95
98153	SCHAFFER MICHAEL	53 LIVINGTON ST NEW HAVEN, CT 06511	$167.44		$167.44
925272	SHELBY PARTNERS LLC	1101 FIFTH AVENUE STE 300 SAN RAFAEL, CA 94901	$4,263.87		$4,263.87
99741	SMITH ANDREA	437 EASTERN ST APT C NEW HAVEN, CT 06513	$5.88		$5.88
100924	SQUEGLIA DAVID	65 HERVEY ST NEW HAVEN, CT 06512	$16.23		$16.23
103764	TOYOTA LEASE TRUST	525 FELLOWSHIP RD SUITE 330 MT. LAUREL, NJ 08054	$60.77		$60.77
106088	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD LIBERTYVILLE, IL 60048	$273.96		$273.96
106111	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD LIBERTYVILLE, IL 60048	$613.50		$613.50
106307	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD LIBERTYVILLE, IL 60048	$377.20		$377.20
106338	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD LIBERTYVILLE, IL 60048	$469.41		$469.41
106343	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD LIBERTYVILLE, IL 60048	$325.25		$325.25
106830	WEBB JOSEPH	299 MCKINLEY AVE NEW HAVEN, CT 06515	$126.27		$126.27
107554	WIGGINS NORMAN	37 ELAINA CIR WATERBURY, CT 06708	$89.27		$89.27
107779	WIGGINS NORMAN	37 ELAINA CIR WATERBURY, CT 06708	$244.47		$244.47
	4.6.26 PENDING BOA		$41,067.47		$41,067.47

ORDER FROM THE TAX COLLECTOR CONCERNING TAX REFUNDS (DATE)

BE IT HEREBY ORDERED by the New Haven Board of Alders that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

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98382	KNOX WILLIAM	$16.23
89195	PABON-RODRIGUEZ PETER	$94.78
91445	POLINO JENNIFER	$272.18
56589	PROULX PAUL	$197.23
16331	RAM GROUP III LLC	$872.91
16332	RAM GROUP III LLC	$872.91
16333	RAM GROUP III LLC	$872.91
16334	RAM GROUP III LLC	$872.91
16335	RAM GROUP III LLC	$3,535.76
93919	RITTCHEN CARLO	$87.97
94718	ROBINSON MADELYN	$64.60
948435	ROE DAVIS	$933.40
95610	ROGERS LOUISE	$217.48
97978	SASANALA MANI	$111.95
98153	SCHAFFER MICHAEL	$167.44
925272	SHELBY PARTNERS LLC	$4,263.87
99741	SMITH ANDREA	$5.88
100924	SQUEGLIA DAVID	$16.23

103764	**TOYOTA LEASE TRUST**	**$60.77**
106088	**VW CREDIT LEASING LTD**	**$273.96**
106111	**VW CREDIT LEASING LTD**	**$613.50**
106307	**VW CREDIT LEASING LTD**	**$377.20**
106338	**VW CREDIT LEASING LTD**	**$469.41**
106343	**VW CREDIT LEASING LTD**	**$325.25**
106830	**WEBB JOSEPH**	**$126.27**
107554	**WIGGINS NORMAN**	**$89.27**
107779	**WIGGINS NORMAN**	**$244.47**
	4.6.26 PENDING BOA	**$41,067.47**

City of New Haven

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

Text File

File Number: LM-2026-0131

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, college graduation is an important milestone for students;

WHEREAS, Yale University plans to host its Class Exercise Day on Sunday, May 17th with closures including High Street from Chapel Street to Elm Street from 8:00AM to 4:00PM and College Street from Elm Street to Chapel Street from 8:00AM to 3:00PM;

WHEREAS, Yale University plans to host its Commencement ceremony on Monday, May 18th with closures including College Street from Grove Street to Elm Street, College Street from Elm Street to Chapel Street, and High Street from Chapel Street to Elm Street from 7:00AM to 1:00PM;

WHEREAS, Yale University plans to host its School of Medicine Commencement on Monday, May 18th with road closures including Cedar Street from York Street to Amistad Street, Washington Avenue from Cedar Street to Gold Street and Amistad Street from Cedar Street to Gold Street from 8:30AM to 4:00PM;

WHEREAS, the City through its department/divisions of Emergency Management; Police; Transportation, Traffic and Parking and Chief Administrator's Office have reviewed this plan;

WHEREAS, the traditional rolling closures on Chapel Street and Elm Street will continue to allow for safe crossings of the roadways that remain open;

WHEREAS, working with the University, it has been agreed to promote public safety and to minimize disruptions to downtown traffic the closures of College Street and High Street shall be recommended;

WHEREAS, through the normal permitting process, Yale University will request and fund the posting of No Parking for these roadways.

NOW THEREFORE BE IT ORDERED that the Board of Alders of the City of New Haven hereby approves the closures associated with Yale's Class Day Exercises on Sunday, May 17th, 2026, Yale's Graduation ceremony on Monday, May 18th, 2026 and the Yale School of Medicine Commencement Ceremony on May 18th, 2026.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CLOSURES ASSOCIATED WITH YALE'S CLASS DAY EXERCISES ON SUNDAY MAY 17TH, 2026, YALE'S GRADUATION CEREMONY ON MONDAY MAY 18TH, 2026 AND THE YALE SCHOOL OF MEDICINE COMMENCEMENT CEREMONY ON MAY 18TH, 2026.

City of New Haven

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

Text File

File Number: LM-2026-0122

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Cynthronia Brown has outstanding motor vehicle tax accounts; and

WHEREAS, Cynthronia Brown has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Cynthronia Brown has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 56102, 56349, and 56388 be forgiven; and

BE IT FURTHER ORDERED that Cynthronia Brown will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 56102, 56349, and 56388.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF CYNTHRONIA BROWN ON MOTOR VEHICLE TAX ACCOUNTS 56102, 56349, AND 56388

Return Date: April 7
Taxes/Fees due: 828.38
Interest Removed: 442.93

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: _____

B. APPLICANT NAME: Cynthronia Brown

C. ADDRESS: 37 Taylor Avenue
New Haven CT 06515

D. Phone Numbers: 203-809-2843

E. Email: bcynthronia@yahoo.com

II. APPLICATION SUMMARY

A. Requested Assistance:

☑ Car Taxes
☐ Other _____

B. Tax Account Numbers:

56102, 56349, 56388

C. Comments on what assistance you are seeking and why you need this assistance:

Requesting interest to be waived.

(Continue on back if needed)

City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2021-3-0056102 (MOTOR VEHICLE)	Town Benefit	
Unique ID	56102	Elderly Benefit	
District/Flag			
Name	BROWN CYNTHRONIA	Assessment	14,790
Care of/DBA		Exemption	0
Address		Net	14,790
Detail Information	2019 1 MITSU OUTLANDE	Mill Rate	Town 32.46
Volume/Page			

Bill Information As of 03/17/2026

Installment	Due Date	Town	District	
Inst #1	07/01/2022	240.04		
Inst #2	01/01/2023	240.04		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		480.08		
Total Payments		240.04		

Total Due	
Tax/ Princ/ Bond Due	240.04
Interest Due	140.42
Lien Due	0.00
Fee Due	6.00
Total Due Now	386.46
Balance Due	386.46

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
08/04/2022	PAY	240.04	7.20	0.00	0.00	247.24
Total		240.04	7.20			247.24

*** Total payments made to taxes in 2025	$0.00

City Of New Haven

City Of New Haven
165 CHURCH ST

NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2023-3-0056349 (MOTOR VEHICLE)	Town Benefit	
Unique ID	56349	Elderly Benefit	
District/Flag			
Name	BROWN CYNTHRONIA	Assessment	11,100
Care of/DBA		Exemption	0
Address		Net	11,100
Detail Information	2019 1 MITSU OUTLANDE	Mill Rate	Town 32.46
Volume/Page			

Bill Information As of 03/17/2026

Installment	Due Date	Town	District	
Inst #1	07/01/2024	180.16		
Inst #2	01/01/2025	180.16		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		360.32		
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	360.32
Interest Due	97.29
Lien Due	0.00
Fee Due	0.00
Total Due Now	457.61
Balance Due	457.61

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

*** Total payments made to taxes in 2025	$0.00

City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2022-3-0056388 (MOTOR VEHICLE)	Town Benefit	
Unique ID	56388	Elderly Benefit	
District/Flag			
Name	BROWN CYNTHRONIA	Assessment	14,050
Care of/DBA		Exemption	0
Address		Net	14,050
Detail Information	2019 1 MITSU OUTLANDE	Mill Rate	Town 32.46
Volume/Page			

Bill Information As of 03/17/2026

Installment	Due Date	Town	District	
Inst #1	07/01/2023	228.03		
Inst #2	01/01/2024	228.03		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		456.06		
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	456.06
Interest Due	205.22
Lien Due	0.00
Fee Due	6.00
Total Due Now	667.28
Balance Due	667.28

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** Total payments made to taxes in** 2025	$0.00

March 17, 2026

To: Board of Alders
From: Cynthronia Brown

Submitting an Order of the Board of Alders concerning assistance with tax account numbers56102, 56349, and 56388.

City of New Haven

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

Text File

File Number: LM-2026-0118

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Dennis Cue has an outstanding motor vehicle tax account; and
WHEREAS, Dennis Cue has expressed a willingness to pay the outstanding taxes; and
WHEREAS, Dennis Cue has requested assistance regarding the interest accrued on this account;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax account 891658 be forgiven; and

BE IT FURTHER ORDERED that Dennis Cue will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax account 891658.
ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF DENNIS CUE ON MOTOR VEHICLE TAX ACCOUNT 891658

Return Date: April 6, 2026
Taxes/Fees due: 1032.81
Interest Removed: 961.22

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: March 16, 2026

B. APPLICANT NAME: Dennis Cue

C. ADDRESS: 90 Willis St.
New Haven, CT 06511

D. Phone Numbers: 203-915-7144

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

☒ Car Taxes
☐ Other _____

B. Tax Account Numbers:

891658 - 891658

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2014

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 750LI 01
0ADEE4 WBAHN83567DT72100

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2013-03-0891658			OCTOBER 1, 2013	**$568.23**	JUL 01,2014 **$237.28** DELINQUENT AFTER AUG 01,2014	JAN 01,2015 **$330.95** DELINQUENT AFTER FEB 01,2015

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
41.5500	15930		15930

C 043400

CUE DENNIS C
90 WILLIS ST
NEW HAVEN CT 06511-1743

TAX	$568.23
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$568.23**

printed Date : 03/16/2026 3:34:12 pm
2013030891658

MOTOR VEHICLE TAX BILL 2014

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 750LI 01
0ADEE4 WBAHN83567DT72100

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2013-03-0891658			OCTOBER 1, 2013	**$330.95**	JAN 01,2015 **$330.95** DELINQUENT AFTER FEB 01,2015

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
41.5500	15930		15930

C 043400

TAX	$330.95
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$330.95**

CUE DENNIS C
90 WILLIS ST
NEW HAVEN CT 06511-1743

printed Date : 03/16/2026 3:34:12 pm
2013030891658

09320130308916580220000033095000005682328

MOTOR VEHICLE TAX BILL 2014

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 750LI 01
0ADEE4 WBAHN83567DT72100

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2013-03-0891658			OCTOBER 1, 2013	**$237.28**	JUL 01,2014 **$237.28** DELINQUENT AFTER AUG 01,2014

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
41.5500	15930		15930

C 043400

TAX	$237.28
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$237.28**

CUE DENNIS C
90 WILLIS ST
NEW HAVEN CT 06511-1743

printed Date : 03/16/2026 3:34:12 pm
2013030891658

09320130308916580210000023728000005682396

MOTOR VEHICLE TAX BILL 2015

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 750LI 01
0ADEE4 WBAHN83567DT72100

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2014-03-0891658			OCTOBER 1, 2014	**$1,475.80**	JUL 01,2015 **$1,221.51** DELINQUENT AFTER AUG 03,2015	JAN 01,2016 **$254.29** DELINQUENT AFTER FEB 01,2016

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
41.5500	12240		12240

C 043940

CUE DENNIS C
90 WILLIS ST
NEW HAVEN CT 06511-1743

BACK TAXES ALSO DUE

TAX	$508.58
INTEREST	$961.22
LIEN/FEE	$6.00
TOTAL DUE	**$1,475.80**

printed Date : 03/16/2026 3:34:13 pm
2014030891658

MOTOR VEHICLE TAX BILL 2015

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 750LI 01
0ADEE4 WBAHN83567DT72100

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2014-03-0891658			OCTOBER 1, 2014	**$254.29**	JAN 01,2016 **$254.29** DELINQUENT AFTER FEB 01,2016

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
41.5500	12240		12240

C 043940

BACK TAXES ALSO DUE

TAX	$254.29
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$254.29**

CUE DENNIS C
90 WILLIS ST
NEW HAVEN CT 06511-1743

printed Date : 03/16/2026 3:34:13 pm
2014030891658

0932014030891658122000002542900000 5085882

MOTOR VEHICLE TAX BILL 2015

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2007 BMW 750LI 01
0ADEE4 WBAHN83567DT72100

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2014-03-0891658			OCTOBER 1, 2014	**$1,221.51**	JUL 01,2015 **$1,221.51** DELINQUENT AFTER AUG 03,2015

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
41.5500	12240		12240

C 043940

BACK TAXES ALSO DUE

TAX	$254.29
INTEREST	$961.22
LIEN/FEE	$6.00
TOTAL DUE	**$1,221.51**

CUE DENNIS C
90 WILLIS ST
NEW HAVEN CT 06511-1743

printed Date : 03/16/2026 3:34:13 pm
2014030891658

0932014030891658121000002542900000 5085850

March 16 2026

To: Board of Alders
From: Dennis Cue

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 891658.

City of New Haven

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

Text File

File Number: LM-2026-0135

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Christian Curiel has outstanding motor vehicle tax accounts; and

WHEREAS, Christian Curiel has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Christian Curiel has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 61784, 61876, and 62464 be forgiven; and

BE IT FURTHER ORDERED that Christian Curiel will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 61784, 61876, and 62464.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF CHRISTIAN CURIEL ON MOTOR VEHICLE TAX ACCOUNTS 61784, 61876, AND 62464

Return Date April 7
Taxes/Fees due: 237.54
Interest Removed: 138.74

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3/27/26

B. APPLICANT NAME: Christian B Guriel

C. ADDRESS: 385 Norton St
New Haven 06511

D. Phone Numbers: 786-498-4365

E. Email:

II. APPLICATION SUMMARY

A. Requested Assistance:

- ☑ Car Taxes
- ☐ Other

B. Tax Account Numbers:

61784 - 61876 - 62464

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2021

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2020-03-0061784			OCTOBER 1, 2020	**$103.59**		JAN 01,2022 **$103.59** DELINQUENT AFTER FEB 01,2022

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	2520		2520

61784

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

TAX	$55.29
INTEREST	$42.30
LIEN/FEE	$6.00
TOTAL DUE	**$103.59**

printed Date : 03/27/2026 10:34:30 am
2020030061784

MOTOR VEHICLE TAX BILL 2021

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2020-03-0061784			OCTOBER 1, 2020	**$103.59**	JAN 01,2022 **$103.59** DELINQUENT AFTER FEB 01,2022

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	2520		2520

61784

TAX	$55.29
INTEREST	$42.30
LIEN/FEE	$6.00
TOTAL DUE	**$103.59**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

printed Date : 03/27/2026 10:34:30 am
2020030061784

0932020030061784012000000552900000000552900

MOTOR VEHICLE TAX BILL 2021

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2020-03-0061784			OCTOBER 1, 2020	**$0.00**	

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	2520		2520

61784

TAX	$0.00
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$0.00**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

printed Date : 03/27/2026 10:34:30 am
2020030061784

0932020030061784011000000000000000552982

MOTOR VEHICLE TAX BILL 2022

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2021-03-0061876			OCTOBER 1, 2021	**JUL 01,2022 $146.82**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2022
32.4600	2590		2590	

61876 **BACK TAXES ALSO DUE**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

	PAYMENT DUE	PAYMENT DUE NOW
TAX		$84.07
INTEREST		$56.75
LIEN/FEE		$6.00
TOTAL DUE		**$146.82**

printed Date : 03/27/2026 10:34:32 am
2021030061876

MOTOR VEHICLE TAX BILL 2022

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2021-03-0061876			OCTOBER 1, 2021	**JUL 01,2022 $146.82**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2022
32.4600	2590		2590	

61876 **BACK TAXES ALSO DUE**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

	PAYMENT DUE
TAX	$84.07
INTEREST	$56.75
LIEN/FEE	$6.00
TOTAL DUE	**$146.82**

printed Date : 03/27/2026 10:34:32 am
2021030061876

0932021030061876152000000000000000840732

MOTOR VEHICLE TAX BILL 2022

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2021-03-0061876			OCTOBER 1, 2021	**JUL 01,2022 $146.82**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2022
32.4600	2590		2590	

61876 **BACK TAXES ALSO DUE**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

	PAYMENT DUE
TAX	$84.07
INTEREST	$56.75
LIEN/FEE	$6.00
TOTAL DUE	**$146.82**

printed Date : 03/27/2026 10:34:32 am
2021030061876

0932021030061876151000000840700000000840714

MOTOR VEHICLE TAX BILL 2023

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2022-03-0062464			OCTOBER 1, 2022	**JUL 01,2023 $125.87**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2023
32.4600	2470		2470	

62464

BACK TAXES ALSO DUE

PAYMENT DUE NOW

TAX	$80.18
INTEREST	$39.69
LIEN/FEE	$6.00
TOTAL DUE	**$125.87**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

printed Date : 03/27/2026 10:34:34 am
2022030062464

MOTOR VEHICLE TAX BILL 2023

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2022-03-0062464			OCTOBER 1, 2022	**JUL 01,2023 $125.87**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2023
32.4600	2470		2470	

62464

BACK TAXES ALSO DUE

PAYMENT DUE

TAX	$80.18
INTEREST	$39.69
LIEN/FEE	$6.00
TOTAL DUE	**$125.87**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

printed Date : 03/27/2026 10:34:34 am
2022030062464

0932022030062464182000000000000000801878

MOTOR VEHICLE TAX BILL 2023

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2004 CHEVR TRACKER 01
AX17233 2CNBJ134446918496

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2022-03-0062464			OCTOBER 1, 2022	**JUL 01,2023 $125.87**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER AUG 01,2023
32.4600	2470		2470	

62464

BACK TAXES ALSO DUE

PAYMENT DUE

TAX	$80.18
INTEREST	$39.69
LIEN/FEE	$6.00
TOTAL DUE	**$125.87**

CURIEL CHRISTIAN B
385 NORTON ST
NEW HAVEN CT 06511-7115

printed Date : 03/27/2026 10:34:34 am
2022030062464

0932022030062464181000000801800000080189 6

March 27, 2026

To: Board of Alders
From: Christian Curiel

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 61784, 61876, and 62464.

City of New Haven

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

Text File

File Number: LM-2026-0141

Agenda Date: **Version:** 2 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Rodrigo Echeandia-Leon has outstanding motor vehicle tax accounts; and

WHEREAS, Rodrigo Echeandia-Leon has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Rodrigo Echeandia-Leon has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 83476, 65779, and 65672 be forgiven; and

BE IT FURTHER ORDERED that Rodrigo Echeandia-Leon will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 83476, 65779, and 65672.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF RODRIGO ECHEANDIA-LEON ON MOTOR VEHICLE TAX ACCOUNTS 83476, 65779, AND 65672

Return Date: April 7
Taxes/Fees due: 769.83
Interest Removed: 308.51

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3/31/2026

B. APPLICANT NAME: Rodrigo Echeandia-Leon

C. ADDRESS: 404 Union Avenue
West Haven CT 0651 6

D. Phone Numbers: 203-035 3520

E. Email: REcheandia32@gmail.com

II. APPLICATION SUMMARY

A. Requested Assistance:

- ☑ Car Taxes
- ☐ Other _____

B. Tax Account Numbers:

43476 6.5779, 65672.

C. Comments on what assistance you are seeking and why you need this assistance:

interest reduction

(Continue on back if needed)

City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2021-4-0083476 (MOTOR VEHICLE SUPP)	Town Benefit	
Unique ID	83476	Elderly Benefit	
District/Flag			
Name	ECHEANDIA-LEON RODRIGO M	Assessment	2,471
Care of/DBA		Exemption	0
Address		Net	2,471
Detail Information	2014 1 HONDA ACCORD E	Mill Rate	Town 32.46
Volume/Page			

Bill Information As of 04/01/2026

Installment	Due Date	Town	District	
Inst #1	01/01/2023	80.21		
Inst #2				
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		80.21		
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	80.21
Interest Due	48.13
Lien Due	0.00
Fee Due	0.00
Total Due Now	128.34
Balance Due	128.34

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

*** Total payments made to taxes in 2025	$0.00

City Of New Haven

City Of New Haven
165 CHURCH ST

NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2022-3-0065779 (MOTOR VEHICLE)	Town Benefit	
Unique ID	65779	Elderly Benefit	
District/Flag			
Name	ECHEANDIA-LEON RODRIGO M	Assessment	11,220
Care of/DBA		Exemption	0
Address		Net	11,220
Detail Information	2014 1 HONDA ACCORD E	Mill Rate	Town 32.46
Volume/Page			

Bill Information As of 04/01/2026

Installment	Due Date	Town	District	
Inst #1	07/01/2023	182.10		
Inst #2	01/01/2024	182.10		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		364.20		
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	364.20
Interest Due	169.35
Lien Due	0.00
Fee Due	6.00
Total Due Now	539.55
Balance Due	539.55

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

*** Total payments made to taxes in 2025	$0.00

City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2023-3-0065672 (MOTOR VEHICLE)	Town Benefit	
Unique ID	65672	Elderly Benefit	
District/Flag			
Name	ECHEANDIA-LEON RODRIGO M	Assessment	9,840
Care of/DBA		Exemption	0
Address		Net	9,840
Detail Information	2014 1 HONDA ACCORD E	Mill Rate	Town 32.46
Volume/Page			

Bill Information As of 04/01/2026

Installment	Due Date	Town	District	
Inst #1	07/01/2024	159.71		
Inst #2	01/01/2025	159.71		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		319.42		
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	319.42
Interest Due	91.03
Lien Due	0.00
Fee Due	0.00
Total Due Now	410.45
Balance Due	410.45

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

*** Total payments made to taxes in 2025	$0.00

April 1, 2026

To: Board of Alders
From: Rodrigo Echeandia-Leon

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 83476, 65779, and 65672.

City of New Haven

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

Text File

File Number: LM-2026-0128

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Richard Hayes has outstanding motor vehicle tax accounts; and

WHEREAS, Richard Hayes has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Richard Hayes has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 72393, 73541, and 43243 be forgiven; and

BE IT FURTHER ORDERED that Richard Hayes will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 72393, 73541, and 43243.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF RICHARD HAYES ON MOTOR VEHICLE TAX ACCOUNTS 72393, 73541, AND 43243

Return Date: April 7, 2026
Taxes/Fees due: 911.80
Interest Removed: 843.54

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3/24/22

B. APPLICANT NAME: Richard Hayes

C. ADDRESS: 1314 Quinnipiac Ave Apt 50
New Haven 06513

D. Phone Numbers: 203-278-2336

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

☒ Car Taxes
☐ Other _____

B. Tax Account Numbers:

72393 - 73541 - 43243

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2021

TAXPAYER'S COPY C (3)

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2020-03-0072393			OCTOBER 1, 2020	$665.21	JUL 01,2021 $343.80 DELINQUENT AFTER AUG 02,2021	JAN 01,2022 $321.41 DELINQUENT AFTER FEB 01,2022

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	8300		8300

72393

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$364.20
INTEREST	$295.01
LIEN/FEE	$6.00
TOTAL DUE	**$665.21**

printed Date : 03/24/2026 3:58:08 pm
2020030072393

MOTOR VEHICLE TAX BILL 2021

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2020-03-0072393			OCTOBER 1, 2020	$321.41	JAN 01,2022 $321.41 DELINQUENT AFTER FEB 01,2022

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	8300		8300

72393

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$182.10
INTEREST	$139.31
LIEN/FEE	$0.00
TOTAL DUE	**$321.41**

printed Date : 03/24/2026 3:58:08 pm
2020030072393

09320200300723931820000018210000003642078

MOTOR VEHICLE TAX BILL 2021

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2020-03-0072393			OCTOBER 1, 2020	$343.80	JUL 01,2021 $343.80 DELINQUENT AFTER AUG 02,2021

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	8300		8300

72393

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$182.10
INTEREST	$155.70
LIEN/FEE	$6.00
TOTAL DUE	**$343.80**

printed Date : 03/24/2026 3:58:08 pm
2020030072393

09320200300723931810000018210000003642046

MOTOR VEHICLE TAX BILL 2020

TAXPAYER'S COPY C

3

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2019-03-0073541			OCTOBER 1, 2019	$702.82	JUL 01,2020 $362.29 DELINQUENT AFTER AUG 03,2020	JAN 01,2021 $340.53 DELINQUENT AFTER FEB 01,2021
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
43.8800	7980		7980			

73541

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$350.16
INTEREST	$346.66
LIEN/FEE	$6.00
TOTAL DUE	**$702.82**

printed Date : 03/24/2026 3:58:05 pm
2019030073541

MOTOR VEHICLE TAX BILL 2020

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2019-03-0073541			OCTOBER 1, 2019	$340.53	JAN 01,2021 $340.53 DELINQUENT AFTER FEB 01,2021
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
43.8800	7980		7980		

73541

BACK TAXES ALSO DUE

TAX	$175.08
INTEREST	$165.45
LIEN/FEE	$0.00
TOTAL DUE	**$340.53**

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

printed Date : 03/24/2026 3:58:06 pm
2019030073541

0932019030073541122000001750800000350166 4

MOTOR VEHICLE TAX BILL 2020

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2019-03-0073541			OCTOBER 1, 2019	$362.29	JUL 01,2020 $362.29 DELINQUENT AFTER AUG 03,2020
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
43.8800	7980		7980		

73541

BACK TAXES ALSO DUE

TAX	$175.08
INTEREST	$181.21
LIEN/FEE	$6.00
TOTAL DUE	**$362.29**

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

printed Date : 03/24/2026 3:58:06 pm
2019030073541

0932019030073541121000001750800000350163 2

MOTOR VEHICLE TAX BILL 2019

TAXPAYER'S COPY C

3

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2018-03-0073243			OCTOBER 1, 2018	$387.31		JAN 01,2020 $387.31 DELINQUENT AFTER FEB 03,2020

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	8350		8350

73243

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

TAX	$179.44
INTEREST	$201.87
LIEN/FEE	$6.00
TOTAL DUE	**$387.31**

printed Date : 03/24/2026 3:58:03 pm
2018030073243

MOTOR VEHICLE TAX BILL 2019

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2018-03-0073243			OCTOBER 1, 2018	$387.31	JAN 01,2020 $387.31 DELINQUENT AFTER FEB 03,2020

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	8350		8350

73243

TAX	$179.44
INTEREST	$201.87
LIEN/FEE	$6.00
TOTAL DUE	**$387.31**

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

printed Date : 03/24/2026 3:58:03 pm
2018030073243

0932018030073243072000001794400000001794400

MOTOR VEHICLE TAX BILL 2019

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2014 TOYOT CAMRY L/ 01
AL75972 4T1BF1FK7EU769208

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2018-03-0073243			OCTOBER 1, 2018	$0.00	

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	8350		8350

73243

TAX	$0.00
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	**$0.00**

HAYES RICHARD J
1345 CHAPEL ST APTB
NEW HAVEN CT 06511

printed Date : 03/24/2026 3:58:03 pm
2018030073243

0932018030073243071000000000000000001794446

March 24, 2026

To: Board of Alders
From: Richard Hayes

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 72393, 73541, and 43243.

City of New Haven

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

Text File

File Number: LM-2026-0124

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Shakyra Menyfield has outstanding motor vehicle tax accounts; and

WHEREAS, Shakyra Menyfield has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Shakyra Menyfield has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 89655 and 84617 be forgiven; and

BE IT FURTHER ORDERED that Shakyra Menyfield will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 89655 and 84617.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF SHAKYRA MENYFIELD ON MOTOR VEHICLE TAX ACCOUNTS 89655 AND 84617

Return Date: April 7, 2026
Taxes/Fees due: 339.47
Interest Removed: 461.11

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3/18/26

B. APPLICANT NAME: Shakyra Menyfield

C. ADDRESS: 112 Hobart St. Apt 1
Meridan, 06450

D. Phone Numbers: 203.824.1716

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

☒ Car Taxes
☐ Other _____

B. Tax Account Numbers:

89655 - 84617

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

SUPP MOTOR VEHICLE TAX BILL 2017

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **E**
2006 BMW 325XI 01
AH78860 WBAVD13596KV01471
5,710 X 0.667 = 3,809

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2016-04-0089655			OCTOBER 1, 2016	**JAN 01,2018 $356.21**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2018
37.0000	3809		3809	

PAYMENT DUE — PAYMENT DUE NOW

89655

MENYFIELD SHAKYRA U
225 FOUNTAIN ST APT 1A
NEW HAVEN CT 06515-1976

TAX	$140.93
INTEREST	$209.28
LIEN/FEE	$6.00
TOTAL DUE	**$356.21**

printed Date : 03/18/2026 2:18:55 pm
2016040089655

SUPP MOTOR VEHICLE TAX BILL 2017

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **E**
2006 BMW 325XI 01
AH78860 WBAVD13596KV01471
5,710 X 0.667 = 3,809

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2016-04-0089655			OCTOBER 1, 2016	**JAN 01,2018 $356.21**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2018
37.0000	3809		3809	

PAYMENT DUE

89655

TAX	$140.93
INTEREST	$209.28
LIEN/FEE	$6.00
TOTAL DUE	**$356.21**

MENYFIELD SHAKYRA U
225 FOUNTAIN ST APT 1A
NEW HAVEN CT 06515-1976

printed Date : 03/18/2026 2:18:55 pm
2016040089655

0932016040089655002000000000000001409396

SUPP MOTOR VEHICLE TAX BILL 2017

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **E**
2006 BMW 325XI 01
AH78860 WBAVD13596KV01471
5,710 X 0.667 = 3,809

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2016-04-0089655			OCTOBER 1, 2016	**JAN 01,2018 $356.21**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2018
37.0000	3809		3809	

PAYMENT DUE

89655

TAX	$140.93
INTEREST	$209.28
LIEN/FEE	$6.00
TOTAL DUE	**$356.21**

MENYFIELD SHAKYRA U
225 FOUNTAIN ST APT 1A
NEW HAVEN CT 06515-1976

printed Date : 03/18/2026 2:18:55 pm
2016040089655

0932016040089655001000001409300000140935O

MOTOR VEHICLE TAX BILL 2018

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2006 BMW 325XI 01
AH78860 WBAVD13596KV01471

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2017-03-0084617			OCTOBER 1, 2017	**$444.37**	JUL 01,2018 **$229.38** DELINQUENT AFTER AUG 01,2018	JAN 01,2019 **$214.99** DELINQUENT AFTER FEB 01,2019

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	4340		4340

84617

BACK TAXES ALSO DUE

TAX	$186.54
INTEREST	$251.83
LIEN/FEE	$6.00
TOTAL DUE	**$444.37**

MENYFIELD SHAKYRA U
225 FOUNTAIN ST APT 1A
NEW HAVEN CT 06515-1976

printed Date : 03/18/2026 2:18:56 pm
2017030084617

MOTOR VEHICLE TAX BILL 2018

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2006 BMW 325XI 01
AH78860 WBAVD13596KV01471

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2017-03-0084617			OCTOBER 1, 2017	**$214.99**	JAN 01,2019 **$214.99** DELINQUENT AFTER FEB 01,2019

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	4340		4340

84617

BACK TAXES ALSO DUE

TAX	$93.27
INTEREST	$121.72
LIEN/FEE	$0.00
TOTAL DUE	**$214.99**

MENYFIELD SHAKYRA U
225 FOUNTAIN ST APT 1A
NEW HAVEN CT 06515-1976

printed Date : 03/18/2026 2:18:56 pm
2017030084617

09320170300846171620000009327000001865496

MOTOR VEHICLE TAX BILL 2018

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2006 BMW 325XI 01
AH78860 WBAVD13596KV01471

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2017-03-0084617			OCTOBER 1, 2017	**$229.38**	JUL 01,2018 **$229.38** DELINQUENT AFTER AUG 01,2018

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
42.9800	4340		4340

84617

BACK TAXES ALSO DUE

TAX	$93.27
INTEREST	$130.11
LIEN/FEE	$6.00
TOTAL DUE	**$229.38**

MENYFIELD SHAKYRA U
225 FOUNTAIN ST APT 1A
NEW HAVEN CT 06515-1976

printed Date : 03/18/2026 2:18:56 pm
2017030084617

09320170300846171610000009327000001865464

March 18, 2026

To: Board of Alders
From: Shakyra Menyfield

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 89655 and 84617.

City of New Haven

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

Text File

File Number: LM-2026-0127

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Shaquana Muhammad has an outstanding motor vehicle tax account; and
WHEREAS, Shaquana Muhammad has expressed a willingness to pay the outstanding taxes; and
WHEREAS, Shaquana Muhammad has requested assistance regarding the interest accrued on this account;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax account 86933 be forgiven; and

BE IT FURTHER ORDERED that Shaquana Muhammad will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax account 86933.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF SHAQUANA MUHAMMAD ON MOTOR VEHICLE TAX ACCOUNT 86933

Return Date: April 7, 2026
Taxes/Fees due: 138.08
Interest Removed: 130.76

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3/24/26

B. APPLICANT NAME: Shaquana Muhammad

C. ADDRESS: 60 Diamond St.
New Haven, CT 06515

D. Phone Numbers: 347-831-7483

E. Email:

II. APPLICATION SUMMARY

A. Requested Assistance:

☑ Car Taxes
☐ Other

B. Tax Account Numbers:

86933

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2020

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2003 HONDA ACCORD E 01
AS53056 1HGCM56613A056653

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2019-03-0086933			OCTOBER 1, 2019	**$268.84**	JUL 01,2020 **$140.39** DELINQUENT AFTER AUG 03,2020	JAN 01,2021 **$128.45** DELINQUENT AFTER FEB 01,2021

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	3010		3010

86933

MUHAMMAD SHAQUANA K
193 DIAMOND ST
NEW HAVEN CT 06515-1331

TAX	$132.08
INTEREST	$130.76
LIEN/FEE	$6.00
TOTAL DUE	**$268.84**

printed Date : 03/24/2026 1:11:27 pm
2019030086933

MOTOR VEHICLE TAX BILL 2020

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2003 HONDA ACCORD E 01
AS53056 1HGCM56613A056653

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2019-03-0086933			OCTOBER 1, 2019	**$128.45**	JAN 01,2021 **$128.45** DELINQUENT AFTER FEB 01,2021

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	3010		3010

86933

TAX	$66.04
INTEREST	$62.41
LIEN/FEE	$0.00
TOTAL DUE	**$128.45**

MUHAMMAD SHAQUANA K
193 DIAMOND ST
NEW HAVEN CT 06515-1331

printed Date : 03/24/2026 1:11:27 pm
2019030086933

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5LM

MOTOR VEHICLE TAX BILL 2020

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2003 HONDA ACCORD E 01
AS53056 1HGCM56613A056653

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2019-03-0086933			OCTOBER 1, 2019	**$140.39**	JUL 01,2020 **$140.39** DELINQUENT AFTER AUG 03,2020

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
43.8800	3010		3010

86933

3,400.57

TAX	$66.04
INTEREST	$68.35
LIEN/FEE	$6.00
TOTAL DUE	**$140.39**

MUHAMMAD SHAQUANA K
193 DIAMOND ST
NEW HAVEN CT 06515-1331

printed Date : 03/24/2026 1:11:27 pm
2019030086933

0932019030086933081000000660400000132089 6

March 24, 2026

To: Board of Alders
From: Shaquana Muhammad

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 86933.

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

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Wilmerrys Ramos has an outstanding motor vehicle tax account; and
WHEREAS, Wilmerrys Ramos has expressed a willingness to pay the outstanding taxes; and
WHEREAS, Wilmerrys Ramos has requested assistance regarding the interest accrued on this account;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax account 93363 be forgiven; and

BE IT FURTHER ORDERED that Wilmerrys Ramos will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax account 93363.
ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF WILMERRYS RAMOS ON MOTOR VEHICLE TAX ACCOUNT 93363

Review and Pay Tickets

$25.00 Fine
+ $3.00 Service Charge
$28.00 Total Due Today

Pay 1 Ticket(s)

Note "T2 Systems" or "TOCITE.NET" may appear on your bank account transaction description.

A571137

1TROY1 CONNECTICUT
3/24/2026 1:59 PM

$ 25.00

Dispute

Issued To: 1TROY1 CONNECTICUT
Location: ORANGE STREET AND COURT STREET
Violation: 44 - Meter expired/no voucher
Violation Cost: $25.00
Open Balance: $25.00

Images: Expand



Select Language Powered by Google Translate

CITATION

CITY OF NEW HAVEN

DEPT. OF TRANSPORTATION, TRAFFIC & PARKING

TICKET # A571137
ISSUED: 03/24/26 13:59 Tue
LIC #: 1TROY1
LIC STATE: CONNECTICUT
Street: ORANGE ST
Cross Streets: ORANGE STREET AND COURT STREET
LP TYPE: PASS
VEH MAKE: LAND ROVER
VIOLATION: 44-Meter expired/no voucher

FINE: $25
On 04/09/26: $50.00
On 04/24/26: $75.00

A571137



High resolution color image on file
(#707)

Sign up for emergency notifications related to parking including information on street sweeping and weather emergency parking bans by going to Newhavenct.gov/alerts.

PAY ONLINE TODAY

www.tocite.net/newhavenct/portal

(Details on Reverse)

April 1, 2026

To: Board of Alders
From: Wilmerrys Ramos

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 93363.

City of New Haven

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

Text File

File Number: LM-2026-0143

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Abigail Rivera Rosario has outstanding motor vehicle tax accounts; and

WHEREAS, Abigail Rivera Rosario has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Abigail Rivera Rosario has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 94781 and 94369 be forgiven; and

BE IT FURTHER ORDERED that Abigail Rivera Rosario will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 94781 and 94369.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF ABIGAIL RIVERA ROSARIO ON MOTOR VEHICLE TAX ACCOUNTS 94781 AND 94369

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 30-marzo-26

B. APPLICANT NAME: Abigail Rivera Ayuso

C. ADDRESS: ~~[illegible]~~ 452 Eastern ST
Apt 3B New Haven CT
06513

D. Phone Numbers: 203-850-3896

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

- ☑ Car Taxes
- ☐ Other _____

B. Tax Account Numbers:

0094781, 0094369

C. Comments on what assistance you are seeking and why you need this assistance:

Waive interest

(Continue on back if needed)

MOTOR VEHICLE TAX BILL 2024

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2017 CHEVR TRAX 1LT 01
BK82345 3GNCJPSB1HL142476

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2023-03-0094781			OCTOBER 1, 2023	**$345.06**	JUL 01,2024 **$178.64** DELINQUENT AFTER AUG 01,2024	JAN 01,2025 **$166.42** DELINQUENT AFTER FEB 03,2025

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	8370		8370

94781

RIVERA ROSARIO ABIGAIL
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

TAX	$271.70
INTEREST	$73.36
LIEN/FEE	$0.00
TOTAL DUE	**$345.06**

$683.29

printed Date : 03/30/2026 10:04:01 am
2023030094781

MOTOR VEHICLE TAX BILL 2024

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2017 CHEVR TRAX 1LT 01
BK82345 3GNCJPSB1HL142476

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2023-03-0094781			OCTOBER 1, 2023	**$166.42**	JAN 01,2025 **$166.42** DELINQUENT AFTER FEB 03,2025

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	8370		8370

94781

TAX	$135.85
INTEREST	$30.57
LIEN/FEE	$0.00
TOTAL DUE	**$166.42**

RIVERA ROSARIO ABIGAIL
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/30/2026 10:04:01 am
2023030094781

0932023030094781072000001358500000271703 2

MOTOR VEHICLE TAX BILL 2024

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2017 CHEVR TRAX 1LT 01
BK82345 3GNCJPSB1HL142476

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2023-03-0094781			OCTOBER 1, 2023	**$178.64**	JUL 01,2024 **$178.64** DELINQUENT AFTER AUG 01,2024

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	8370		8370

94781

TAX	$135.85
INTEREST	$42.79
LIEN/FEE	$0.00
TOTAL DUE	**$178.64**

RIVERA ROSARIO ABIGAIL
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/30/2026 10:04:01 am
2023030094781

0932023030094781071000001358500000271700 1

MOTOR VEHICLE TAX BILL 2025

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2017 CHEVR TRAX 1LT 01
BK82345 3GNCJPSB1HL142476

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2024-03-0094369			OCTOBER 1, 2024	$338.23	JUL 01,2025 $178.97 DELINQUENT AFTER AUG 01,2025	JAN 01,2026 $159.26 DELINQUENT AFTER FEB 02,2026

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	9390		9390

94369

BACK TAXES ALSO DUE

TAX	$304.80
INTEREST	$27.43
LIEN/FEE	$6.00
TOTAL DUE	**$338.23**

RIVERA ROSARIO ABIGAIL
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/30/2026 10:04:02 am
2024030094369

MOTOR VEHICLE TAX BILL 2025

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2017 CHEVR TRAX 1LT 01
BK82345 3GNCJPSB1HL142476

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2024-03-0094369			OCTOBER 1, 2024	$159.26	JAN 01,2026 $159.26 DELINQUENT AFTER FEB 02,2026

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	9390		9390

94369

BACK TAXES ALSO DUE

TAX	$152.40
INTEREST	$6.86
LIEN/FEE	$0.00
TOTAL DUE	**$159.26**

RIVERA ROSARIO ABIGAIL
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/30/2026 10:04:02 am
2024030094369

0932024030094369152000001524000000304803 2

MOTOR VEHICLE TAX BILL 2025

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2017 CHEVR TRAX 1LT 01
BK82345 3GNCJPSB1HL142476

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2024-03-0094369			OCTOBER 1, 2024	$178.97	JUL 01,2025 $178.97 DELINQUENT AFTER AUG 01,2025

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	9390		9390

94369

BACK TAXES ALSO DUE

TAX	$152.40
INTEREST	$20.57
LIEN/FEE	$6.00
TOTAL DUE	**$178.97**

RIVERA ROSARIO ABIGAIL
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/30/2026 10:04:02 am
2024030094369

0932024030094369151000001524000000304800 0

April 1, 2026

To: Board of Alders
From: Abigail Rivera Rosario

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 94781 and 94369.

City of New Haven

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

Text File

File Number: LM-2026-0126

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Carmen Suarez-Rivera has outstanding motor vehicle tax accounts; and

WHEREAS, Carmen Suarez-Rivera has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Carmen Suarez-Rivera has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 91962, 99322, and 99372 be forgiven; and

BE IT FURTHER ORDERED that Carmen Suarez-Rivera will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 91962, 99322, and 99372.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF CARMEN SUAREZ-RIVERA ON MOTOR VEHICLE TAX ACCOUNTS 91962, 99322, AND 99372

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 24- marzo- 26

B. APPLICANT NAME: Carmen M Suarez Rivera

C. ADDRESS: 212 Hallocks Ave 3
New Haven CT 06519,

D. Phone Numbers: 475- 321- 9319

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

☒ Car Taxes
☐ Other _____

B. Tax Account Numbers:

0091962, 0099322, 0099372

C. Comments on what assistance you are seeking and why you need this assistance:

Waive interest

(Continue on back if needed)

SUPP MOTOR VEHICLE TAX BILL 2020

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **A**
2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919
7,000 X 1.000 = 7,000

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2019-04-0091962			OCTOBER 1, 2019	**JAN 01,2021 $603.43**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2021
43.8800	7000		7000	

PAYMENT DUE PAYMENT DUE NOW

91962

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

TAX	$307.16
INTEREST	$290.27
LIEN/FEE	$6.00
TOTAL DUE	**$603.43**

printed Date : 03/13/2026 10:49:20 am
2019040091962

SUPP MOTOR VEHICLE TAX BILL 2020

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **A**
2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919
7,000 X 1.000 = 7,000

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2019-04-0091962			OCTOBER 1, 2019	**JAN 01,2021 $603.43**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2021
43.8800	7000		7000	

PAYMENT DUE

91962

TAX	$307.16
INTEREST	$290.27
LIEN/FEE	$6.00
TOTAL DUE	**$603.43**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:20 am
2019040091962

09320190400919620520000000000000003071696

SUPP MOTOR VEHICLE TAX BILL 2020

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **A**
2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919
7,000 X 1.000 = 7,000

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2019-04-0091962			OCTOBER 1, 2019	**JAN 01,2021 $603.43**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2021
43.8800	7000		7000	

PAYMENT DUE

91962

TAX	$307.16
INTEREST	$290.27
LIEN/FEE	$6.00
TOTAL DUE	**$603.43**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:20 am
2019040091962

09320190400919620510000030716000003071632

MOTOR VEHICLE TAX BILL 2021

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2020-03-0099322			OCTOBER 1, 2020	**$548.46**	JUL 01,2021 **$283.97** DELINQUENT AFTER AUG 02,2021	JAN 01,2022 **$264.49** DELINQUENT AFTER FEB 01,2022
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
43.8800	6830		6830			

99322

BACK TAXES ALSO DUE

TAX	$299.70
INTEREST	$242.76
LIEN/FEE	$6.00
TOTAL DUE	**$548.46**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:23 am
2020030099322

MOTOR VEHICLE TAX BILL 2021

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2020-03-0099322			OCTOBER 1, 2020	**$264.49**	JAN 01,2022 **$264.49** DELINQUENT AFTER FEB 01,2022
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
43.8800	6830		6830		

99322

BACK TAXES ALSO DUE

TAX	$149.85
INTEREST	$114.64
LIEN/FEE	$0.00
TOTAL DUE	**$264.49**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:23 am
2020030099322

0932020030099322112000001498500000299708 2

MOTOR VEHICLE TAX BILL 2021

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2020-03-0099322			OCTOBER 1, 2020	**$283.97**	JUL 01,2021 **$283.97** DELINQUENT AFTER AUG 02,2021
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
43.8800	6830		6830		

99322

BACK TAXES ALSO DUE

TAX	$149.85
INTEREST	$128.12
LIEN/FEE	$6.00
TOTAL DUE	**$283.97**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:23 am
2020030099322

0932020030099322111000001498500000299705 0

MOTOR VEHICLE TAX BILL 2022

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2021-03-0099372			OCTOBER 1, 2021	**$397.00**	JUL 01,2022 **$206.90** DELINQUENT AFTER AUG 01,2022	JAN 01,2023 **$190.10** DELINQUENT AFTER FEB 01,2023

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	7390		7390

99372

BACK TAXES ALSO DUE

TAX	$239.88
INTEREST	$151.12
LIEN/FEE	$6.00
TOTAL DUE	**$397.00**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:25 am
2021030099372

MOTOR VEHICLE TAX BILL 2022

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2021-03-0099372			OCTOBER 1, 2021	**$190.10**	JAN 01,2023 **$190.10** DELINQUENT AFTER FEB 01,2023

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	7390		7390

99372

BACK TAXES ALSO DUE

TAX	$119.94
INTEREST	$70.16
LIEN/FEE	$0.00
TOTAL DUE	**$190.10**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:25 am
2021030099372

0932021030099372192000001199400000239882

MOTOR VEHICLE TAX BILL 2022

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2013 KIA SPORTAGE 01
AU31026 KNDPBCA27D7352919

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2021-03-0099372			OCTOBER 1, 2021	**$206.90**	JUL 01,2022 **$206.90** DELINQUENT AFTER AUG 01,2022

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	7390		7390

99372

BACK TAXES ALSO DUE

TAX	$119.94
INTEREST	$80.96
LIEN/FEE	$6.00
TOTAL DUE	**$206.90**

SUAREZ-RIVERA CARMEN M
452 EASTERN ST APT 2B
NEW HAVEN CT 06513-2346

printed Date : 03/13/2026 10:49:25 am
2021030099372

0932021030099372191000001199400000239885O

March 24, 2026

To: Board of Alders
From: Carmen Suarez-Rivera

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 91962, 99322, and 99372.

City of New Haven

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

Text File

File Number: LM-2026-0125

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, Zhenadia Woods has outstanding motor vehicle tax accounts; and

WHEREAS, Zhenadia Woods has expressed a willingness to pay the outstanding taxes; and

WHEREAS, Zhenadia Woods has requested assistance regarding the interest accrued on these accounts;

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the interest for motor vehicle tax accounts 96735, 105898, 108333, and 108540 be forgiven; and

BE IT FURTHER ORDERED that Zhenadia Woods will pay the outstanding taxes, less the interest, within ninety (90) days of the passage of this Order, or the interest shall be reinstated on motor vehicle tax accounts 96735, 105898, 108333, and 108540.

ORDER OF THE NEW HAVEN BOARD OF ALDER CONCERNING REAL PROPERTY TAXES OF ZHENADIA WOODS ON MOTOR VEHICLE TAX ACCOUNTS 96735, 105898, 108333, AND 108540

Return Date: April 6
Taxes/Fees due: 2767.87
Interest Removed: 1605.74

CITY OF NEW HAVEN
BOARD OF ALDERS

Application for Tax Abatement Assistance

I. APPLICANT INFORMATION

A. APPLICATION DATE: 3-19-26

B. APPLICANT NAME: Zhenadia Woods

C. ADDRESS: 95 Chatham St. Unit 3
New Haven, 06513

D. Phone Numbers: 313-910-8070

E. Email: _____

II. APPLICATION SUMMARY

A. Requested Assistance:

- [x] Car Taxes
- [ ] Other _____

B. Tax Account Numbers:

96735-105898-108333

C. Comments on what assistance you are seeking and why you need this assistance:

Abatement of interest

(Continue on back if needed)

SUPP MOTOR VEHICLE TAX BILL 2021

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **D**
2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469
30,800 X 0.750 = 23,100

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX
2020-04-0096735			OCTOBER 1, 2020	**JAN 01,2022 $1,795.06**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2022
43.8800	23100		23100	

PAYMENT DUE PAYMENT DUE NOW

96735

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

TAX	$1,013.63
INTEREST	$775.43
LIEN/FEE	$6.00
TOTAL DUE	**$1,795.06**

printed Date : 03/19/2026 9:29:25 am
2020040096735

SUPP MOTOR VEHICLE TAX BILL 2021

RETURN WITH PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **D**
2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469
30,800 X 0.750 = 23,100

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2020-04-0096735			OCTOBER 1, 2020	**JAN 01,2022 $1,795.06**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2022
43.8800	23100		23100	

PAYMENT DUE

96735

TAX	$1,013.63
INTEREST	$775.43
LIEN/FEE	$6.00
TOTAL DUE	**$1,795.06**

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

printed Date : 03/19/2026 9:29:25 am
2020040096735

0932020040096735002000000000000010136364

SUPP MOTOR VEHICLE TAX BILL 2021

OFFICE COPY A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

NEW VEHICLE CODE: **D**
2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469
30,800 X 0.750 = 23,100

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE
2020-04-0096735			OCTOBER 1, 2020	**JAN 01,2022 $1,795.06**
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER FEB 01,2022
43.8800	23100		23100	

PAYMENT DUE

96735

TAX	$1,013.63
INTEREST	$775.43
LIEN/FEE	$6.00
TOTAL DUE	**$1,795.06**

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

$ 5671.98

printed Date : 03/19/2026 9:29:25 am
2020040096735

0932020040096735001000010136300000010136350

MOTOR VEHICLE TAX BILL 2022

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2021-03-0105898			OCTOBER 1, 2021	**$1,635.65**	JUL 01,2022 **$843.32** DELINQUENT AFTER AUG 01,2022	JAN 01,2023 **$792.33** DELINQUENT AFTER FEB 01,2023

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	30800		30800

105898

BACK TAXES ALSO DUE

TAX	$999.78
INTEREST	$629.87
LIEN/FEE	$6.00
TOTAL DUE	**$1,635.65**

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

printed Date : 03/19/2026 9:29:26 am
2021030105898

MOTOR VEHICLE TAX BILL 2022

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2021-03-0105898			OCTOBER 1, 2021	**$792.33**	JAN 01,2023 **$792.33** DELINQUENT AFTER FEB 01,2023

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	30800		30800

105898

BACK TAXES ALSO DUE

TAX	$499.89
INTEREST	$292.44
LIEN/FEE	$0.00
TOTAL DUE	**$792.33**

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

printed Date : 03/19/2026 9:29:26 am
2021030105898

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MOTOR VEHICLE TAX BILL 2022

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2021-03-0105898			OCTOBER 1, 2021	**$843.32**	JUL 01,2022 **$843.32** DELINQUENT AFTER AUG 01,2022

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	30800		30800

105898

BACK TAXES ALSO DUE

TAX	$499.89
INTEREST	$337.43
LIEN/FEE	$6.00
TOTAL DUE	**$843.32**

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

printed Date : 03/19/2026 9:29:26 am
2021030105898

0932021030105898141000004998900000997882

MOTOR VEHICLE TAX BILL 2023

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2022-03-0108540			OCTOBER 1, 2022	**$1,298.47**	JUL 01,2023 **$672.29** DELINQUENT AFTER AUG 01,2023	JAN 01,2024 **$626.18** DELINQUENT AFTER FEB 01,2024

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	27460		27460

108540

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$891.36
INTEREST	$401.11
LIEN/FEE	$6.00
TOTAL DUE	**$1,298.47**

printed Date : 03/19/2026 9:29:28 am
2022030108540

MOTOR VEHICLE TAX BILL 2023

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2022-03-0108540			OCTOBER 1, 2022	**$626.18**	JAN 01,2024 **$626.18** DELINQUENT AFTER FEB 01,2024

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	27460		27460

108540

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$445.68
INTEREST	$180.50
LIEN/FEE	$0.00
TOTAL DUE	**$626.18**

printed Date : 03/19/2026 9:29:28 am
2022030108540

0932022030108540162000004456800000 8913600

MOTOR VEHICLE TAX BILL 2023

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2022-03-0108540			OCTOBER 1, 2022	**$672.29**	JUL 01,2023 **$672.29** DELINQUENT AFTER AUG 01,2023

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	27460		27460

108540

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$445.68
INTEREST	$220.61
LIEN/FEE	$6.00
TOTAL DUE	**$672.29**

printed Date : 03/19/2026 9:29:28 am
2022030108540

0932022030108540161000004456800000 8913678

MOTOR VEHICLE TAX BILL 2024

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2023-03-0108333			OCTOBER 1, 2023	**$942.80**	JUL 01,2024 **$488.10** DELINQUENT AFTER AUG 01,2024	JAN 01,2025 **$454.70** DELINQUENT AFTER FEB 03,2025

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	22870		22870

108333

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$742.36
INTEREST	$200.44
LIEN/FEE	$0.00
TOTAL DUE	**$942.80**

printed Date : 03/19/2026 9:29:30 am
2023030108333

MOTOR VEHICLE TAX BILL 2024

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2023-03-0108333			OCTOBER 1, 2023	**$454.70**	JAN 01,2025 **$454.70** DELINQUENT AFTER FEB 03,2025

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	22870		22870

108333

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$371.18
INTEREST	$83.52
LIEN/FEE	$0.00
TOTAL DUE	**$454.70**

printed Date : 03/19/2026 9:29:30 am
2023030108333

09320230301083331520000037118000007423682

MOTOR VEHICLE TAX BILL 2024

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

2021 BUICK ENCLAVE 01
BB01809 5GAEVAKW9MJ130469

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2023-03-0108333			OCTOBER 1, 2023	**$488.10**	JUL 01,2024 **$488.10** DELINQUENT AFTER AUG 01,2024

MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
32.4600	22870		22870

108333

WOODS ZHENADIA C
161 HENRY ST APT C
NEW HAVEN CT 06511

BACK TAXES ALSO DUE

TAX	$371.18
INTEREST	$116.92
LIEN/FEE	$0.00
TOTAL DUE	**$488.10**

printed Date : 03/19/2026 9:29:30 am
2023030108333

09320230301083331510000037118000007423650

March 19, 2026

To: Board of Alders
From: Zhenadia Woods

Submitting an Order of the Board of Alders concerning assistance with tax account numbers 96735, 105898, 108333, and 108540.

City of New Haven

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

Text File

File Number: LM-2026-0129

Agenda Date:

Version: 1

Status: In Committee

In Control: Aldermanic Affairs Committee

File Type: Order

Agenda Number: 5)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of David Zannelli as Chief of Police for a term to expire on January 31, 2030, be and hereby is approved.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 23, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Justin Elicker, Mayor

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF

Comments: Legistar File ID: LM-2026-0129

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683

All-America City
SINCE 1958

March 25, 2026

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

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF

Dear President Walker-Myers,

Pursuant to the authority vested in me per Article VI, Sec. 3A(2) of the City effective January 1, 2024, I hereby submit for your Honorable Board's approval the name of David Zannelli of 1 Union Avenue, Connecticut, 06511 for appointment to Chief of Police. This position requires New Haven residency by no later than (6) months of his appointment. This appointment would become effective upon your Honorable Board's approval and be a four-year term ending on January 31, 2030.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Marcela Garcia, Manager of Human Resources and Benefits
Rebecca Bombero, Acting City Controller
Wendella Ault Battey, Director of Labor Relations
Jessica Criscolo, Payroll Supervisor

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of David Zannelli as Chief of Police for a term to expire on January 31, 2030 be and hereby is approved.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **March 26, 2026**

FROM: Department/Office Mayor's Office

Person Mayor Justin Elicker Telephone

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 APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF

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:	March 26, 2026		
FROM (Dept.):	Mayor's Office		
CONTACT:	Justin Elicker, Mayor	**PHONE**	203-946-8200

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF DAVID ZANNELLI TO POLICE CHIEF

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				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

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:

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

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Finance Committee **File Type:** Order

WHEREAS, the City of New Haven is a municipal corporation existing under the laws of the State of Connecticut, with an address at 165 Church Street, New Haven, Connecticut 06510 (the “City”); and

WHEREAS, Yale University is a corporation specially chartered by the General Assembly of the Colony and the State of Connecticut, with an office at 433 Temple Street, New Haven, Connecticut 06511 (the “University”); and

WHEREAS, the City is comprised of a vibrant community which is richly diverse in experience, culture, race, ethnicity, beliefs and pursuits of happiness; and

WHEREAS, the University is a leading institution of higher education both in the United States of America and around the world, dedicated to expanding and sharing knowledge, inspiring innovation, and preserving cultural and scientific information for future generations; and

WHEREAS, the City and the University share a desire to build upon existing partnerships and create new ones; and

WHEREAS, on March 6, 2026, the Mayor of the City, Justin Elicker (the “Mayor”), and the President of the University, Maurie McInnis (the “University President”), reconfirmed an historic, three-century partnership for a new generation (the “Partnership”); and

WHEREAS, the University memorialized the Partnership in a letter from the University President to the Mayor and the President of the New Haven Board of Alders, Tyisha Walker-Myers dated March 6, 2026 (the “Letter”); and

WHEREAS, the Letter includes a number of components, including (1) an increase in the University’s voluntary payments to the City totaling $232,745,085 through FY27-FY33, (2) a continued commitment by the University to offset the City’s loss in tax revenues for any properties the University acquires and converts to exempt status, as well as the Center for Inclusive Growth, (3) new commitments by the University to explore housing development, combatting food insecurity, and supporting non-profits, all as more particularly described in the Letter attached.

NOW, THEREFORE, BE IT ORDERED, that the Board of Alders of the City of New Haven hereby accepts the Letter and the voluntary payments from the University in a manner consistent with the Letter; and

BE IT FURTHER ORDERED, that the Mayor is hereby authorized and directed to act as the

authorized representative of the City with respect to implementation of the components in the Letter, together with any other documents that are reasonably required to implement the provisions of the Letter.

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 23, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Justin Elicker, Mayor

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

Comments: Legistar File ID: LM-2026-0100

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683

All-America City
SINCE 1958

March 23, 2026

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

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY

Dear President Walker-Myers,

I write to request your Honorable Board's consideration and approval of the attached order concerning the recently announced new agreement between the City of New Haven (the "City") with Yale University (the "University").

On March 6, 2026, following several months of dialogue, the City and University announced a new 7-year agreement. This agreement includes (1) an increase in Yale's voluntary payments to the city, totaling $232 million in funds to the City over 7 years, funding that will help the city continue to invest in our residents and improve opportunities for residents; (2) a renewed commitment by the University to partially offset the loss in tax revenues for any properties the University acquires and converts to exempt status; (3) new commitments by the University to explore housing development, additional financial and technical support to community nonprofit organizations; (4) the University working with the City to potentially pedestrianize specific streets in the City.

In a time of widespread uncertainty across the world, this agreement represents the certainty of a desire shared by the City and University to expand partnerships with each other for the benefit of the different communities in New Haven. This agreement accomplishes this by not only expanding funding to the City, but also by nurturing collaborations and knowledge-sharing spaces between the City and University on a variety of different issues.

For years, residents have continued to call on Yale to deepen its commitment to New Haven. The University has demonstrated willingness to continue moving in this direction, and so I wish to thank President McInnis and her team for their partnership and leadership over the course of our discussions as well as Henry Fernandez, who led the City's negotiating team.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683

All-America City
SINCE 1958

Thank you for your time and attention to this matter. I look forward to continue working with the Board of Alders, our residents and the entire Yale community to put this agreement into practice.

Sincerely,

Justin Elicker
Mayor

attachments
cc New Haven Board of Alders
Maurie McInnis, President of Yale University
Sean Matteson, Chief of Staff
Al Lucas, Office of Legislative Services
Alex Guzhnay, Mayor's Office
file

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

..body
WHEREAS, the City of New Haven is a municipal corporation existing under the laws of the State of Connecticut, with an address at 165 Church Street, New Haven, Connecticut 06510 (the "City"); and

WHEREAS, Yale University is a corporation specially chartered by the General Assembly of the Colony and the State of Connecticut, with an office at 433 Temple Street, New Haven, Connecticut 06511 (the "University"); and

WHEREAS, the City is comprised of a vibrant community which is richly diverse in experience, culture, race, ethnicity, beliefs and pursuits of happiness; and

WHEREAS, the University is a leading institution of higher education both in the United States of America and around the world, dedicated to expanding and sharing knowledge, inspiring innovation, and preserving cultural and scientific information for future generations; and

WHEREAS, the City and the University share a desire to build upon existing partnerships and create new ones; and

WHEREAS, on March 6, 2026, the Mayor of the City, Justin Elicker (the "Mayor"), and the President of the University, Maurie McInnis (the "University President"), reconfirmed an historic, three-century partnership for a new generation (the "Partnership"); and

WHEREAS, the University memorialized the Partnership in a letter from the University President to the Mayor and the President of the New Haven Board of Alders, Tyisha Walker-Myers dated March 6, 2026 (the "Letter"); and

WHEREAS, the Letter includes a number of components, including (1) an increase in the University's voluntary payments to the City totaling $232,745,085 through FY27-FY33, (2) a continued commitment by the University to offset the City's loss in tax revenues for any properties the University acquires and converts to exempt status, as well as the Center for Inclusive Growth, (3) new commitments by the University to explore housing development, combatting food insecurity, and supporting non-profits, all as more particularly described in the Letter attached.

NOW, THEREFORE, BE IT ORDERED, that the Board of Alders of the City of New Haven hereby accepts the Letter and the voluntary payments from the University in a manner consistent with the Letter; and

BE IT FURTHER ORDERED, that the Mayor is hereby authorized and directed to act as the authorized representative of the City with respect to implementation of the components in the Letter, together with any other documents that are reasonably required to implement the provisions of the Letter.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **March 23, 2026**

FROM: Department/Office Mayor's Office

Person Mayor Justin Elicker Telephone

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 ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

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:	March 23, 2026		
FROM (Dept.):	Mayor's Office		
CONTACT:	Justin Elicker, Mayor	**PHONE**	203-946-8200

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING VOLUNTARY PAYMENTS FROM YALE UNIVERSITY IN A MANNER CONSISTENT WITH A LETTER FROM MAURIE D. MCINNIS, PRESIDENT OF YALE UNIVERSITY DATED MARCH 6, 2026

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				
1. Initial start up				
2. One-time				
3. Annual		**SEE BELOW**		
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

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

NO	
YES	**X**

1. One-time

2. Annual **See below**

Other Comments: The Order concerns voluntary payments as articulated in the letter by President of Yale University, Maurie McInnis . The letter contains more complete details as they relate to the commitment to continue current payments (the Fire Service Payment) and the new schedule of projected annual payments considered the annual voluntary payments. The chart below is excerpted from the letter, with the recognition that the Fire Service payment is estimated as it is calculated annually as per formula set forth in the 1990 Agreement.

In addition to the payments above, the letter includes a renewed commitment by Yale to make an additional voluntary payment in the event Yale acquires and converts real property to exempt status over the. This additional voluntary payment will continue to be the amount equal to 100% of the property tax amount for three years, and then at a sliding scale reducing the additional voluntary payment from year four through year 12.

Exhibit A

Fiscal Year	Estimated Fire Services Per 1990 Agreement	Total Non-Fire Services Payment	Total Payment Excluding Voluntary Real Estate Taxes
2027	$4,338,427	$25,545,000	$29,883,427
2028	$4,504,107	$26,183,625	$30,687,732
2029	$4,676,114	$26,838,216	$31,514,330
2030	$4,854,690	$27,509,171	$32,363,861
2031	$5,040,085	$28,196,900	$33,236,986
2032	$5,232,561	$28,196,900	$33,429,461
2033	$5,432,387	$28,196,900	$33,629,287
Total Voluntary Payment Commitment for Fiscal Years 2027 - 2033			$224,745,085
One-Time Voluntary Payment to be Paid in Fiscal Year 2026			$8,000,000
Total Voluntary Payment Commitment Announced March, 2026			$232,745,085

Exhibit B

Schedule for voluntary property tax payments for newly tax-exempt properties

Year beginning with first voluntary payment following conversion in use to tax-exempt purpose	Voluntary payment is equal to property tax amount at time of conversion times this percentage
1	100%
2	100%
3	100%
4	90%
5	80%
6	70%
7	60%
8	50%
9	40%
10	30%
11	20%
12	10%
13 and subsequent years	0%

Yale OFFICE OF THE PRESIDENT

PO Box 208229
New Haven CT 06520-8229
T 203 432-2550

March 6, 2026

The Honorable Justin Elicker
Mayor of the City of New Haven
165 Church Street
New Haven, CT 06510

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

Dear Mayor Elicker and President Walker-Myers,

We are proud that Yale and the City of New Haven have worked together for more than three centuries to build a thriving, shared community. As part of that partnership, in 1990, Yale University announced our first voluntary payment to New Haven. It marked a new stage in our university's engagement with the city and the development of a relationship of mutual support.

In the intervening years, the university has steadily increased our voluntary financial contributions to the city. Yale University is proud to help drive New Haven's economy as the city's largest employer and taxpayer, and to contribute to its vibrant city life as a community partner.

We have also steadily increased our direct impact on the community through programs such as the President's Public Service Fellowship, New Haven Promise, and the New Haven Homebuyer Program, among many others. These initiatives are among our university's most fulfilling efforts, and we have prioritized investment in these initiatives even as we encounter our own funding challenges.

The schedule of intended payments outlined below shows how, even as we encounter our own funding challenges, Yale remains steadfast in our priorities, in balancing breakthrough research, rigorous teaching, employee success, the vitality of our campus, and the well-being of our host community.

Monetary Support

In November 2021, Yale University and the City of New Haven announced that Yale would pay the city over $135,000,000 over six years. These payments were calculated using multiple methods stemming from a variety of prior agreements ranging from 1990 to 2020.

Looking ahead, Yale University will significantly expand on its voluntary payments to the City of New Haven with a new seven-year schedule of increased annual payments. Although the 2021 plan was set to run through Fiscal Year 2027, Yale will not wait to start these enhanced voluntary payments. The higher voluntary payments will start in Fiscal Year 2027 with a payment projected to be $29,883,427 – more than $13 million more than the $16,577,000 projected for FY2027 under the 2021 plan.

The new plan will include a simplified method for calculating voluntary payments, consisting of two components:

- A voluntary lump-sum payment calculated as $25,545,000 in FY ’27 and escalating by 2.5 percent each year until FY ’31. After FY ’31 the payment will not escalate and will be the same in ’32 and ’33 as in FY ’31.
- A fire services payment calculated as 5.68 percent of the city’s operating budget for fire services as agreed in a 1990 agreement between the city and university.

In addition to the ongoing payments calculated per the above, Yale has agreed to make an additional voluntary one-time payment of $8,000,000 in FY ’26.

This new plan is projected to result in voluntary, unrestricted payments to the City of New Haven between now and FY ’33 surpassing $230M. A schedule of projected annual payments is included in Exhibit A. All previous terms, conditions, recourse, and notice provisions of the 1990 agreement and President Levin’s 2005 letter and subsequent letters to the city regarding the voluntary payment and the university's tax exemption continue to apply and are incorporated in this letter.

Additionally, Yale recognizes that when it acquires taxable real estate property in the City of New Haven and dedicates it to its tax-exempt purposes, this can have an immediate impact on the city’s tax revenues. To help offset this effect, Yale intends to make additional voluntary payments for any properties that Yale takes off the tax rolls in the next six years.

Specifically, for any real estate property in the City of New Haven acquired by Yale and removed from the tax rolls, Yale will voluntarily pay to the city an amount equal to the amount of taxes that otherwise would have been paid for three years, and then pay diminishing amounts for the next nine years according to the schedule provided in Exhibit B.

Yale’s voluntary payments equivalent to property taxes will be paid to the city on top of the Payment in Lieu of Taxes (PILOT) payments that the city will receive from the state for the same properties. The state’s (PILOT) program provides state funds to cities like New Haven based on the amount of state-owned and tax-exempt non-profit property as well as the net equalized grand list. The state’s PILOT payments recognize the importance of cities to the culture and economy of Connecticut, and they serve to diversify the revenue base for municipalities.

Additional Partnership Elements

Housing Development: The university recognizes the affordable housing crisis currently in effect across the State of Connecticut. To contribute to the supply of housing in New Haven, the university will explore participating in the development of new housing units on vacant or underutilized university land.

Formalized Collaboration: Sharing of best practices between Yale and New Haven is beneficial to both institutions and more important than ever in the face of financial uncertainty. The city and university will establish working groups among senior officials to share best practices in the fields of information technology, economic development and long-term planning, among others.

Combatting Food Insecurity: As community members continue to confront food insecurity, the university will work with local nonprofit organizations with expertise in feeding our community. The university intends to make investments in infrastructure and capacity building to help the ecosystem of organizations providing food to New Haven residents.

Pedestrian Spaces: To beautify our city, enhance pedestrian mobility, and increase community connectivity, the city and university will work together to convert specific streets to pedestrian/community spaces on both a permanent and seasonal basis. Likely candidates for consideration include High Street between Chapel Street and Elm Street and Cedar Street between York Street and Congress Avenue.

Community Grants: Recognizing the unique position of New Haven's non-profit organizations to understand challenges facing our community, Yale will create a new fund for targeted, strategic donations to community non-profits. This fund will be awarded over three years and will call for proposals from local organizations for transformative, sustainable community projects.

New Haven Promise and Pathways: Recognizing the central role that education plays in the strength of our city, Yale remains committed to its decades-long institutional partnership with New Haven Public Schools. Yale Pathways and New Haven Promise are two of many programs that expand access to Yale resources for local students. Through Yale Pathways, students come to our campus to learn from Yale scholars and practitioners. New Haven Promise funds significant portions of in-state college tuition for eligible New Haven Public School students. Together these programs reflect Yale's dedication to college access and long-term success for New Haven youth.

Yale Teaching Fellowship: Yale is committed to the recruitment, training, and retention of high-quality educators for the students of New Haven. The university has partnered with New Haven Public Schools (NHPS), Southern Connecticut State University, and New Haven Promise to develop a fully funded teaching fellowship that provides certification, a master's degree, and a

living stipend to educators who commit to at least three years of service in NHPS. This is a $10 million investment that will place up to 100 teachers in the district's highest-need content areas.

Center for Inclusive Growth: The university and city remain steadfast in their support for the Center for Inclusive Growth and its work with the community. Previously, the university announced that it planned to deploy $5M to the work of the center. The university plans to continue this funding goal over the period of this new voluntary payment plan.

Yale and New Haven have worked together for more than three centuries to build this shared community. We hope that collaboration will endure for another three centuries. Our university looks forward to more continuity— the continuity of our partnership and the continuity of Yale's work with New Haven's flourishing.

Sincerely,



Maurie McInnis
President
Professor of the History of Art

Exhibit A

Fiscal Year	Estimated Fire Services Per 1990 Agreement	Total Non-Fire Services Payment	Total Payment Excluding Voluntary Real Estate Taxes
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6	70%
7	60%
8	50%
9	40%
10	30%
11	20%
12	10%
13 and subsequent years	0%

City of New Haven

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

Text File

File Number: LM-2026-0140

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Finance Committee **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the updated financial report for the month ended February 28, 2026, submitted by the Mayor pursuant to Article VIII Section 5 of the Charter of the City of New Haven, Connecticut, be read and filed.

ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF FEBRUARY 2026 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

City of New Haven, Connecticut

Monthly Fiscal Report

Fiscal Year 2025-2026



For the Month Ending

February 28, 2026

Submitted March 28, 2026

Chris Randall
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City of New Haven
Justin M. Elicker, Mayor

March 28, 2026

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

Dear Honorable Board:

In compliance with Article VIII, Section 5 of the Charter of the City of New Haven, please find attached the required budgetary and financial reports for the month of February 2026.

As required by City Charter, the report shall be filed in the Office of the City Clerk where it shall be available for public inspection. Copies will also be made available to members of the Financial Review and Audit Commission.

Thank you.

Very truly yours,

Justin M. Elicker,
Mayor

City of New Haven, Monthly Financial Report Disclosure Note

The information set forth herein is for internal use purposes only and is not based on audited financial information. Such information provided herein is not guaranteed as to accuracy or completeness by the City and is not intended to be and is not to be construed as a representation by the City.

Statements in these monthly financial statements that are not historical facts are forward-looking statements based on current expectations of future events and are subject to risks and uncertainty. Actual results could differ materially from those expressed or implied by such statements. The City therefore cautions against placing reliance on the forward-looking statements included in these monthly financial statements. All forward-looking statements included in these monthly financial statements are made only as of the date hereof and the City does not assume any obligation to update any forward-looking statements made by the City as a result of new information, future events or other factors.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of these monthly financial statements shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date of these monthly financial statements.

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

	FY 2024-25	*FY 2024-25*	*Surplus/(Deficit)*
	BOA	**FORECASTED**	**Net Change**
EXPENDITURES	$702,340,050	$715,520,363	($13,180,313)
REVENUE	$702,340,050	$705,313,837	$2,973,787
			($10,206,526)

CITY FUND BALANCE (UNAUDITED) AS OF MONTH ENDING; February 2026

	General Fund	**Litigation Fund**	**Medical Fund**	**Workers Compensation**
Total Revenues	$705,313,837	$1,750,553	$146,930,587	$6,323,537
Total Expenditures	$715,520,363	$1,750,553	$148,302,979	$5,541,679
FY 2025-26 Forecasted Operating Results Excess (Deficiency)	**($10,206,526)**	$ -	**($1,372,392)**	**$781,858**
Beginning Year Fund Balance	$50,348,901	$1,785,368	$4,331,891	$339,175
FY 2025-26 Forecasted Operating Results Excess (Deficiency)	($10,206,526)	$0	($1,372,392)	$781,858
Restricted Fund Balance	$0	$0	$0	$0
Ending Fund Balance	***$40,142,375***	***$1,785,368***	***$2,959,499***	***$1,121,032***

Cumulative Beginning Fund FY 2024-2025 ***$56,805,335***

Cumulative Ending Fund Balance FY 2025-2026 ***$46,008,274***

Net Change in Fund Balance ***($10,797,061)***

Net Percentage Change in Fund Balance **-19.01%**

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

SUMMARY- CHANGES FROM PRIOR REPORT

Expenditures Changes

	January-26 Surplus / (Deficit)	February-26 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
Legislative Services	$0	$0	$0	
Mayor's Office	$0	$0	$0	
Chief Administrators Office	$0	$0	$0	
Corporation Counsel	$0	$0	$0	
Finance Department	$0	($1,689,198)	($1,689,198)	cost overruns for City software contracts, service agreements
Information and Technology	$0	$0	$0	
Office of Assessment	$0	$0	$0	
Library	$0	$0	$0	
Park's and Recreation	$0	$0	$0	
City Clerk's Office	$0	$0	$0	
Registrar of Voters	$0	$0	$0	
Public Safety/911	$0	$0	$0	
Police Department	$0	$0	$0	
Fire Department	$0	$0	$0	
Health Department	$0	$0	$0	
Fair Rent	$0	$0	$0	
Elderly Services	$0	$0	$0	
Youth Services	$0	$0	$0	
Services with Disabilities	$0	$0	$0	
Community Services	$0	$0	$0	
Youth and Recreation	$0	$0	$0	
Vacancy Savings	$0	$0	$0	
Various Organizations	$0	$0	$0	
Non-Public Transportation	$0	$0	$0	
FEMA Match	$0	$0	$0	
Contract Reserve	$0	$0	$0	
Expenditure Reserve	$0	$0	$0	
Public Works	$0	$0	$0	
Engineering	$0	$0	$0	
Parks and Public Works	$0	$0	$0	
Debt Service	$0	$0	$0	
Master Lease	$0	$0	$0	
Rainy Day Replenishment	$0	$0	$0	
Development Operating Subsidies	($49,936)	($61,694)	($11,758)	Actual costs exceeded budget
City Plan	$0	$0	$0	
Transportation Traffic and Parking	$0	$0	$0	
Commission on Equal Opportunity	$0	$0	$0	
Office of Bld, Inspect& Enforc	$0	$0	$0	
Economic Development	$0	$0	$0	
Livable Cities Initiatives	$0	$0	$0	
Pension(s)	$0	$0	$0	
Self-Insurance	$0	($2,629,422)	($2,629,422)	Increases liability insurance costs
Employee Benefits	$0	$0	$0	
Education	$0	($8,800,000)	($8,800,000)	As per DOE Dec report
REVENUE TOTAL	**($49,936)**	**($13,180,313)**	**($13,130,377)**	

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

	January-26 Surplus / (Deficit)	February-26 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
City Sources				
PROPERTY TAXES	$0	$0	$0	
BUILDING PERMITS	$0	$0	$0	
PARKING METERS	$0	$0	$0	
PARKING TAGS	$0	$0	$0	
OTHER LIC., PERMITS & FEES	$111,655	$120,192	$8,537	Building permits are exceeding budget- building permits up
INVESTMENT INCOME	($850,000)	($598,451)	$251,549	Investment income expected to exceed budget
RENTS & FINES	$0	$0	$0	
PAYMENTS IN LIEU OF TAXES	$0	$0	$0	
OTHER TAXES AND ASSESSMENTS	$0	$0	$0	
MISCELLANEOUS & OTHER REVENUE	$0	$84,553	$84,553	Based on current collections
CITY SOURCES SUB-TOTAL	($738,345)	($393,706)	$344,639	
State Sources				
STATE GRANTS FOR EDUCATION	$0	$0	$0	based on governors budget
STATE GRANTS & PILOTS	$3,009,936	$3,331,019	$321,083	based on collections
STATE SOURCES SUB - TOTAL	**$3,009,936**	**$3,331,019**	**$321,083**	
REVENUE TOTAL	**$2,271,591**	**$2,937,313**	**$665,722**	
Transfers From Other Sources	**$0**	**$0**	**$0**	

SUMMARY OF TAX COLLECTIONS
FISCAL YEAR 2025-2026
February 2026

SUMMARY OF TAX COLLECTIONS								
Collection Date	Fiscal Year 2020-21 Collections 2/26/2021	Fiscal Year 2021-22 Collections 2/26/2022	Fiscal Year 2022-23 Collections 2/26/2023	Fiscal Year 2023-24 Collections 2/26/2024	Fiscal Year 2024-25 Collections 3/1/2025	Fiscal Year 2025-2026 Collections 3/1/2026	Fiscal Year 2025-2026 Budget 3/1/2026	FY 2025-26 % Budget Collected
I. Current Taxes								
Real Estate	$229,018,101	$233,837,202	$248,367,451	$269,974,255	$279,266,999	$279,700,377.07	$292,494,424.00	96%
Personal Property	$27,010,439	$28,529,311	$26,808,473	$25,713,094	$27,065,373	$27,948,652.37	$28,161,086.00	99%
Motor Vehicle	$13,779,750	$14,807,767	$13,314,033	$14,599,769	$13,127,841	$12,266,854.15	$15,016,286.00	82%
Supplemental MV	$2,289,577	$2,654,573	$1,982,191	$2,013,554	$2,195,217	$2,315,964.80	$2,200,000.00	105%
Current Interest	$441,506	$552,807	$598,855	$660,217	$620,269	$740,204.75	$1,400,000.00	53%
Tax Initiative	$0	$0	$0	$0	$0	$0.00	$1,777,612.00	
Sub-Total	**$272,539,373**	**$280,381,660**	**$291,071,003**	**$312,960,890**	**$322,275,699**	**$322,972,053**	**$341,049,408**	96%
II. Delinquent Collections								
Delinquent Taxes	$1,707,158	$2,362,363	$2,160,875	$2,049,545	$1,976,888	$3,162,152	$3,500,000	90%
Delinquent Interest	$404,865	$605,907	$678,155	$873,583	$1,248,148	$1,164,936	$1,350,000	86%
Sub-Total	**$2,112,023**	**$2,968,270**	**$2,839,030**	**$2,923,128**	**$3,225,036**	**$4,327,088**	**$4,850,000**	82%
Total Collections	**$274,651,396**	**$283,349,930**	**$293,910,033**	**$315,884,018**	**$325,500,735**	**$327,299,141**	**$345,899,408**	**178%**

REVENUE SUMMARY ANALYSIS

FISCAL YEAR 2025-2026

MONTH ENDING; February 2026

	FY 2020-21 through 02/28/2021	FY 2021-22 through 02/28/2022	FY 2022-23 through 02/28/2023	FY 2023-24 through 02/28/2024	FY 2024-25 through 03/01/2025	FY 2025-26 through 03/01/2026	FY 26 Vs 25 YTD +/-
CITY SOURCES							
PROPERTY TAXES	$239,029,658	$238,278,775	$243,559,286	$309,664,885	$267,763,523	$279,700,377	$11,936,854
LICENSES, PERMITS & FEES	$15,710,322	$8,507,850	$14,494,104	$12,587,156	$18,945,657	$21,590,804	$2,645,147
INVESTMENT INCOME	$73,209	$108,360	$2,298,574	$1,514,327	$1,978,280	$1,815,352	($162,928)
RENTS & FINES	$795,784	$1,600,829	$1,086,286	$1,236,181	$1,809,565	$2,495,788	$686,223
PAYMENTS IN LIEU OF TAXES	$682,466	$1,935,148	$1,770,636	$1,244,272	$469,232	$2,621,101	$2,151,869
OTHER TAXES AND ASSESSMENTS	$5,140,443	$2,009,054	$6,511,536	$6,366,007	$5,601,221	$6,278,156	$676,935
MISCELLANEOUS & OTHER REVENUE	$1,607,429	$694,174	$15,976,127	$12,169,240	$514,244	$15,374,538	$14,860,294
CITY SOURCES SUB-TOTAL	**$263,039,311**	**$253,134,190**	**$285,696,548**	**$344,782,068**	**$297,081,722**	**$329,876,116**	**($47,700,346)**
STATE SOURCES							
STATE GRANTS FOR EDUCATION	$75,035,818	$71,254,762	$71,254,762	$71,254,762	$71,254,762	$71,254,762	$0
STATE GRANTS & PILOTS	$61,717,173	$111,603,456	$119,515,204	$122,393,028	$119,532,140	$128,541,666	$9,009,526
STATE SOURCES SUB-TOTAL	**$136,752,991**	**$182,858,218**	**$190,769,966**	**$193,647,790**	**$190,786,902**	**$199,796,428**	**$2,877,824**
GRAND TOTAL	**$399,792,302**	**$435,992,408**	**$476,466,514**	**$538,429,858**	**$487,868,624**	**$529,672,544**	**($44,822,521)**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

Account Description	A FY 2025-26 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2025-26 Year End Forecast	F E - A Budget VS Forecast
Section I. General Property Taxes						
Current Taxes						
Real Estate	$292,494,424	$69,994,188	$279,700,377	95.63%	$292,494,424	$0
Personal Property	$28,161,086	$1,299,695	$27,948,652	99.25%	$28,161,086	$0
Motor Vehicle	$15,016,286	$2,965,082	$12,266,854	81.69%	$15,016,286	$0
Supplemental Motor Vehicle	$2,200,000	$1,363,238	$2,315,965	105.27%	$2,200,000	$0
Current Interest	$1,400,000	$67,933	$740,205	52.87%	$1,400,000	$0
Tax Collection Initiatives:	$1,777,612	$0	$0	0.00%	$1,777,612	$0
Sub-Total	$341,049,408	$75,690,136	$322,972,053	94.70%	$341,049,408	$0
Delinquent City Taxes						
Real Estate & Personal Property	$3,500,000	$305,357	$3,162,152	90.35%	$3,500,000	$0
Interest & Penalties	$1,350,000	$113,056	$1,164,936	86.29%	$1,350,000	$0
Sub-Total	$4,850,000	$418,413	$4,327,088	89.22%	$4,850,000	$0
Sec I. Property Taxes Total	**$345,899,408**	**$76,108,549**	**$327,299,141**	**94.62%**	**$345,899,408**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

Account Description	A FY 2025-26 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2025-26 Year End Forecast	F E - A Budget VS Forecast
Section II. State Grants						
State Grants for Education						
Education Cost Sharing	$142,500,000	$0	$71,254,762	50.00%	$142,500,000	$0
Special Education Reimbursement	$0	$0	$0	0.00%	$0	$0
State Aid for Constr. & Reconst	$0	$0	$0	0.00%	$0	$0
Health Svc-Non-Public Schools	$35,000	$0	$0	0.00%	$35,000	$0
School Transportation	$0	$0	$0	0.00%	$0	$0
Education, Legally Blind	$0	$0	$0	0.00%	$0	$0
Sub-Total	$142,535,000	$0	$71,254,762	49.99%	$142,535,000	$0
City PILOT and State Grants						
PILOT: State Property	$0	$0	$0	0.00%	$0	$0
PILOT: Colleges & Hospitals	$0	$0	$0	0.00%	$0	$0
Tiered PILOT	$101,078,558	$0	$101,377,254	100.30%	$101,377,254	$298,696
Distressed Cities Exemption	$0	$0	$0	0.00%	$0	$0
Tax Relief for the Elderly-Freeze	$0	$0	$0	0.00%	$0	$0
Homeowners Tax Relief-Elderly Circui	$0	$0	$0	0.00%	$0	$0
Tax Abatement	$0	$0	$0	0.00%	$0	$0
Reimb.-Low Income Veterans	$0	$0	$13,999	100.00%	$13,999	$13,999
Reimb. - Disabled	$0	$0	$8,388	100.00%	$8,388	$8,388
Pequot Funds	$5,503,352	$0	$1,834,451	33.33%	$5,503,352	$0
Telecommunications Property Tax	$955,000	$0	$0	0.00%	$955,000	$0
Town Aid: Roads	$1,709,975	$854,204	$1,708,407	99.91%	$1,709,975	$0
Agriculture Rents and Taxes	$0	$0	$0	0.00%	$0	$0
Municipal Revenue Sharing/PILOT	$0	$0	$0	0.00%	$0	$0
Motor Vehicle Tax Red. PILOT	$4,045,204	$0	$4,045,204	100.00%	$4,045,204	$0
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal stabilization grant	$0	$0	$0	0.00%	$0	$0
CT Supplemental Revenue Sharing	$16,921,822	$0	$19,431,758	114.83%	$19,931,758	$3,009,936
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal Revenue Sharing PA 22-118	$0	$0	$0	0.00%	$0	$0
Municipal Gaming Revenue	$0	$0	$0	0.00%	$0	$0
Off Track Betting	$350,000	$0	$122,206	34.92%	$350,000	$0
Sub-Total	$130,563,911	$854,204	$128,541,666	98.45%	$133,894,930	$3,331,019
Section II State Grants Total	**$273,098,911**	**$854,204**	**$199,796,428**	**73.16%**	**$276,429,930**	**$3,331,019**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

Account Description	A FY 2025-26 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2025-26 Year End Forecast	F E - A Budget VS Forecast
Section III. License, Permits, & Fees						
Other Agencies	$35,000	$4,040	$42,157	120.45%	$42,157	$7,157
Maps/Bid Documents	$0	$0	$0	0.00%	$0	$0
Office of Technology	$0	$0	$250	100.00%	$250	$250
Parks Lighthouse (Admission & Conce	$70,000	$0	$160,779	229.68%	$160,779	$90,779
Park Dept.-Carousel & Bldng	$1,000	$0	$1,306	130.60%	$1,306	$306
Park Dept.-Other Fees	$70,000	$1,437	$48,942	69.92%	$70,000	$0
Town Clerk/City Clerk	$350,000	$25,787	$262,026	74.86%	$350,000	$0
Police Service	$100,000	$4,404	$54,049	54.05%	$100,000	$0
Police - Animal Shelter	$5,000	$100	$1,498	29.96%	$5,000	$0
Police-General Fingerprinting	$10,000	$0	$5,960	59.60%	$10,000	$0
Police - Towing	$100,000	$7,825	$59,400	59.40%	$100,000	$0
Fire Service	$80,000	$13,797	$101,686	127.11%	$101,686	$21,686
Fire Insurance Recoveries	$100,000	$14,804	$139,541	139.54%	$100,000	$0
Fire Services-Vacant Building	$200,000	$0	$0	0.00%	$200,000	$0
Fire Prevention Services	$125,000	$0	$0	0.00%	$125,000	$0
Non Life Fire Hazard Reg. Fees	$125,000	$0	$0	0.00%	$125,000	$0
Health Services	$550,000	$570	$44,270	8.05%	$550,000	$0
School Health Screening	$15,000	$0	$0	0.00%	$15,000	$0
School Based Health Clinic Permit Fe	$0	$0	$0	0.00%	$0	$0
Registrar of Vital Stats.	$650,000	$35,146	$366,649	56.41%	$650,000	$0
Lead Inspection Fees	$20,000	$463	$3,369	16.85%	$20,000	$0
P.W.-Public Space Lic./Permits	$150,000	$6,808	$58,066	38.71%	$150,000	$0
Public Works Evictions	$2,500	$0	$610	24.40%	$2,500	$0
Public Works Bulk Trash	$11,000	$0	$5,300	48.18%	$11,000	$0
Storm Water	$6,000	$0	$1,000	16.67%	$6,000	$0
Residential Parking	$0	$0	$0	0.00%	$0	$0
Traffic & Parking/Meter Receipts	$4,400,000	$146,571	$2,607,197	59.25%	$4,400,000	$0
Vision Zero	$700,000	$0	$0		$700,000	$0
TT&P Permits	$0	$0	$15	100.00%	$15	$15
Building Inspections	$26,000,000	($72,121)	$17,569,863	67.58%	$26,000,000	$0
Permit and License Center OBIE	$65,000	$8,370	$30,430	46.82%	$65,000	$0
High School Athletics	$35,000	$6,852	$21,641	61.83%	$35,000	$0
LCI Ticket Collections	$50,000	$0	$4,800	9.60%	$50,000	$0
Engineer's Cost Recovery	$7,500	$0	$0	0.00%	$7,500	$0
Sec. III Lic., Permits, Fees Total	**$34,033,000**	**$204,852**	**$21,590,804**	**63.44%**	**$34,153,192**	**$120,192**
Section IV. Interest Income						
Section IV. Interest Income Total	**$3,250,000**	**$28,609**	**$1,815,352**	**55.86%**	**$ 2,651,549**	**($598,451)**
Section V. Rents and Fines						
Received from Rents						
Parks Employee Rents	$10,800	$0	$888	8.22%	$10,800	$0
Misc. Comm Dev Rent	$15,000	$1,255	$10,040	66.93%	$15,000	$0
Coliseum Lots	$240,000	$0	$0	0.00%	$240,000	$0
Parking Space Rental	$3,000	$275	($1,193)	FALSE	$3,000	$0
Sub-Total	$268,800	$1,530	$9,734	3.62%	$268,800	$0
Received from Fines						
Superior Court	$50,000	$18,180	$43,529	87.06%	$50,000	$0
Parking Tags	$4,822,827	$24,670	$2,237,022	46.38%	$4,822,827	$0
Parking Tags-Street Sweeping	$0	$0	$0	0.00%	$0	$0
Delinquent Tag Collections	$0	$0	$0	0.00%	$0	$0
Police False Alarm	$100,000	$6,230	$45,288	45.29%	$100,000	$0
P.W. Public Space Violations	$5,000	$500	$3,750	75.00%	$5,000	$0
CEO Fines	$150,000	$6,815	$156,465	104.31%	$156,465	$6,465
Sub-Total	$5,127,827	$56,394	$2,486,054	48.48%	$5,134,292	$6,465
Section V. Rents and Fine Total	**$5,396,627**	**$57,924**	**$2,495,788**	**46.25%**	**$5,403,092**	**$6,465**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

Account Description	A FY 2025-26 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2025-26 Year End Forecast	F E - A Budget VS Forecast
Section VI. Other Revenues						
Payment in Lieu of Taxes (PILOT)						
So Central Regional Water Auth.	$1,100,000	$552,042	$1,120,502	101.86%	$1,120,502	$20,502
Parking Authority PILOTS	$45,000	$0	$0	0.00%	$45,000	$0
Eastview PILOT	$29,000	$0	$43,391	149.62%	$43,391	$14,391
Trinity Housing	$75,000	$0	$97,861	130.48%	$97,861	$22,861
NHPA : PILOT	$2,000,000	$0	$0	0.00%	$1,500,000	($500,000)
GNHWPCA:PILOT	$608,400	$304,200	$304,200	50.00%	$608,400	$0
52 Howe Street	$65,000	$0	$48,546	74.69%	$65,000	$0
Ninth Square	$550,000	$0	$260,878	47.43%	$550,000	$0
Farnham Court PILOT	$30,000	$0	$0	0.00%	$30,000	$0
Temple Street Arcade	$0	$0	$0	0.00%	$0	$0
Misc. PILOTS	$230,000	$0	$745,722	324.23%	$745,722	$515,722
Sub-Total	$4,732,400	$856,242	$2,621,101	55.39%	$4,805,877	$73,477
Other Taxes and Assessments						
Real Estate Conveyance Tax	$2,820,320	$142,322	$2,099,314	74.44%	$2,820,320	$0
Yale Fire Services	$4,100,000	$0	$4,178,842	101.92%	$4,178,842	$78,842
Air Rights Garage	$175,000	$0	$0	0.00%	$175,000	$0
Sub-Total	$7,095,320	$142,322	$6,278,156	88.48%	$7,174,162	$78,842
Miscellaneous						
Controllers Miscellaneous Revenue	$875,000	$48,257	$946,403	108.16%	$946,403	$71,403
Vehicle Registration	$0	$0	$0	0.00%	$0	$0
Personal Property Audit	$0	$0	$0	0.00%	$0	$0
Sale of Fixed Assets	$1,600,000	$0	$0	0.00%	$1,600,000	$0
BABS Revenue	$275,000	$0	$0	0.00%	$0	($275,000)
Personal Motor Vehicle Reimbursemer	$13,000	$0	$0	0.00%	$13,000	$0
Neighborhood Preservation Loan	$0	$0	$0	0.00%	$0	$0
Sub-Total	$2,763,000	$48,257	$946,403	34.25%	$2,559,403	($203,597)
Other Revenues						
Liquidation of Grove Street Trust	$0	$0	$0	0.00%	$0	$0
Voluntary Payments	$0	$0	$0	0.00%	$0	$0
Yale University Voluntary Payment	$22,671,384	$0	$14,062,295	62.03%	$22,671,384	$0
Yale New Haven Hospital Voluntary F	$3,200,000	$0	$0	0.00%	$3,200,000	$0
Revenue Initiative	$0	$0	$0	0.00%	$0	$0
Anticipated State/Partner Aid	$0	$0	$0	0.00%	$0	$0
Bond Premium	$0	$0	$0	0.00%	$0	$0
Police Vehicle Extra Duty	$200,000	$41,840	$365,840	182.92%	$365,840	$165,840
Sub-Total	$26,071,384	$41,840	$14,428,135	55.34%	$26,237,224	$165,840
Section VI. Other Revenue Total	**$40,662,104**	**$1,088,661**	**$24,273,795**	**59.70%**	**$40,776,666**	**$114,562**
Section VII. Federal Aid						
Public Health, Economic Stabilization and Recovery	**$0**	**$0**	**$0**	**0.00%**	$0	**$0**
General Fund Revenue Total	***$702,340,050***	***$78,342,798***	***$577,271,308***	***82.19%***	***$705,313,837***	***$2,973,787***
Transfers From Other Sources	$0	$0	$0		$0	$0
Grand Total of FY 2024-25 GF Revenue	***$702,340,050***	***$78,342,798***	***$577,271,308***	***82.19%***	***$705,313,837***	***$2,973,787***

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

		B	C	D	E C + D	F	G F - A
Agency Name	Approved Budget	February 2026 Expenditures	Cumulative Expenditures	Committed Encumbered	Grand Total Expenditures	Forecast to 6/30/2026	Net Change Sur. / (Def.)
Legislative Services	$1,250,198	$105,398	$956,244	$18,933	$975,176	$1,250,198	$0
Mayor's Office	$2,151,109	$158,841	$1,243,605	$255,800	$1,499,406	$2,151,109	$0
Chief Administrators Office	$2,728,617	$102,915	$1,649,688	$606,783	$2,256,471	$2,728,617	$0
Corporation Counsel	$3,565,059	$241,961	$2,316,091	$1,042,346	$3,358,437	$3,565,059	$0
Finance Department	$11,837,723	$670,126	$11,209,588	$2,317,333	$13,526,921	$13,526,921	($1,689,198)
Information and Technology	$0	$0	$0	$0	$0	$0	$0
Office of Assessment	$953,076	$59,191	$528,511	$280,281	$808,793	$953,076	$0
Central Utilities	$11,521,830	$780,593	$7,998,645	$5,855,194	$13,853,840	$11,521,830	$0
Policy, Management & Grants	$2,142,768	$249,235	$1,316,703	$474,995	$1,791,697	$2,142,768	$0
Library	$5,512,937	$440,787	$3,419,369	$461,945	$3,881,313	$5,512,937	$0
City Clerk's Office	$627,074	$41,250	$358,781	$51,092	$409,873	$627,074	$0
Registrar of Voters	$1,417,798	$46,805	$919,875	$69,770	$989,645	$1,417,798	$0
Parks	$6,659,564	$443,955	$4,291,662	$312,988	$4,604,650	$6,659,564	$0
Public Safety/911	$4,652,200	$383,125	$3,441,805	$0	$3,441,805	$4,652,200	$0
Police Department	$58,589,828	$4,312,101	$37,350,883	$1,169,253	$38,520,136	$58,589,828	$0
Fire Department	$39,962,189	$2,924,495	$27,284,298	$389,178	$27,673,476	$39,962,189	$0
Health Department	$7,168,178	$666,399	$3,863,446	$1,412,559	$5,276,006	$7,168,178	$0
Fair Rent	$267,424	$19,322	$155,608	$8,004	$163,612	$267,424	$0
Elderly Services	$1,081,921	$48,554	$693,797	$190,377	$884,174	$1,081,921	$0
Services with Disabilities	$147,536	$10,575	$93,403	$15,746	$109,149	$147,536	$0
Community Services	$1,069,241	$55,288	$806,023	$0	$806,023	$1,069,241	$0
Recreation and Youth	$3,216,992	$70,861	$2,807,470	$0	$2,807,470	$3,216,992	$0
Community Resilience	$2,634,288	$342,571	$1,870,287	$983,783	$2,854,070	$2,634,288	$0
Vacancy Savings	($2,674,448)	$0	$0	$0	$0	($2,674,448)	$0
Various Organizations	$3,097,439	$225,735	$541,458	$348,283	$889,742	$3,097,439	$0
Non-Public Transportation	$925,000	$0	$1,666,714	$426,443	$2,093,157	$925,000	$0
FEMA Clean Up	$0	$0	$0	$0	$0	$0	$0
Contract Reserve	$1,700,000	$0	$0	$0	$0	$1,700,000	$0
Expenditure Reserve	$1,425,000	$0	$1,425,000	$0	$1,425,000	$1,425,000	$0
Public Works	$17,401,910	$1,395,400	$11,112,799	$3,414,553	$14,527,352	$17,401,910	$0
Engineering	$4,747,255	$382,515	$2,835,163	$1,645,540	$4,480,703	$4,747,255	$0
Parks and Public Works	$0	$351	$5,961	$0	$5,961	$0	$0
Debt Service	$67,745,346	$14,329,916	$68,643,812	$125,000	$68,768,812	$67,745,346	$0
Master Lease	$0	$0	$0	$0	$0	$0	$0
Fund Bal. Replenishment	$0	$0	$0	$0	$0	$0	$0
Development Operating Sub.	$285,000	$11,758	$346,694	$0	$346,694	$346,694	($61,694)
City Plan	$958,487	$62,490	$588,211	$99,486	$687,697	$958,487	$0
Transportation Traffic/Parking	$5,322,175	$364,926	$3,486,831	$357,231	$3,844,061	$5,322,175	$0
Commission on Equal Op.	$353,023	$19,615	$197,585	$0	$197,585	$353,023	$0
Office of Bld, Inspect& Enforc	$2,149,287	$92,419	$890,826	$3,685	$894,511	$2,149,287	$0
Economic Development	$2,580,651	$141,573	$1,863,572	$144,420	$2,007,992	$2,580,651	$0
Livable Cities Initiatives	$1,337,854	$82,741	$840,062	$25,281	$865,343	$1,337,854	$0
Pension(s)	$93,029,799	$395,857	$91,426,601	$0	$91,426,601	$93,029,799	$0
Self-Insurance	$11,750,000	$0	$14,379,422	$0	$14,379,422	$14,379,422	($2,629,422)
Employee Benefits	$107,784,938	$782,334	$67,360,003	$732,632	$68,092,635	$107,784,938	$0
Board of Education	$213,263,784	$21,506,733	$131,103,668	$70,695,199	$201,798,867	$222,063,784	($8,800,000)
Total Expenditures	**$702,340,050**	**$51,968,709**	**$513,290,299**	**$93,934,113**	**$607,224,412**	**$715,520,363**	**($13,180,313)**

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

VARIOUS DEPARTMENTAL BREAKDOWNS

Agency Name		Approved Budget	February 2026 Expenditures	Y-T-D Expenditures	Y-T-D Encumbered	Y-T-D Total Expenditure	Total Projected Expenditures	+/- Bud VS Total
Debt Service								
Principal		$41,375,000	$2,983,794	$43,575,947	$0	$43,575,947	$43,575,947	($2,200,947)
Interest		$26,370,346	$11,346,123	$25,067,865	$0	$25,067,865	$25,067,865	$1,302,481
Tans Interest		$0	$0	$0	$0	$0	$0	$0
Contractual Services		$0	$0	$0	$125,000	$125,000	$125,000	($125,000)
Tans Premium		$0	$0	$0	$0	$0	$0	$0
FCAF (School Const. Interest)		$0	$0	$0	$0	$0	$0	$0
Premium, Refunding, Sweep		$0	$0	$0	$0	$0	$0	$0
	Sub-Total	**$67,745,346**	**$14,329,916**	**$68,643,812**	**$125,000**	**$68,768,812**	**$68,768,812**	**($1,023,466)**
Operating Subsidies								
Tweed NH Airport		$0	$0	$0	$0	$0	$0	$0
CT Open		$0	$0	$0	$0	$0	$0	$0
Regional Comm (AMR)		$0	$0	$0	$0	$0	$0	$0
New Haven Works		$0	$0	$0	$0	$0	$0	$0
US Census		$0	$0	$0	$0	$0	$0	$0
Canal Boathouse		$75,000	$11,758	$146,694	$0	$146,694	$146,694	($61,694)
Market New Haven		$0	$0	$0	$0	$0	$0	$0
	Sub-Total	**$75,000**	**$11,758**	**$146,694**	**$0**	**$146,694**	**$146,694**	**($61,694)**
Pension								
Fica and Medicare		$4,700,000	$416,342	$3,241,384	$0	$3,241,384	$4,700,000	$0
City & BOE Pensions		$26,861,039	$0	$27,869,134	$0	$27,869,134	$27,869,134	($1,008,095)
Police and Fire Pension		$57,009,516	$0	$60,087,799	$0	$60,087,799	$57,009,516	$0
State Teachers Subsidy		$0	$0	$0	$0	$0	$0	$0
Executive Mgmt. Pension		$300,000	($20,484)	$228,284	$0	$228,284	$228,284	$71,716
	Sub-Total	**$88,870,555**	**$395,857**	**$91,426,601**	**$0**	**$91,426,601**	**$89,806,934**	($936,379)
Self Insurance								
General Insurance Policies		$8,500,000	$0	$11,079,422	$1,470,333	$12,549,755	$11,079,422	($2,579,422)
General Litigation Fund		$2,500,000	$98,554	$243,409	$0	$243,409	$243,409	$2,256,591
	Sub-Total	**$11,000,000**	**$98,554**	**$11,322,831**	**$1,470,333**	**$12,793,164**	**$11,322,831**	**($322,831)**
Employee Benefits								
Life Insurance		$730,000	$0	$0	$0	$0	$730,000	$0
Health Insurance		$96,374,938	$0	$61,270,186	$0	$61,270,186	$96,374,938	$0
Workers Comp Cont.		$1,000,000	$17,613	$475,704	$732,632	$1,208,336	$1,000,000	$0
Workers Comp Pay.		$7,800,000	$800,000	$5,130,000	$0	$5,130,000	$7,800,000	$0
Perfect Attendance		$25,000	$0	$11,375	$0	$11,375	$25,000	$0
Longevity		$725,000	$3,737	$544,201	$0	$544,201	$725,000	$0
Unemployment		$500,000	$0	$0	$0	$0	$500,000	$0
Reserve Lump Sum		$225,000	($39,017)	($476,463)	$0	($476,463)	$225,000	$0
GASB (Opeb)		$405,000	$0	$405,000	$0	$405,000	$405,000	$0
	Sub-Total	**$107,784,938**	**$782,334**	**$67,360,003**	**$732,632**	**$68,092,635**	**$107,784,938**	**$0**

GENERAL FUND SELECTED EXPENDITURE PROJECTION

FISCAL YEAR 2025-2026

MONTH ENDING; February 2026

A comparison of selected department's gross overtime and expenditures compared to the same period in the prior year are cited below.

Selected Department(s) Gross Overtime

	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY2025-2026	+/-
Education	$1,843,000	$1,480,327	$2,428,860	$2,018,335	$634,826	$920,658	$285,832
Fire gross	$4,844,238	$6,276,358	$5,810,123	$8,755,697	$6,852,709	$5,321,905	($1,530,804)
Police gross	$8,986,881	$11,245,894	$13,223,330	$15,522,953	$10,983,757	$10,821,038	($162,719)
Parks gross	$0	$0	$0	$0	$230,371	$629,708	$399,337
Public Works gross	$1,175,848	$1,305,472	$1,273,030	$1,679,447	$688,948	$1,103,861	$414,912
PS Comm	$547,544	$682,737	$895,708	$1,143,502	$899,604	$1,028,556	$128,952
	$17,397,511	$20,990,788	$23,631,051	$29,119,935	$20,290,215	$19,825,726	($8,829,720)

Selected Department(s) Expense Roll-Up Summary

Finance

	Budget	FY 25 Projected	+/-	Comment
Salary	$3,803,498	$3,803,498	$0	
Overtime	$220	$220	$0	
Other Personnel Cost	$16,979	$16,979	$0	
Utility	$0	$0	$0	
Non-Personnel	$7,786,095	$7,786,095	$0	
Total	**$11,606,792**	**$11,606,792**	**$0**	

PS Communications

	Budget	FY 25 Projected	+/-	Comment
Salary	$4,036,679	$4,036,679	$0	
Overtime	$250,000	$1,028,556	($778,556)	Increased overtime due to attrition
Other Personnel Cost	$48,500	$48,500	$0	
Utility	$0	$0	$0	
Non-Personnel	$3,000	$3,000	$0	
Total	**$4,338,179**	**$5,116,735**	**($778,556)**	

Police

	Budget	FY 25 Projected	+/-	Comment
Salary	$34,968,960	$34,968,960	$0	
Overtime	$11,650,000	$10,821,038	$828,962	
ARPA REIMB	$0	$0	$0	
Other Personnel Cost	$372,050	$372,050	$0	
Utility	$0	$0	$0	
Non-Personnel	$3,916,576	$3,916,576	$0	
Total	**$50,907,586**	**$50,078,624**	**$828,962**	

Selected Department(s) Expense Roll-Up Summary

Fire

	Budget	FY 25 Projected	+/-	Comment
Salary	$30,232,247	$30,232,247	$0	
Overtime	$5,310,000	$5,321,905	($11,905)	Increased overtime due to attrition
ARPA REIMB	$0	$0	$0	
Other Personnel Cost	$2,842,000	$2,842,000	$0	
Utility	$0	$0	$0	
Non-Personnel	$1,552,275	$1,552,275	$0	
Total	**$39,936,522**	**$39,948,427**	**($11,905)**	

Health

	Budget	FY 25 Projected	+/-	Comment
Salary	$5,283,944	$5,283,944	$0	
Overtime	$75,000	$75,000	$0	
Other Personnel Cost	$14,000	$14,000	$0	
Utility	$0	$0	$0	
Non-Personnel	$697,445	$697,445	$0	
Total	**$6,070,389**	**$6,070,389**	**$0**	

Parks

	Budget	FY 25 Projected	+/-	Comment
Salary	$5,146,334	$5,146,334	$0	
Overtime	$426,000	$426,000	$0	
Other Personnel Cost	$14,500	$14,500	$0	
Utility	$0	$0	$0	
Non-Personnel	$900,500	$900,500	$0	
Total	**$6,487,334**	**$6,487,334**	**$0**	

Public Works

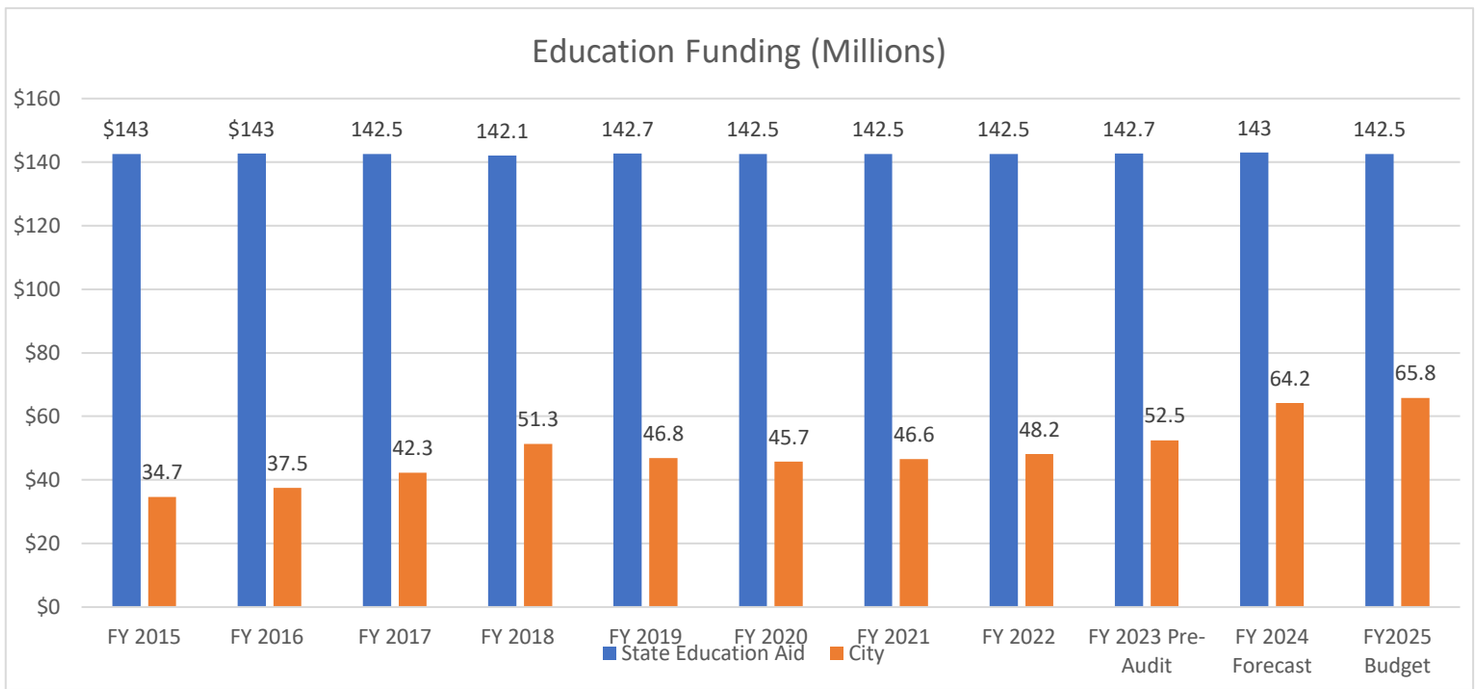
	Budget	4,036,679	+/-	Comment
Salary	$8,000,889	$8,000,889	$0	
Overtime	$982,000	$1,103,861	($121,861)	
Other Personnel Cost	$59,700	$59,700	$0	
Utility	$0	$0	$0	
Non-Personnel	$7,720,000	$7,720,000	$0	
Total	**$16,762,589**	**$16,884,450**	**($121,861)**	

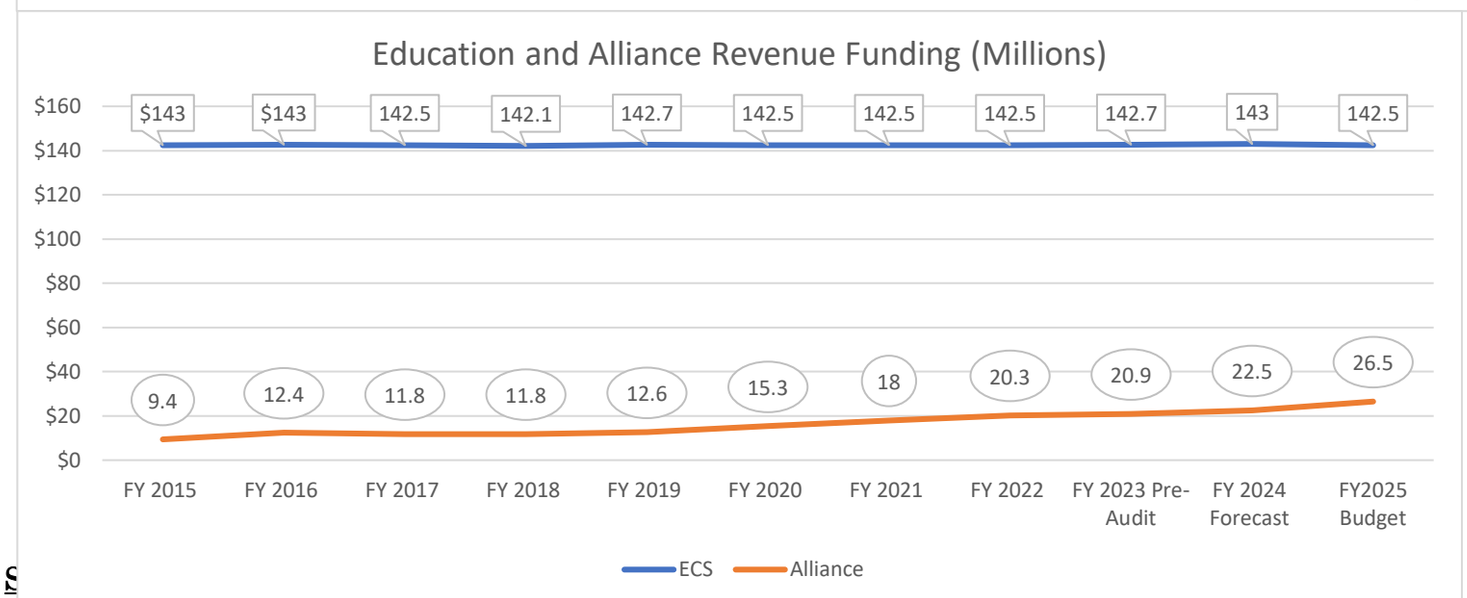
Board of Education General Fund Allocation Breakdown

Education Cost Sharing Funding

	FY 2022-23	*FY 2023-24*	*FY 2024-25*
1.ECS Entitlement	$163,413,696	$165,306,789	$ 169,238,796
2.Alliance Portion	$20,904,171	$22,531,420	$ 26,500,000
3. 2024-25 Education Diversity Portion of Alliance Grant	$0	$265,844	$ -
4. Two Percent Compensatory Education Portion	$0	$0	$ -
5. Sub-Total Local ECS (General Fund)	***$142,509,525***	***$142,509,525***	***$142,738,796***
6.ECS Prior Year Adjustment	$291	-$4,592	$ -
7.Excess Costs Grant Prior Year Adjustment	$173,567	$306,839	$ -
7.ECS Revenue (Item 4 + Item 5 + Item 6)	**$142,683,383**	**$142,811,772**	**$142,738,796**

**State Statute 10-262u that any increase in Education Cost Sharing must be appllied to the alliance portion of education cost sharing





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ECS Revenue https://www.csde.state.ct.us/public/dgm/grantreports1/revestselect.aspx

Alliance Page https://portal.ct.gov/SDE/Alliance-Districts/Alliance-and-Opportunity-Districts

BOARD OF EDUCATION FOOD AND NUTRITION FUND

	Actual FY 2018-19	Actual FY 2019-20	Actual FY 2020-21	Actual FY 2021-22	Audited FY 2022-23	Actual FY 2023-24	Actual FY2024-25	Projected FY 2025-26
EXPENDITURES								
FOOD AND NUTRITION PROGRAM	$15,101,300	$12,879,047	$9,004,761	$13,916,209	$16,729,826	$16,596,803	$10,226,808	$15,245,000
HEALTHY KIDS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM CARRYOVER	$0	$0	$0	$0	$0	$0	$0	$0
AMAZON BREAKFAST2018-NO KID HU	$8,163	$0	$0	$0	$0	$0	$0	$0
FOOD SERVICE NO KID HUNGRY GRA	$0	$0	$18,894	$0	$0	$0	$0	$0
NSLP EQUIPMENT ASSISTANCE FOOD	$0	$0	$0	$0	$0	$0	$0	$0
SCHOOL MEALS EMERGENCY OPERATIONS	$0	$0	$0	$1,459,991	$0	$0	$0	$0
NATIONAL SUPPLY CHAIN	$0	$0	$0	$359,811	$486,253	$0	$0	$0
TOTAL EXPENDITURES	**$15,109,462**	**$12,879,047**	**$9,023,656**	**$15,736,010**	**$17,216,079**	**$16,596,803**	**$10,226,808**	**$15,245,000**
REVENUES	$0	$0	$0	$0	$0	$0	$0	$0
FOOD AND NUTRITION PROGRAM	$15,133,775	$12,287,016	$7,264,704	$16,321,893	$17,272,399	$16,593,425	$10,226,808	$15,245,000
CITY/BOE GENERAL FUND	$0	$300,000	$1,787,365	($500,000)	$0	$0	$0	$0
HEALTHY KIDS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0
CHAMPS PROGRAM CARRYOVER	$0	$0	$0	$0	$0	$0	$0	$0
AMAZON BREAKFAST2018-NO KID HU	$0	$0	$0	$0	$0	$0	$0	$0
FOOD SERVICE NO KID HUNGRY GRA	$0	$0	$25,000	$0	$0	$0	$0	$0
NSLP EQUIPMENT ASSISTANCE FOOD	$0	$0	$0	$0	$0	$0	$0	$0
SCHOOL MEALS EMERGENCY OPERATIONS	$0	$0	$0	$1,459,991	$0	$0	$0	$0
NATIONAL SUPPLY CHAIN	$0	$0	$0	$359,811	$486,253	$0	$0	$0
TOTAL REVENUES	**$15,133,775**	**$12,587,016**	**$9,077,069**	**$17,641,695**	**$17,758,652**	**$16,593,425**	**$10,226,808**	**$15,245,000**
EXP. VS REV. OPERATING RESULT SURPLUS /(DEFICIT)	$24,313	($292,031)	$53,414	$1,905,684	$542,573	($3,378)	($0)	$0
TRANSFERS IN/ OUT	$0	$0	$0	($900,000)	$0	$0	$0	$0
AUDITOR ADJUSTMENT	$0	$0	$0	$0	$0	$0	$0	$0
NET [OPERATING RESULTS + TRANSFERS] SURPLUS /(DEFICIT)	**$24,313**	**($292,031)**	**$53,414**	**$1,005,684**	**$542,573**	**($3,378)**	**($0)**	**$0**

SUMMARY OF OVERTIME BY DEPARTMENT, BY MONTH
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

AGENCY	JULY	AUG.	SEPT	OCT	NOV	DEC	JAN	FEB	GROSS EXPEND.	NET TOTAL	ORIGINAL BUDGET	REVISED BUDGET	AVAILABLE BALANCE	PCT Expended
111 - Legislative Services	$551	$878	$856	$741	$1,112	$529	$1,628		$6,294	$6,294	$10,000	$10,000	$3,706	63%
131 - Mayor's Office	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
132 - Chief Administrative Office	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$10,000	$10,000	0%
133 - Corporation Counsel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
137 - Finance	$40	$0	$41	$0	$0	$0	$0	$0	$80	$80	$2,250	$2,250	$2,170	4%
138 - Information and Technology	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
139 - Office of Assessment	$0	$17	$0	$180	$0	$0	$0	$226	$423	$423	$3,000	$3,000	$2,577	14%
144 - Mgmt, Policy & Grants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$2,000	$2,000	0%
152 - Library	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$150,000	$150,000	$150,000	0%
161 - City Town Clerk	$0	$0	$0	$0	$1,000	$1,275	$0	$0	$2,275	$2,275	$9,000	$9,000	$6,725	0%
162 - Registrar of Voters	$72,076	$116,779	$86,590	$72,067	$58,689	$68,443	$643	$5,487	$480,772	$480,772	$40,000	$40,000	($440,772)	1202%
163 - Parks Department	$72,076	$116,779	$86,590	$72,067	$58,689	$67,693	$88,156	$67,659	$629,708	$629,708	$426,000	$426,000		148%
200 - Public Safety Communicatio	$88,266	$135,874	$128,579	$146,493	$109,988	$127,079	$175,969	$116,309	$1,028,556	$1,028,556	$250,000	$250,000	($778,556)	411%
201 - Police Services	$1,056,705	$1,947,892	$1,596,323	($104,162)	$1,597,129	$1,474,341	$1,809,258	$1,443,550	$10,821,038	$10,821,038	$11,650,000	$11,650,000	$828,962	93%
202 - Fire Services	$377,088	$980,975	$615,975	$709,696	$603,999	$618,567	$827,187	$ 588,418.6	$5,321,905	$5,321,905	$5,310,000	$5,310,000	($11,905)	100%
301 - Health Department	$0	$1,229	$372	$489	$1,117	$186	$154	$753	$4,299	$4,299	$75,000	$75,000	$70,701	6%
309 - Youth and Recreation	$76	$0	$0	$0	$0	$0	$0	$0	$76	$76	$25,000	$25,000	$24,924	0%
501 - Public Works	$64,051	$117,278	$92,215	$73,845	$108,344	$151,210	$225,488	$271,429	$1,103,861	$1,103,861	$982,000	$982,000	($121,861)	
702 - City Plan	$1,684	($76)	$761	$549	$1,322	$318	$526	$351	$5,434	$5,434	$14,000	$14,000	$8,566	39%
704 - Transportation, Traffic and I	$18,129	$37,666	$37,188	$20,036	$13,129	$14,041	$16,062	$28,600	$184,853	$184,853	$155,000	$155,000	($29,853)	119%
705 - Commission on Equal Oppor	$0	$0	$0	$390	$488	$390	$293	$293	$1,854	$1,854	$5,000	$5,000	$3,146	37%
721 - Office of Bldg., Inspection &	$0	$191	$0	$0	$0	$0	$0	$0	$191	$191	$25,000	$25,000	$24,809	1%
747 - Livable Cities Initiative	$1,465	$2,891	$1,749	$385	$770	$1,435	$2,228	$3,212	$14,135	$14,135	$20,000	$20,000	$5,865	71%
900 - Board of Education	$49,075	$92,779	$107,586	$164,030	$127,599	$120,912	$160,833	$97,844	$920,658	$920,658	$577,825	$577,825	($342,833)	159%
TOTAL	**$1,801,281**	**$3,551,218**	**$2,754,924**	**$1,156,807**	**$2,684,991**	**$2,646,420**	**$3,308,425**	**$2,624,131**	**$20,528,197**	**$20,526,412**	**$19,741,075**	**$19,741,075**	**($581,629)**	**104%**

SUMMARY OF INVESTMENTS
FISCAL YEAR 2025-2026
February

GENERAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
GENERAL	Feb	Daily	CITIZENS	2.79%	MMA	4,811,340.44	21,338.63
GENERAL	Feb	Daily	WEBSTER	1.51%	MMA	321.35	0.37
CAPITAL	Feb	Daily	DREYFUS	3.57%	MMA	85,823,772.84	237,525.14
GENERAL	Feb	Daily	TD BANK	3.00%	MMA	18,240,002.78	30,891.46
CWF	Feb	Daily	TD BANK	3.00%	MMA	195,071.39	245.99
GENERAL-TR	Feb	Daily	TD BANK	3.00%	MMA	2,117,342.01	2,328.56
GENERAL-WC	Feb	Daily	TD BANK	0.00%	MMA	185,155.12	0.00
GENERAL	Feb	Daily	M AND T Bank	0.10%	MMA	39,459.92	3.03
GENERAL-SC	Feb	Daily	STIF	3.74%	MMA	206.11	0.56
GENERAL	Feb	Daily	STIF	3.74%	MMA	57,453,242.64	160,161.39
		Total General Fund Interest Earned					**452,495.13**

SPECIAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
SPECIAL FUNDS	Feb	Daily	TD BANK	3.00%	MMA	4,476,294.88	8,965.60
		Total Special Fund Interest Earned					**8,965.60**

SUMMARY OF OUTSTANDING DEBT
FISCAL YEAR 2025-2026
February

	Bonds Outstanding as of 6/30/25	Principal Retired 7/1-1/31/26	Principal Retired in February 2026	FY2026 G.O. Bonds and QZAB Bonds	Principal Defeased	Outstanding Balance February 28, 2026
General Obligation						
City	390,753,372.59	24,480,888.63	918,870.09	78,039,417.98	(39,668,759.36)	403,724,272.49
Education	191,211,627.42	15,829,111.37	2,031,129.91	38,660,582.02	(21,056,240.65)	190,955,727.51
Outstanding Balance	February 28, 2026					**594,680,000.00**

Includes: General Obligation and Qualified Zone Academy Bonds

CWF bonds are no longer is City's name.
As of 7/1/07, CWF debt became a cost sharing agreement.

SUMMARY OF GRANTS ACCEPTED BY THE CITY
FISCAL YEAR 2024-25
February 2026

Name of Grant	Granting Agency	Amount	City Department	Date Signed	Description of Grant
No Grants to Report					

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; February 2026

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,214,222	$0	($463,509)	4,677,731
FINANCE/TECHNOLOGY	SOFTWARE LICENSING UPGRADES	$100,000	$100,000	$0	$220	99,780
FINANCE/TECHNOLOGY	NETWORK UPGRADES	$100,000	$100,000	$0	($32,725)	132,725
FINANCE/TECHNOLOGY	INFORMATION & TECHNOLOGY INITI	$2,975,000	$2,539,734	$0	($814,959)	3,354,693
FINANCE/TECHNOLOGY	POLICE TECHNOLOGY	$100,000	$62,048	$0	($34)	62,082
FINANCE/TECHNOLOGY	FIRE TECHNOLOGY	$100,000	$100,000	$0	($3,653)	103,653
FINANCE/TECHNOLOGY	CITY WIDE DIGITIZATION	$500,000	$500,000	$0	$0	500,000
FINANCE/TECHNOLOGY	TECHNOLOGY/COMMUNICATIONS-LIBR	$400,000	$400,000	$0	($253,652)	653,652
FINANCE/TECHNOLOGY	TTP COMMUNICATIONS/IT EQUIPMEN	$50,000	$50,000	$0	($5,243)	55,243
PUBLIC LIBRARY	LIBRARY IMPROVEMENTS	$300,000	$164,033	$0	$946	163,087
POLICE SERVICES	EQUIPMENT	$1,400,000	$1,400,000	$0	($996,971)	2,396,971
POLICE SERVICES	POLICE FACILITY RENOVATINS	$500,000	$500,000	$0	($493,232)	993,232
FIRE SERVIECS	RESCUE AND SAFETY EQUIPMENT	$950,000	$528,305	$0	($3,106)	531,411
FIRE SERVIECS	EMERGENCY MEDICAL EQUIPMENT	$500,000	$391,092	$0	($43,156)	434,248
HEALTH DEPARTMENT	CLINIC EQUIPMENT/SOFTWARE	$200,000	$195,313	$0	($152,005)	347,318
ENGINEERING	STREET RECONSTRUCTION/COMPLETE	$1,600,000	$1,353,787	$0	($332,754)	1,686,541
ENGINEERING	BRIDGES	$1,000,000	$1,000,000	$0	($1,000,000)	2,000,000
ENGINEERING	FACILITY REHABILITATION	$1,700,000	$960,948	$0	($21,182)	982,130
ENGINEERING	FLOOD AND EROSION	$500,000	$0	$0	$0	0
ENGINEERING	LONG WHARF PARK	$1,000,000	$1,000,000	$0	$0	1,000,000
PARKS AND PUBLIC WORKS	PARKS INFRASTRUCTURE IMPROVEME	$1,400,000	$1,143,664	$0	($114,603)	1,258,267
PARKS AND PUBLIC WORKS	STREET TREES	$1,750,000	$949,103	$0	($215,000)	1,164,103
PARKS AND PUBLIC WORKS	BRIDGE UPGRADS & REHABILITATIO	$200,000	$111,130	$0	($26,341)	137,471

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; February 2026

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,214,222	$0	($463,509)	4,677,731
PARKS AND PUBLIC WORKS	SIDEWALK CONSTRUCTION&RE HABILI	$350,000	$314,519	$0	($314,519)	629,038
PARKS AND PUBLIC WORKS	PAVEMENT MGMT/INFRASTRUC TURE	$2,000,000	$1,979,613	$0	($240,882)	2,220,495
PARKS AND PUBLIC WORKS	REFUSE RECYCLING & WASTE STREA	$300,000	$292,005	$0	($53,875)	345,880
PARKS AND PUBLIC WORKS	ENVIRONMENTAL MITIGATION	$150,000	$150,000	$0	($91,402)	241,402
CITY PLAN	COASTAL AREA IMPROVEMENTS	$400,000	$400,000	$0	($400,000)	800,000
CITY PLAN	ON-CALL PLANNING	$100,000	$100,000	$0	($94,467)	194,467
CITY PLAN	ROUTE 34 EAST	$2,400,000	$2,400,000	$0	($2,400,000)	4,800,000
CITY PLAN	FARMINGTON CANAL LINE	$400,000	$400,000	$0	$0	400,000
CITY PLAN	PRESERVATION AND PLANNING	$25,000	$25,000	$0	($25,000)	50,000
TRANSPORTATION, TRAFFICE AND PARKING	TRAFFIC CONTROL SIGNALS	$500,000	$381,072	$0	($106,000)	487,072
TRANSPORTATION, TRAFFICE AND PARKING	METERS	$800,000	$70,570	$0	($26,052)	96,622
TRANSPORTATION, TRAFFICE AND PARKING	SIGNS AND PAVEMENT MARKINGS	$275,000	$275,000	$0	($174,960)	449,960
TRANSPORTATION, TRAFFICE AND PARKING	TRANSPORTATION ENHANCEMENTS	$125,000	$125,000	$0	($119,369)	244,369
TRANSPORTATION, TRAFFICE AND PARKING	PLANNING & ENGINEERING SERVICE	$200,000	$200,000	$0	($200,000)	400,000
TRANSPORTATION, TRAFFICE AND PARKING	STREET LIGHTING	$200,000	$200,000	$0	$5,051	194,949
TRANSPORTATION, TRAFFICE AND PARKING	SAFE ROUTES TO SCHOOL	$100,000	$100,000	$0	($75,316)	175,316
OFFICE BUILDING, INSPECTION ENFORCEMENT	DEMOLITION	$500,000	$394,230	$0	($99,699)	493,929
ECONOMIC DEVELOPMENT	LAND & BUILDING BANK	$900,000	$774,500	$0	($262,470)	1,036,970
ECONOMIC DEVELOPMENT	COMMERCIAL INDUSTRIAL SITE DEV	$400,000	$348,293	$0	($287,934)	636,227
ECONOMIC DEVELOPMENT	PRE-CAPITAL FEASIBILITY	$250,000	$221,000	$0	$1,082	219,918
ECONOMIC DEVELOPMENT	DOWNTOWN CROSSING	$2,200,000	$1,940,000	$0	($1,871,015)	3,811,015
LIVABLE CITIES INITATIVE	NEIGHBORHOOD COMM. PUBLIC IMPR	$200,000	$113,330	$0	($17,229)	130,559

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; February 2026

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,214,222	$0	($463,509)	4,677,731
LIVABLE CITIES INITATIVE	PROPERTY MANAGEMENT	$150,000	$146,062	$0	($105,586)	251,648
LIVABLE CITIES INITATIVE	RESIDENTIAL REHABILITATION	$500,000	$500,000	$0	($500,000)	1,000,000
LIVABLE CITIES INITATIVE	HOUSING DEVELOPMENT	$1,250,000	$1,057,008	$0	($310,335)	1,367,342
LIVABLE CITIES INITATIVE	NEIGHBORHOOD PUBLIC IMPROVEMENT	$150,000	$150,000	$0	($132,100)	282,100
LIVABLE CITIES INITATIVE	ACQUISITION	$125,000	$125,000	$0	($125,000)	250,000
LIVABLE CITIES INITATIVE	HOUSING AND TENANT SERVICES	$1,225,000	$703,261	$0	($630,548)	1,333,809
LIVABLE CITIES INITATIVE	HOMEOWNER CAPITAL INVESTMENT P	$400,000	$357,952	$0	$0	357,952
BOARD OF EDUCATION	GENERAL REPAIRS	$9,300,000	$6,252,871	$0	($55,265)	6,308,136
BOARD OF EDUCATION	INFORMATION &TECHNOLOGY INITIA	$4,700,000	$3,200,000	$0	($4,269)	3,204,269
BOARD OF EDUCATION	CUSTODIAL EQUIPMENT	$300,000	$156,731	$0	($150,136)	306,867
BOARD OF EDUCATION	CAFETERIA PROGRAM AND EQUIPMEN	$300,000	$300,000	$0	($300,000)	600,000
BOARD OF EDUCATION	LT MAINTENANCE STEWARDSHIP	$2,000,000	$1,943,054	$0	($1,897,693)	3,840,747
GRAND TOTAL		**$55,000,000**	**$43,859,451**	**$0**	**($16,035,946)**	**$59,895,397**

FY 2026-2027 CAPITAL PROJECT REPORT
Jan-26

The City of New Haven, BOA approved budget for FY 2026-27 includes a Two-Year capital bonding plan.

Organizatior	Object	Project	Account Description	2026 Original Budget	2026 Revised Budget	2026 Actuals	Available
OPMG/CAO							
3C262601	58698	5YR	ROLLING STOCK	$6,268,875.00	$8,268,875.00	$ 2,001,047.26	$ 1,497,098.81
Information Technology							
3C262604	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 190,816.00
3C262605	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262606	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$3,300,000.00	$3,300,000.00	$ 1,059,023.70	$ 397,039.55
3C262607	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ 58,842.92	$ 85,595.08
3C262608	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ 34,086.25	$ 165,913.75
3C262609	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$450,000.00	$450,000.00	$ 33,143.67	$ 225,000.00
3C262610	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262611	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$ -	$ 50,000.00
Library							
3C262612	58101	10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$ 325,076.12	$ 61,834.66
Parks							
3C262613	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$800,000.00	$550,000.00	$ 161,862.72	$ 154,580.96
3C262614	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262615	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$2,000,000.00	$250,000.00	$ 384,990.48	$ (558,705.22)
PSAP							
3C262616	58704	10YR	COMPUTERS & TELECOMMUNICATIONS	$3,000,000.00	$3,000,000.00	$ 1,013,272.09	$ 1,693,715.13
POLICE							
3C262617	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$396,625.00	$396,625.00	$ -	$ 396,625.00
3C262618	58700	5YR	SAFETY EQUIPMENT	$634,500.00	$634,500.00	$ -	$ 634,500.00
3C262619	58700	5YR	SAFETY EQUIPMENT	$3,000,000.00	$3,000,000.00	$ 2,552,932.36	$ 447,067.64
FIRE							
3C262620	58700	5YR	SAFETY EQUIPMENT	$850,000.00	$850,000.00	$ -	$ 838,200.00
3C262621	58700	5YR	SAFETY EQUIPMENT	$250,000.00	$250,000.00	$ -	$ 250,000.00
3C262622	58704	10YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
HEALTH							
3C262623	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$ -	$ 50,000.00
PUBLIC WORKS							
3C262624	58119	10YR	BRIDGE RECONSTRUCTION	$250,000.00	$250,000.00	$ -	$ 250,000.00
3C262625	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$750,000.00	$750,000.00	$ -	$ 750,000.00
3C262626	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$2,000,000.00	$0.00	$ 1,535,511.41	$ (1,985,619.82)
3C262627	58101	5YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
ENGINEERING							
3C262628	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$1,550,000.00	$550,000.00	$ 138,626.34	$ 5,514.22
3C262629	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$2,050,000.00	$1,750,000.00	$ 895,353.27	$ 778,862.84
3C262630	58116	20YR	BRIDGE REPAIR/REPALCEMENT	$350,000.00	$350,000.00	$ -	$ 350,000.00
3C262631	58101	10YR	REMODELING/RENOVATIONS	$2,150,000.00	$2,150,000.00	$ 724,390.44	$ 363,268.83
3C262632	58270	20YR	UTILITIES & SEWER IMPROVEMENTS	$750,000.00	$450,000.00	$ 258,919.63	$ (4,535.00)
3C262633	58270	10YR	UTILITIES & SEWER IMPROVEMENTS	$1,600,000.00	$1,600,000.00	$ -	$ 1,597,000.00

Organizatior	Object	Project	Account Description	2026 Original Budget	2026 Revised Budget	2026 Actuals	Available
CITY PLAN							
3C262634	58101	10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262635	58693	10YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262636	58101	20YR	REMODELING/RENOVATIONS	$270,000.00	$270,000.00	$ -	$ 270,000.00
3C262637	58101	20YR	REMODELING/RENOVATIONS	$175,000.00	$175,000.00	$ -	$ 175,000.00
3C262638	58653	5YR	PLANNING SERVICES	$25,000.00	$25,000.00	$ -	$ 25,000.00
PARKING							
3C262639	58110	10YR	PARKING METER REPLACEMENT	$400,000.00	$400,000.00	$ -	$ 398,310.46
3C262640	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$450,000.00	$ -	$ 430,892.14
3C262641	58106	10YR	STREET LIGHT ACCIDENT REPAIRS	$200,000.00	$200,000.00	$ -	$ 43,968.89
3C262642	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262643	58101	10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262644	58693	5YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262645	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$1,100,000.00	$1,100,000.00	$ -	$ 1,100,000.00
BUILDING AND INSPECTIONS							
3C262646	58697	10YR	DEMOLITION	$300,000.00	$300,000.00	$ 100,507.54	$ 199,492.46
ECONOMIC DEVELOPMENT							
3C262647	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262648	58660	20YR	SITE IMPROVEMENT	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262649	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$100,000.00	$100,000.00	$ -	$ 99,232.00
3C262650	58122	5YR	FEASABILITY STUDY	$225,000.00	$225,000.00	$ -	$ 223,440.88
3C262651	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$50,000.00	$ -	$ 50,000.00
3C262652	58101	10YR	REMODELING/RENOVATIONS	$2,000,000.00	$2,000,000.00	$ -	$ 2,000,000.00
3C262653	58101	10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$ 17,856.00	$ 435,881.68
3C262654	58101	20YR	REMODELING/RENOVATIONS	$1,000,000.00	$1,000,000.00	$ -	$ 1,000,000.00
3C262655	58658	20YR	ACQUISITION OF SITE	$205,000.00	$205,000.00	$ -	$ 205,000.00
3C262656	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$ -	$ 400,000.00
Livable Cities							
3C262658	58101	10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
EDUCATION							
3C262659	58101	20YR	REMODELING/RENOVATIONS	$7,600,000.00	$11,600,000.00	$ 1,696,290.14	$ 7,889,079.81
3C262660	58101	10YR	REMODELING/RENOVATIONS	$1,400,000.00	$1,400,000.00	$ -	$ 1,400,000.00
3C262661	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$4,300,000.00	$4,300,000.00	$ 323,477.22	$ 3,704,144.29
3C262662	58709	5YR	CUSTODIAL AND SCHOOL EQUIPMENT	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262663	58662	5YR	CAFETERIA	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262664	58101	10YR	REMODELING/RENOVATIONS	$1,300,000.00	$1,300,000.00	$ 69,300.00	$ 1,230,700.00
				$60,000,000.00	$60,000,000.00	$13,384,509.56	

Special Fund Expenditure and Revenue Projection Explanation

Please note that the Special Fund expenditure and revenue projections contained in this report are estimates based upon preliminary information received by City Departments from potential Granting Agencies. Budgets reported for Fiscal Year 2025-2026 may reflect anticipated new awards that have not yet been approved by the funding agency or Board of Alders. Funding will become available for use only after awards have been approved for acceptance by the Board of Alders and after grant agreements have been executed. Once all approvals are in place, the budgets will be entered on the City's financial accounting system, MUNIS.

Deficit Explanation

The Agencies listed below have significant budget variances that we feel warrant an explanation.

- No deficits are currently projected.

Surplus Explanation

- If a large surplus exists in a special fund, it is usually the result of a multi-year award that is partially complete. Multi year awards are based on the completion of a project or for the operation of a particular program that extends beyond the City's fiscal year. Any remaining balances for multi-year awards will be made available in the following fiscal year or until the grant period has ended.

SPECIAL FUND EXPENDITURE PROJECTION REPORT
FISCAL YEAR 2025-26
FEBRUARY

Agency	Fund	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 2/28/2026	{4} Expended Encumbered Year to Date 2/28/2026	{5} FY 2025-26 Projected Expenses 6/30/2026	{6} FY 2025-26 Surplus (Deficit) {3} - {5}
131	**MAYORS OFFICE**						
	2063 FEDERAL GRANTS	0	12,698	12,698	12,698	12,698	0
	2096 MISCELLANEOUS GRANTS	0	22,087	22,087	0	22,087	0
	2192 LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	41,788	213,906	0
	2311 OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	1,887,784	1,887,784	1,887,784	1,887,784	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,625,564	1,625,564	1,625,383	1,625,564	0
	MAYOR'S OFFICE TOTAL	470,468	3,548,133	4,018,601	3,567,653	4,018,601	0
132	**CHIEF ADMINISTRATOR'S OFFICE**						
	2029 EMERGENCY MANAGEMENT	40,000	15,475	55,475	55,475	55,475	0
	2062 MISC PRIVATE GRANTS	0	335,457	335,457	45,346	335,457	0
	2096 MISCELLANEOUS GRANTS	879,860	505,869	1,385,729	220,280	1,385,729	0
	2133 STATE GRANTS	0	3,192	3,192	0	3,192	0
	2150 HOMELAND SECURITY GRANTS	0	60,375	60,375	0	60,375	0
	2174 ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
	2180 PSEG	0	121,437	121,437	117,574	121,437	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	936,048	936,048	753,377	936,048	0
	CHIEF ADMINISTRATIVE OFFICE TOTAL	919,860	1,980,385	2,900,245	1,192,053	2,900,245	0
144	**OFFICE OF POLICY MANAGEMENT AND GRANTS**						
	2096 MISCELLANEOUS GRANTS	585,593	1,065,943	1,651,537	0	1,651,537	0
	2108 POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
	2143 CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	1,393,626	2,064,793	0
	2307 RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
	2308 CIVILIAN REVIEW BOARD	150,000	301,152	451,152	0	451,152	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	6,000,000	3,197,092	9,197,092	1,879,563	9,197,092	0
	2402 COVID19	194,423	0	194,423	194,423	194,423	0
	2925 COMMUNITY DEVEL BLOCK GRANT	427,336	333,423	760,759	228,979	760,759	0
	2930 CARES ACT CDBG-CV	0	54,327	54,327	0	54,327	0
	DEPARTMENT OF FINANCE TOTAL	8,502,478	6,871,604	15,374,083	3,696,592	15,374,083	0
152	**LIBRARY**						
	2063 FEDERAL GRANTS	0	208,169	208,169	208,169	208,169	0
	2096 MISCELLANEOUS GRANTS	189,020	15,556	204,576	11,503	204,576	0
	2133 STATE GRANTS	0	10,951	10,951	0	10,951	0
	LIBRARY TOTAL	189,020	234,676	423,696	219,672	423,696	0
162	**REGISTRAR OF VOTERS**						
	2133 STATE GRANTS	0	10,500	10,500	0	10,500	0
	2152 DEMOCRACY FUND	250,000	65,914	315,914	135,025	315,914	0
	REGISTRAR OF VOTERS TOTAL	250,000	76,414	326,414	135,025	326,414	0
163	**PARKS DEPARTMENT**						
	2044 LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	168,772	794,149	0
	2096 MISCELLANEOUS GRANTS	0	359,510	359,510	22,000	359,510	0
	2100 PARKS SPECIAL RECREATION ACCT	201,612	22,516	224,128	0	224,128	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	173,622	173,622	173,622	173,622	0
	PARKS TOTAL	291,065	1,260,344	1,551,409	364,395	1,551,409	0
200	**PUBLIC SAFETY COMMUNICATIONS**						
	2220 REGIONAL COMMUNICATIONS	704,442	176,808	881,250	772,707	881,250	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	28,175	28,175	28,175	28,175	0
	PUBLIC SAFETY COMMUNICATIONS TOTAL	704,442	204,983	909,425	800,881	909,425	0

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201	**POLICE SERVICES**						
	2062 MISC PRIVATE GRANTS	0	10,732	10,732	5,623	10,732	0
	2063 FEDERAL GRANTS	0	1,133,834	1,133,834	167,923	1,133,834	0
	2085 THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
	2096 MISCELLANEOUS GRANTS	0	10,077	10,077	0	10,077	0
	2133 STATE GRANTS	0	26,786	26,786	8,302	26,786	0
	2134 POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
	2150 HOMELAND SECURITY GRANTS	0	7,346	7,346	0	7,346	0
	2213 ANIMAL SHELTER	0	89,870	89,870	0	89,870	0
	2214 POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	200,003	360,061	0
	2216 POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
	2217 POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
	2218 POLICE FORFEITED PROP FUND	0	234,720	234,720	93,420	234,720	0
	2223 MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
	2224 MISC POLICE DEPT GRANTS	0	27,831	27,831	135	27,831	0
	2225 MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	137	142,145	0
	2227 JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	111,101	547,080	0
	2280 LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
	2281 STATE FORFEITURE FUND	0	848	848	524	848	0
	2309 POLICE DEPT RENTAL INCOME	0	27,679	27,679	0	27,679	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	2,000,000	1,329,544	3,329,544	3,318,659	3,329,544	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	510.25	510	0	510	0
	POLICE SERVICES TOTAL	2,326,891	3,823,506	6,150,397	3,937,617	6,150,397	0
202	**FIRE SERVICES**						
	2063 FEDERAL GRANTS	0	9,026	9,026	0	9,026	0
	2096 MISCELLANEOUS GRANTS	0	11,668	11,668	0	11,668	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	400,000	0	400,000	400,000	400,000	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	4,540,039	4,540,039	4,540,039	4,540,039	0
	FIRE SERVICES TOTAL	400,000	4,560,733	4,960,733	4,940,039	4,960,733	0
301	**HEALTH DEPARTMENT**						
	2038 STATE HEALTH SUBSIDY	260,706	22,885	283,591	180,740	283,591	0
	2040 COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	28,438	213,973	0
	2048 HEALTH DEPT GRANTS	0	65,689	65,689	61,113	65,689	0
	2063 FEDERAL GRANTS	1,779,479	1,999,117	3,778,596	2,814,270	3,778,596	0
	2070 HUD LEAD BASED PAINT	0	8,257,784	8,257,784	3,347,033	8,257,784	0
	2084 RYAN WHITE - TITLE I	0	4,785,213	4,785,213	4,675,656	4,785,213	0
	2096 MISCELLANEOUS GRANTS	0	1,750,003	1,750,003	756,338	1,750,003	0
	2133 STATE GRANTS	0	1,276,264	1,276,264	401,960	1,276,264	0
	2136 HUD LEAD PAINT REVOLVING FUND	0	104,318	104,318	104,318	104,318	0
	2138 BIO TERRORISM GRANTS	0	87,602	87,602	24,812	87,602	0
	2160 MUNICIPAL ID PRGORAM	0	85,379	85,379	19,528	85,379	0
	2193 HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	2,761	2,761	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	239,004	239,004	186,998	239,004	0
	PUBLIC HEALTH TOTAL	2,237,333	18,692,845	20,930,178	12,603,965	20,930,178	0
303	**ELDERLY SERVICES**						
	2096 MISCELLANEOUS GRANTS	0	15,359	15,359	0	15,359	0
	2133 STATE GRANTS	0	298,111	298,111	83,266	298,111	0
	ELDERLY SERVICES TOTAL	0	313,470	313,470	83,266	313,470	0
308	**COMMUNITY SERVICES ADMINISTRATION**						
	2020 FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	405	45,789	0
	2063 FEDERAL GRANTS	0	216,254	216,254	54,585	216,254	0
	2096 MISCELLANEOUS GRANTS	0	42,996	42,996	30,000	42,996	0
	2133 STATE GRANTS	0	50,129	50,129	11,090	50,129	0
	2160 MUNICIPAL ID PRGORAM	0	97,563	97,563	0	97,563	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	602,361	602,361	236,168	602,361	0
	2925 COMMUNITY DEVEL BLOCK GRANT	649,277	54,813	704,090	416,909	704,090	0
	COMMUNITY SERVICES ADMIN TOTAL	649,277	1,109,904	1,759,181	749,157	1,759,181	0

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309	**YOUTH & RECREATION**						
	2035 YOUTH SERVICES BUREAU	143,282	14,575	157,857	107,363	157,857	0
	2100 PARKS SPECIAL RECREATION ACCT	970,019	1,389,930	2,359,949	235,671	2,359,949	0
	2133 STATE GRANTS	0	1,189,530	1,189,530	1,130,485	1,189,530	0
	2153 MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	55,314	593,571	0
	2159 STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	250,000	250,000	0
	2304 YOUTH AT WORK	676,205	1,758,916	2,435,121	1,057,747	2,435,121	0
	2310 DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	635,239	1,244,676	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	424,102	424,102	405,443	424,102	0
	YOUTH & RECREATION	3,007,715	5,647,091	8,654,807	3,877,262	8,654,807	0
310	**COMMUNITY RESILIENCE**						
	2063 FEDERAL GRANTS	0	1,740,577	1,740,577	1,708,988	1,740,577	0
	2065 EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	244,512	501,309	0
	2066 INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
	2073 HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	1,344,944	1,434,544	0
	2095 SAGA SUPPORT SERVICES FUND	0	47,029	47,029	47,029	47,029	0
	2096 MISCELLANEOUS GRANTS	0	318	318	318	318	0
	2173 PRISON REENTRY PROGRAM	0	241	241	0	241	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,071,991	3,071,991	2,260,006	3,071,991	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,260,845	1,260,845	1,260,845	1,260,845	0
	2318 COMPASS	625,000	113,130	738,130	738,130	738,130	0
	2930 CARES ACT CDBG-CV	0	45,079	45,079	0	45,079	0
	2933 HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
	2935 CT DOH CDBG-CV 14.218	0	375,000	375,000	375,000	375,000	0
	COMMUNITY RESILIENCE TOTAL	2,200,454	11,819,548	14,020,002	7,979,772	14,020,002	0
502	**ENGINEERING**						
	2063 FEDERAL GRANTS	0	10,765,127	10,765,127	2,204,394	10,765,127	0
	2096 MISCELLANEOUS GRANTS	0	18,372	18,372	3,106	18,372	0
	2133 STATE GRANTS	0	6,047,372	6,047,372	5,601,201	6,047,372	0
	2191 UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,325,377	3,325,377	3,158,172	3,325,377	0
	2935 CT DOH CDBG-CV 14.218	0	488,722	488,722	41,216	488,722	0
	ENGINEERING TOTAL	0	20,788,708	20,788,708	11,008,089	20,788,708	0
702	**CITY PLAN**						
	2063 FEDERAL GRANTS	2,000,000	0	2,000,000	0	0	0
	2096 MISCELLANEOUS GRANTS	0	1,020	1,020	0	1,020	0
	2110 FARMINGTON CANAL LINE	0	1,135,026	1,135,026	451,476	1,135,026	0
	2133 STATE GRANTS	0	359,268	359,268	0	359,268	0
	2140 LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
	2179 RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	555,668	1,245,770	0
	2185 BOATHOUSE AT CANAL DOCK	0	615,107	615,107	159,974	615,107	0
	2189 RT 34 DOWNTOWN CROSSING	0	4,510	4,510	1,147	4,510	0
	2925 COMMUNITY DEVEL BLOCK GRANT	118,524	122,079	240,603	9,486	240,603	0
	CITY PLAN TOTAL	2,118,524	3,529,750	5,648,274	1,177,751	3,648,274	0
704	**TRANSPORTATION\TRAFFIC AND PARKING**						
	2063 FEDERAL GRANTS	0	400,000	400,000	100,875	400,000	0
	2133 STATE GRANTS	0	3,150,112	3,150,112	1,392,561	3,150,112	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	0	0	0	0	0
	TRANSPORTATION\TRAFFIC AND PARKING	0	3,550,112	3,550,112	1,493,436	3,550,112	0
705	**COMM. ON EQUAL OPPORTUNITIES**						
	2317 CEO MONITORING & COMPLIANCE PROG	270,524	6,234	276,758	148,958	276,758	0
	EQUAL OPPORTUNITIES TOTAL	270,524	6,234	276,758	148,958	276,758	0

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721	**BUILDING INSPECTION AND ENFORCEMENT**						
	2303 SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	124,014	357,707	0
	PERSONS WITH DISABILITIES TOTAL	0	357,707	357,707	124,014	357,707	0
724	**ECONOMIC DEVELOPMENT**						
	2060 INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	292,525	1,309,798	0
	2063 FEDERAL GRANTS	0	1,499,423	1,499,423	321,710	1,499,423	0
	2064 RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	13,558	82,299	0
	2069 HOME - HUD	1,264,194	4,214,041	5,478,235	1,560,393	5,478,235	0
	2092 URBAN ACT	0	304,333	304,333	293,095	304,333	0
	2096 MISCELLANEOUS GRANTS	0	20,986	20,986	4,250	20,986	0
	2133 STATE GRANTS	0	7,618,052	7,618,052	7,294,504	7,618,052	0
	2151 HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	1,389,970	1,773,854	0
	2155 ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	366,879	690,028	0
	2165 YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	92,324	146,738	0
	2170 LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
	2177 SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	36,033	69,223	0
	2181 US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
	2182 HUD CHALLENGE GRANT	0	325	325	0	325	0
	2189 RT 34 DOWNTOWN CROSSING	0	872,094	872,094	298,402	872,094	0
	2194 SMALL BUSINESS INITIATIVE	0	1,049	1,049	750	1,049	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	1,484,563	0	1,484,563	681,926	1,484,563	0
	2199 NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	1,167,244	1,445,244	0
	2305 NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	6,266,146	6,266,146	5,561,642	6,266,146	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	2,204,443	2,204,443	808,753	2,204,443	0
	2316 CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	333,501	569,290	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,458,101	1,534,968	2,993,069	382,124	2,993,069	0
	2927 CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
	2930 CARES ACT CDBG-CV	0	108,900	108,900	0	108,900	0
	ECONOMIC DEVELOPMENT TOTAL	4,568,792	31,348,388	35,917,180	20,899,581	35,917,180	0
747	**LIVABLE CITY INITIATIVE**						
	2024 HOUSING AUTHORITY	485,902	88,394	574,296	204,015	574,296	0
	2094 PROPERTY MANAGEMENT	90,000	386,448	476,448	476,448	476,448	0
	2148 RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	209,424	878,661	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	2,874,275	0	2,874,275	1,427,720	2,874,275	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,276,092	1,384,297	2,660,389	11,411	2,660,389	0
	LIVABLE CITY INITIATIVE TOTAL	5,604,930	1,859,140	7,464,070	2,329,018	7,464,070	0
	CITY DEPARTMENTS SUBTOTAL	34,711,774	121,583,677	156,295,451	81,328,197	154,295,451	0

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900	**EDUCATION**						
	2090 CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	5,120,273	0	5,120,273	3,502,988	5,120,273	0
	2500 ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
	2502 YOUTH SERVICE PREVENTION	75,000	0	75,000	10,271	75,000	0
	2503 ED ADULT BASIC CASH	3,105,605	0	3,105,605	2,131,658	3,105,605	0
	2504 PRESCHOOL HANDICAPPED	7,886,847	0	7,886,847	5,494,559	7,886,847	0
	2505 VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	336,762	1,478,586	0
	2508 MODEL LEARN. DISABILITES	185,252	0	185,252	185,252	185,252	0
	2511 INTEGRATED ARTS CURRICULUM	2,300,783	0	2,300,783	943,383	2,300,783	0
	2512 LEE H.S. PARENTING	1,375,736	0	1,375,736	1,246,150	1,375,736	0
	2517 MAGNET SCHOOLS ASSISTANCE	5,061,551	0	5,061,551	2,122,426	5,061,551	0
	2518 STATE BILINGUAL ED	1,218,963	0	1,218,963	689,077	1,218,963	0
	2521 EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	12,301,365	15,050,000	0
	2523 EXTENDED DAY KINDERGARTEN	798,472	0	798,472	546,028	798,472	0
	2528 PRIVATE FOUNDATION GRTS	449,017	0	449,017	268,181	449,017	0
	2531 EDUCATION CHAPTER I	16,556,320	0	16,556,320	7,602,420	16,556,320	0
	2532 EDUCATION HEAD START	5,837,376	0	5,837,376	3,144,195	5,837,376	0
	2534 MEDICAID REIMBURSEMENT	194,456	0	194,456	110,063	194,456	0
	2547 EDUCATION JOBS FUND	28,890,455	0	28,890,455	14,399,941	28,890,455	0
	2552 ESSR II	0	1,942	1,942	1,942	1,942	0
	2556 ARP AFTERSCHOOL GRANT	0	284,006	284,006	126,014	284,006	0
	2560 MANUFACTURING PATHWAYS	247,601	0	247,601	221,664	247,601	0
	2568 ED HEAD START - USDA	700,759	0	700,759	400,685	700,759	0
	2579 84-85 PRIORITY SCHOOLS	5,193,559	0	5,193,559	2,826,683	5,193,559	0
	EDUCATION SUB-TOTAL	102,586,483	285,948	102,872,431	58,611,706	102,872,431	0
	GRAND TOTALS	137,298,257	121,869,625	259,167,882	139,939,903	257,167,882	0

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2020	FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	0	45,789	0
2023	MILL RIVER MDP	0	0	0	6	0	0
2024	HOUSING AUTHORITY	485,902	88,394	574,296	163,433	574,296	0
2028	STD CONTROL	0	0	0	0	0	0
2029	EMERGENCY MANAGEMENT	40,000	15,475	55,475	86,349	55,475	0
2034	CONTROLLER'S REVOLVING FUND	0	0	0	0	0	0
2035	YOUTH SERVICES BUREAU	143,282	14,575	157,857	0	157,857	0
2038	STATE HEALTH SUBSIDY	260,706	22,885	283,591	0	283,591	0
2040	COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	107,661	213,973	0
2044	LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	93,115	794,149	0
2048	HEALTH DEPT GRANTS	0	65,689	65,689	37,500	65,689	0
2060	INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	10,554	1,309,798	0
2062	MISC PRIVATE GRANTS	0	346,190	346,190	0	346,190	0
2063	FEDERAL GRANTS	3,779,479	17,984,225	21,763,704	2,878,735	19,763,704	2,000,000
2064	RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	8,800	82,299	0
2065	EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	0	501,309	0
2066	INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
2069	HOME - HUD	1,264,194	4,214,041	5,478,235	287,284	5,478,235	0
2070	HUD LEAD BASED PAINT	0	8,257,784	8,257,784	0	8,257,784	0
2073	HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	0	1,434,544	0
2084	RYAN WHITE - TITLE I	0	4,785,213	4,785,213	3,394,274	4,785,213	0
2085	THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
2090	CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
2092	URBAN ACT	0	304,333	304,333	680	304,333	0
2094	PROPERTY MANAGEMENT	90,000	386,448	476,448	34,479	476,448	0
2095	SAGA SUPPORT SERVICES FUND	0	47,029	47,029	1,248	47,029	0
2096	MISCELLANEOUS GRANTS	1,654,473	3,839,764	5,494,238	502,522	5,494,238	0
2100	PARKS SPECIAL RECREATION ACCT	1,171,631	1,412,446	2,584,077	79,007	2,584,077	0
2108	POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
2110	FARMINGTON CANAL LINE	0	1,135,026	1,135,026	394,445	1,135,026	0
2133	STATE GRANTS	0	20,040,266	20,040,266	7,768,853	20,040,266	0
2134	POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
2136	HUD LEAD PAINT REVOLVING FUND	0	104,318	104,318	0	104,318	0
2138	BIO TERRORISM GRANTS	0	87,602	87,602	16,043	87,602	0
2139	MID-BLOCK PARKING GARAGE	0	0	0	0	0	0
2140	LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
2143	CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	0	2,064,793	0
2144	ENFORCE UNDERAGE DRINKING LAWS	0	0	0	0	0	0
2148	RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	379,092	878,661	0
2150	HOMELAND SECURITY GRANTS	0	67,720	67,720	4,423	67,720	0
2151	HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	72,248	1,773,854	0
2152	DEMOCRACY FUND	250,000	65,914	315,914	12,568	315,914	0
2153	MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	0	593,571	0
2155	ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	0	690,028	0
2159	STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	0	250,000	0
2160	MUNICIPAL ID PRGORAM	0	182,942	182,942	3,562	182,942	0
2165	YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	0	146,738	0
2170	LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
2173	PRISON REENTRY PROGRAM	0	241	241	34	241	0
2174	ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
2177	SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	10,000	69,223	0
2179	RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	0	1,245,770	0
2180	PSEG	0	121,437	121,437	2,500	121,437	0

SPECIAL FUND REVEUNE PROJECTION REPORT
FISCAL YEAR 2025-26
FEBRUARY

Fund	Fund Description	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 2/28/2026	{4} FY 2025-26 Reveune 2/28/2026	{5} FY 2025-26 Projected Revenue 6/30/2026	{6} Variance Projected v. Budget {3} - {5}
2181	US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
2182	HUD CHALLENGE GRANT	0	325	325	0	325	0
2184	SEPTEMBER 2011 STORM FUND	0	0	0	0	0	0
2185	BOATHOUSE AT CANAL DOCK	0	615,107	615,107	0	615,107	0
2188	STORM SANDY FUND	0	0	0	0	0	0
2189	RT 34 DOWNTOWN CROSSING	0	876,604	876,604	0	876,604	0
2191	UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
2192	LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	0	213,906	0
2193	HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	20,732	2,761	0
2194	SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
2197	NEIGHBORHOOD COMMUNITY DEVEL	4,358,838	0	4,358,838	0	4,358,838	0
2199	NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	0	1,445,244	0
2213	ANIMAL SHELTER	0	89,870	89,870	830	89,870	0
2214	POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	261,950	360,061	0
2216	POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
2217	POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
2218	POLICE FORFEITED PROP FUND	0	234,720	234,720	75,371	234,720	0
2220	REGIONAL COMMUNICATIONS	704,442	176,808	881,250	770,504	881,250	0
2223	MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
2224	MISC POLICE DEPT GRANTS	0	27,831	27,831	57,007	27,831	0
2225	MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	64,062	142,145	0
2227	JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	65,693	547,080	0
2280	LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
2281	STATE FORFEITURE FUND	0	848	848	0	848	0
2301	SECOND CHANCE GRANT	0	0	0	0	0	0
2303	SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	111,229	357,707	0
2304	YOUTH AT WORK	676,205	1,758,916	2,435,121	533,858	2,435,121	0
2305	NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
2307	RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
2308	CIVILIAN REVIEW BOARD	150,000	301,152	451,152	17,640	451,152	0
2309	POLICE DEPT RENTAL INCOME	0	27,679	27,679	4,320	27,679	0
2310	DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	222,300	1,244,676	0
2311	OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
2314	AMERICAN RESCUE PLAN ACT-CITY	13,520,273	21,481,246	35,001,519	999,550	35,001,519	0
2315	AMERICAN RESCUE PLAN-COUNTIES	0	9,631,402	9,631,402	0	9,631,402	0
2316	CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	133,388	569,290	0
2317	CEO MONITORING PROGRAM	270,524	6,234	276,758	0	276,758	0
2318	COMPASS	625,000	113,130	738,130	667,441	738,130	0
2401	PARKS & RECREATION	0	0	0	0	0	0
2402	COVID19	194,423	0	194,423	(125)	194,423	0
2500	ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
2502	YOUTH SERVICE PREVENTION	75,000	0	75,000	0	75,000	0
2503	ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,937,292	3,105,605	0
2504	PRESCHOOL HANDICAPPED	7,886,847	0	7,886,847	47,218	7,886,847	0
2505	VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	0	1,478,586	0
2508	MODEL LEARN. DISABILITES	185,252	0	185,252	0	185,252	0
2511	INTEGRATED ARTS CURRICULUM	2,300,783	0	2,300,783	409,198	2,300,783	0
2512	LEE H.S. PARENTING	1,375,736	0	1,375,736	1,417,378	1,375,736	0
2517	MAGNET SCHOOLS ASSISTANCE	5,061,551	0	5,061,551	341,547	5,061,551	0
2518	STATE BILINGUAL ED	1,218,963	0	1,218,963	262,775	1,218,963	0
2521	EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	8,705,842	15,050,000	0
2523	EXTENDED DAY KINDERGARTEN	798,472	0	798,472	579,067	798,472	0
2528	PRIVATE FOUNDATION GRTS	449,017	0	449,017	410,397	449,017	0
2531	EDUCATION CHAPTER I	16,556,320	0	16,556,320	2,099,616	16,556,320	0

SPECIAL FUND REVEUNE PROJECTION REPORT
FISCAL YEAR 2025-26
FEBRUARY

Fund	Fund Description	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 2/28/2026	{4} FY 2025-26 Reveune 2/28/2026	{5} FY 2025-26 Projected Revenue 6/30/2026	{6} Variance Projected v. Budget {3} - {5}
2532	EDUCATION HEAD START	5,837,376	0	5,837,376	2,942,491	5,837,376	0
2534	MEDICAID REIMBURSEMENT	194,456	0	194,456	59,665	194,456	0
2538	MISC. EDUCATION GRANTS	0	0	0	0	0	0
2547	EDUCATION JOBS FUND	28,890,455	0	28,890,455	10,957,168	28,890,455	0
2552	ESSR II	0	1,942	1,942	0	1,942	0
2553	ARP ESSER	0	0	0	0	0	0
2554	ESSER SPECIAL ED	0	0	0	0	0	0
2555	ARP ESSER HOMELESS SERVICES	0	0	0	0	0	0
2556	ARP AFTERSCHOOL GRANT	0	284,006	284,006	19,347	284,006	0
2557	ARPA ESSER SUPPORT	0	0	0	0	0	0
2560	MANUFACTURING PATHWAYS	247,601	0	247,601	55,697	247,601	0
2568	ED HEAD START - USDA	700,759	0	700,759	350,380	700,759	0
2579	84-85 PRIORITY SCHOOLS	5,193,559	0	5,193,559	2,127,694	5,193,559	0
2925	COMMUNITY DEVEL BLOCK GRANT	3,929,330	3,429,580	7,358,910	83,378	7,358,910	0
2927	CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
2930	CARES ACT CDBG-CV	0	208,305	208,305	0	208,305	0
2931	CARES ACT ESG-CV	0	0	0	0	0	0
2932	CARES ACT HOPWA-CV	0	0	0	0	0	0
2933	HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
2935	CT DOH CDBG-CV 14.218	0	863,722	863,722	750,000	863,722	0
	TOTAL	**137,298,257**	**121,869,625**	**259,167,882**	**53,943,106**	**257,167,882**	**2,000,000**

BUDGET SUMMARY

Budget Category	Original Allocation	Revised Allocation	Cost	PO's	Balance
Youth Engagement	1,500,000	3,990,075	3,990,075	0	0
Clean and Safe	1,500,000	1,385,603	1,336,572	0	49,031
Arts and Culture	1,000,000	894,999	824,999	25,000	45,000
Safe Summer	2,000,000	2,031,484	1,832,922	101,438	97,123
Administration and IT Public Safety Infrastructure	20,300,000	13,117,089	10,204,469	1,499,699	1,412,922
Community Resilience	8,000,000	7,050,000	4,830,165	1,345,458	874,377
Public Safety OT	4,000,000	11,300,000	11,300,000	0	0
Youth Engagement & Early Childhood	10,000,000	8,246,519	7,055,561	876,902	314,055
I'm Home Initiative	18,000,000	16,799,382	13,096,104	905,000	2,798,278
Economic and Wealth Creation	4,800,000	4,550,000	4,169,962	41,316	338,722
Arts and Culture (3rd)	1,200,000	1,344,121	1,118,345	0	225,776
Vo-Tech Initiative	8,000,000	5,559,000	5,007,398	416,752	134,850
Climate Emergency	5,900,000	4,021,730	2,785,705	1,085,654	150,371
Public Health & Infrastructure	6,000,000	5,727,187	5,207,729	332,392	187,065
New Haven Land Bank	5,000,000	190	190	0	0
FY 2022-23 Revenue Replacement	5,000,000	5,500,000	3,529,237	1,651,769	318,994
Public Safety Vehicle	4,100,000	5,792,555	1,499,487	4,293,068	0
Hydrant Replacement and Repairs	400,000	400,132	240,146	159,986	0
Parks and Public Works Equipment	1,300,000	1,300,000	1,300,000	0	0
Literacy and Math Tutoring	3,000,000	4,500,000	3,905,904	594,096	0
Capital Investment FY 2023-2024	0	5,449,934	5,320,439	117,815	11,680
Non-Congregate Shelter for the Homeless	2,000,000	6,848,128	5,878,950	219,179	750,000
FY 2024-2025 Reallocation	0	0	0	0	0
Grand Total	**113,000,000**	**115,808,127**	**94,434,358**	**13,665,525**	**7,708,244**

Investment	Program	Description	YTD-Personnel	YTD Non-Personnel	Total Expenditure	Committed Purchase Orders
Clean and Safe	Parks and Playground Improvements	The program will target in-school youth, ages 14-21, who are New Haven residents and/or attend a New Haven Public School. The program is aimed at providing young people with workplace	$0.00	$709,685.15	$709,685.15	$0.00
Administration and IT Public Safety Infrastructure	Administrative Expenses	Administrative, personnel, benefits and 5% of programs to support program management and service delivery, planning and civic engagement all as related to	$478,827.52	$1,006,418.73	$1,485,246.25	$166,710.26
Youth Engagement	Expanded Outdoor Adventures through Ranger Program	Expand Youth Dept offerings with staff and programming in existing outdoor programs (eg-kayak/canoe, hike, bike, ropes, paddle, archery).	$0.00	$68,316.92	$68,316.92	$0.00
Youth Engagement	Extended Summer Camps (1)	Extend summer camps at non-NHPS locations for an additional three (3) weeks to August, 2021.	$20,958.31	$0.00	$20,958.31	$0.00
Youth Engagement	Extended Summer Camps (NP)	Extend summer camps at non-NHPS locations for an additional three (3) weeks to August, 2021.	$0.00	$12,145.35	$12,145.35	$0.00
Youth Engagement	Counselor in Training Program for Youth @ Work	Create new program for 8th grade students as pipeline for future Youth and Recreation counselors. Goal to support up to 200 students with training and	$0.00	$0.00	$0.00	$0.00
Youth Engagement	"Grassroots Grants" Program	Make available up to 25 grants to support non-profit youth service providers specifically for program expansion in 2021.	$0.00	$541,500.00	$541,500.00	$0.00
Youth Engagement	Youth Driver Safety Program	Partner with driver's education instructor for wraparound program to cover driver's license preparatory course and general bike/ped/traffic	$0.00	$30,187.35	$30,187.35	$0.00

Youth Engagement	YARD Neighborhood Pop Ups	Sponsor neighborhood mid-week pop up events for total of 8 weeks citywide including family and youth programming.	$10,034.74	$92,119.54	$102,154.28	$0.00
Youth Engagement	Youth Summer Concert	Sponsor one summer concert specifically geared to youth audience.	$25,375.84	$367,311.44	$392,687.28	$0.00
Clean and Safe	Neighborhood / Commercial District Enhancements	Support neighborhood and commercial area revitalization with paint program, maintenance clean ups, trash can and infrastructure	$6,577.92	$506,073.47	$512,651.39	$0.00
Clean and Safe	Extended Youth Ambassador Program	Expand Youth Ambassador program with 12 crews over six week period for clean up activities in coordination with LCI, DPW/Parks, PD and program supervisor.	$101,676.67	$3,240.61	$104,917.28	$0.00
Clean and Safe	Citywide Beautification Activities	Citywide planting and clean up effort over 12 weeks (into Fall, 2021). Goal of six cleanups per week, led by 2-person crew.	$8,241.70	$1,076.90	$9,318.60	$0.00
Arts and Culture	Support for Keynote Events	Provide financial gap support for high profile civic events incl New Haven Grand Prix, July 4, Int'l Festival and Open Studio.	$0.00	$180,000.00	$180,000.00	$0.00
Arts and Culture	Expanded Communal Celebrations in Intimate Settings	Make grants available to program/event sponsors including movies and concerts in the park, cultural equity programming, neighborhood pop ups and publicly-accessible ticketing events	$0.00	$459,999.00	$459,999.00	$0.00
Arts and Culture	Expanded Youth Arts Program	Support arts-focused program at summer camps and after-school programs as well as youth apprenticeship.	$0.00	$90,000.00	$90,000.00	$0.00
Arts and Culture	Marketing and Promotional Activities	Support marketing and promotional activities associated with summer recovery for community and economic sectors with cultural focus.	$0.00	$94,999.60	$94,999.60	$25,000.00

Safe Summer	Violence Prevention Initiatives	Enhance existing violence prevention programs with stipends for additional counselors, engagement activities and related programs.	$0.00	$631,272.34	$631,272.34	$56,604.58
Safe Summer	Youth Connect	Bridging youth to services to navigate mental health and high-risk behaviors including homelessness to affect a more positive outcome for youth.	$194,825.53	$2,658.48	$197,484.01	$0.00
Safe Summer	Health and Wellbeing	Support for mental health, community response teams and trauma-informed services specifically geared to evidence-based approaches to recovery out of the pandemic.	$0.00	$299,999.82	$299,999.82	$0.00
Safe Summer	Support for High-Risk Populations	Provide program support for community providers engaged with high-risk populations including re-entry, substance abuse and persons experiencing homelessness.	$0.00	$704,166.18	$704,166.18	$44,833.82
Youth Engagement	Youth Summer and Year Round Employment (created 07/14/2022)	The program will target in-school youth, ages 14-21, who are New Haven residents and/or attend a New Haven Public School. The program is aimed at providing young people with gradually	$2,934,024.54	-$121,899.35	$2,812,125.19	$0.00
Youth Engagement	Youth Services ID Assistance Program	The Youth Id program is a partnership with the State of Connecticut Department of Motor Vehicles to provide youth who participate in programs of the Youth and Recreation department with	$0.00	$10,000.00	$10,000.00	$0.00
Community Resilience	Community Resilience-Administrative Expenses	Funding for administrative personnel within the Community Resilience Program will support effective program management, service delivery, planning, and civic	$700,864.11	$102,465.48	$705,979.78	$26,924.55
Community Resilience	Community Resilience-Homeless	Housing Support Funds will be used to expand access to permanent supportive housing opportunities by either purchasing property or securing services such as pre-development, new	$0.00	$1,464,397.60	$1,464,397.60	$590,652.06
Community Resilience	Violence Prevention	**Violence Prevention Coordinator**: The Violence Prevention Coordinator will implement a strategic blueprint to coordinate city-wide Violence Prevention Initiatives and lead the city's Office of Violence	$172,469.82	$854,309.53	$1,026,779.35	$336,019.80

Community Resilience	Mental Health	**Community Mental Health Initiatives Coordinator**: The Coordinator will lead the Office of Community Mental Health Initiatives and develop a strategic plan to coordinate city-wide initiatives. The coordinator will be	$440,971.52	$932,480.48	$1,373,452.00	$139,574.87
Community Resilience	Re-entry Services	Prison Reentry: Funds will be used as gap funding to support the operations of the Reentry Welcome Center, a one-stop shop for reentry services that also	$0.00	$259,555.94	$259,555.94	$252,286.77
Administration and IT Public Safety Infrastructure	Firewall Upgrades	200 Orange / 1 Union Ave – This would ensure the future of cyber security for the City of New Haven. It would allow us to increase our VPN throughput,	$0.00	$398,157.28	$398,157.28	$0.00
Administration and IT Public Safety Infrastructure	Datacenter at PD	The PD Datacenter is plagued by overheating and insufficient power issues. The server racks are overcrowded and inefficiently laid out. It	$0.00	$218,415.65	$218,415.65	$52,767.84
Administration and IT Public Safety Infrastructure	Datacenter - 200 Wintergreen	This would allow us to build out and maintain a tertiary data center. This would allow us to have a better business continuity plan and a more robust DR plan,	$0.00	$312,415.12	$312,415.12	$67,752.36
Administration and IT Public Safety Infrastructure	Axonious (Cyber Security)	Cybersecurity Asset Management This will provide the City a comprehensive asset solution that will cover Inventory, locate coverage	$0.00	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	COMSTAT Room Equipment	Update and replace equipment that is no longer functioning in the CompStat space	$0.00	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	City Facilities - Wi-Fi expansion	This would enhance mobility options for all employees by having the existing Wi-Fi SSID's available at any of the City's operating locations	$0.00	$288,754.95	$288,754.95	$17,993.21
Administration and IT Public Safety Infrastructure	New MCT's and associated equipment for mobile units	New MCTs and associated equipment for all the mobile units at NHPD. The current fleet of MCTs has reached the end of its expected lifespan and needs being	$0.00	$747,304.00	$747,304.00	$0.00

Administration and IT Public Safety Infrastructure	New CAD/RMS systems	The department needs replacing our current Computer Aided Dispatch and Records Management System. Our current system was purchased from a	$0.00	$2,207,207.13	$2,207,207.13	$439,037.02
Administration and IT Public Safety Infrastructure	City Camera Project	The New Haven Police Department (NHPD) is requesting $3,800,000 to cover the cost to purchase, install and support approximately 500 cameras (may include some license plate reader	$0.00	$3,100,090.09	$3,100,090.09	$755,438.19
Administration and IT Public Safety Infrastructure	Bonus for Police Laterals	As of 8/31, the NHPD has 319 filled positions from the 406 budgeted. 49 of those vacancies are in the rank of Police Officer - the backbone of the City's patrol. New Haven loses on average 23 officers a year to retirement	$0.00	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	Quality of Life Supplement Details	Funds will be used for overtime to supplement neighborhood walking and bike patrols, to enhance special details addressing quality of life concerns like ATVs, Illegal Drag Racing and	$0.00	$0.00	$0.00	$0.00
Administration and IT Public Safety Infrastructure	Shot Spotter	Expansion of City ShotSpotter for high crime area's (over four-year period)	$0.00	$1,208,833.65	$1,208,833.65	$0.00
Public Safety OT	Police Overtime FY 22	This program was created in response to pandemic-related increases in gun violence, this initiative supports the New Haven Police Department's	$2,000,000.00	$0.00	$2,000,000.00	$0.00
Public Safety OT	Fire Overtime FY 22	The New Haven Fire Department is proud to be an ISO class 1 Fire Department Their duties include -Fire suppression and	$2,000,000.00	$0.00	$2,000,000.00	$0.00
Youth Engagement & Early Childhood	Expansion Grants	Grants for youth serving organizations to expand services for New Haven youth and their families at no cost to the family(ies) including but not limited to expanding camp programs, learning programs	$0.00	$551,680.67	$551,680.67	$212,519.50
Youth Engagement & Early Childhood	YARD Neighborhood Pop Ups	Provide family entertainment for communities once a week from 6-8 weeks during summer	$0.00	$225,371.00	$225,371.00	$0.00

Youth Engagement & Early Childhood	Youth Summer Concert	Provide a free concert for youth and their families during summertime	$0.00	$882,135.64	$882,135.64	$0.00
Youth Engagement & Early Childhood	Youth Driver Safety Program	Partner with driver's education instructor to provide 8-hour safety course to obtain CT Driver's permit/license free of cost to participant	$0.00	$0.00	$0.00	$0.00
Youth Engagement & Early Childhood	Youth Summit	Youth conference for students grades 7 to 12	$0.00	$122,732.06	$122,732.06	$0.00
Youth Engagement & Early Childhood	Youth Employment	Grants for youth serving organizations to expand services for New Haven youth and their families at no cost to the family(is)	$0.00	$0.00	$0.00	$0.00
Youth Engagement & Early Childhood	Extended Summer Camps & Expanded Outdoor Ranger Program	Expand YARD recreational camps for 1 –2 weeks per summer at minimal cost to families. Expand youth department offerings with staff and programming in	$0.00	$0.00	$0.00	$0.00
Youth Engagement & Early Childhood	Extended Summer Camps & Expanded Outdoor Ranger Program **Personnel**	Persoonel cost Expand YARD recreational camps for 1 –2 weeks per summer at minimal cost to families. Expand youth department offerings with staff and	$6,482.78	$0.00	$6,482.78	$0.00
Youth Engagement & Early Childhood	Early Childhood Challenge Grant (expansion/enhancement)	Funds to be used for early childcare workforce development through education to career pipeline and business support through promoting	$0.00	$1,392,474.08	$1,392,474.08	$7,525.92
Youth Engagement & Early Childhood	Early Childhood Challenge Grant (small grants)	Funds will also support expansion grants for existing providers to extend hours of operations and/or capacity for infant/toddler and small children served	$0.00	$1,455,065.49	$1,455,065.49	$145,681.58
Youth Engagement & Early Childhood	Early Childhood Consultant	Funds will also be used to hire a contractor for program administration.	$0.00	$112,746.97	$112,746.97	$387,253.03

Youth Engagement & Early Childhood	Youth Centers	Create up to eight Youth and Community Hubs in existing City assets to provide flexible space for youth and community programming, both by the	$0.00	$2,295,578.10	$2,295,578.10	$123,921.90
Youth Engagement & Early Childhood	FTE Personnel Cost through 12/31/2026	Personnel Cost related to Early Childhood Coordinator position.	$11,294.42	$0.00	$11,294.42	$0.00
I'm Home Initiative	Down Payment and Closing Cost Assistance Program	Down Payment and Closing Cost Assistance Program Expansion - Expand the current program administered through LCI for income eligible	$0.00	$599,760.59	$599,760.59	$0.00
I'm Home Initiative	Homeownership Development Program	Homeownership Development Program - Support for acquisition and development of single-family and two-family dwellings as well as	$0.00	$1,385,345.27	$1,385,345.27	$0.00
I'm Home Initiative	Rental Development	Public Service Development Program- Supportive Housing Partners to generate new units for 30% AMI under	$0.00	$6,905,000.00	$6,905,000.00	$900,000.00
I'm Home Initiative	Marketing and Communications	Marketing and Program Communications-Intensive outreach program supported by navigators to inform New Have residents of new programs. 3/30/2023-Intensive outreach program for	$0.00	$299,920.55	$299,920.55	$5,000.00
I'm Home Initiative	Below Market Registry	Below Market Registry-Based on the Affordable Housing Task Force to develop searchable inventory of naturally-occurring affordable units	$0.00	$0.00	$0.00	$0.00
I'm Home Initiative	Housing Navigator Program (non-personnel incidentals)	Housing Navigator assist in development of Below Mark Registry, support outreach of City programs; develop a registry of all statewide available assistance programs, liaison for housing needs and	$0.00	$0.00	$0.00	$0.00
I'm Home Initiative	Security Deposit Assistance Program	Security Deposit Assistance Program - Income eligible applicants (based on HUD 300% FPG) will receive up to two months of rent (first and last) together with	$0.00	$2,810,960.91	$2,810,960.91	$0.00

I'm Home Initiative	FTE Personnel Cost through 12/31/2026	Personnel Cost related to programming	$1,063,132.50	$31,984.01	$1,095,116.51	$0.00
Economic and Wealth Creation	DECD Support CT Small Business 2022	DECD Support CT Small Business 2022 - Partnership with Community Foundation Mission Investment Program with priority for Black-, Brown-	$0.00	$1,560,000.00	$1,560,000.00	$0.00
Economic and Wealth Creation	Neighborhood Commercial Development	Neighborhood Commercial Capacity Grants - Relaunch of neighborhood commercial district initiative based on Main Street program model and intended leverage to	$0.00	$1,397,067.55	$1,397,067.55	$0.00
Economic and Wealth Creation	Financial Empowerment Center Expansion	Expand Financial Empowerment Center service model with additional staff and long-term agreement. The funding for this program supports key staffing for the Financial Empowerment Center FEC, which provides free,	$0.00	$851,156.71	$851,156.71	$41,316.23
Arts and Culture (3rd)	Various Programs	Various programs to expand Arts and Culture incuding Creative Economic Empowerment Program, Creative Workforce Pipeline, and Creative Workforce Pipeline	$0.00	$147,200.17	$147,200.17	$0.00
Economic and Wealth Creation	FTE Personnel Cost through 12/31/2026	Personnel Cost related to programming	$345,264.95	$16,473.01	$361,737.96	$0.00
Climate Emergency	Building Decarbonization	Building Decarbonization: These funds will be used to develop and implement plans for the decarbonization of City buildings through	$0.00	$1,671,730.00	$1,671,730.00	$0.00
Climate Emergency	Residential Energy Efficiency and Electrification Navigators	Residential Energy Navigators: Various local, state, federal, and nonprofit programs are available to remediate health hazards that block energy efficiency improvements and to improve	$0.00	$514,346.29	$514,346.29	$1,085,653.71
Climate Emergency	FTE Personnel Cost through 12/31/2026	Personnel Cost related to programming	$586,474.76	$13,154.17	$599,628.93	$0.00

Public Health & Infrastructure	Public Space and Parks improvements	Funds to be used for capital improvements at parks and public spaces citywide, including public health measures in parks and areas designated for	$0.00	$4,280,181.48	$4,280,181.48	$332,286.35
Arts and Culture (3rd)	Personnel Arts and Culture	Personnel Cost related to programming	$216,909.23	$4,920.68	$221,829.91	$0.00
New Haven Land Bank	Development Plan	Development of a framework and implementation document including mission, goals and framework for operations based on state and national	$0.00	$0.00	$0.00	$0.00
New Haven Land Bank	Entity Formation and Seed Funding	Entity Formation and Seed Funding - Organizational documents, legal support and seed funding for new entity.	$0.00	$0.00	$0.00	$0.00
New Haven Land Bank	Portfolio Acquisitions	Portfolio Acquisitions - Acquisition and conveyance of certain City-owned assets to build early-start portfolio for new entity.	$0.00	$189.91	$189.91	$0.00
Public Health & Infrastructure	Digital Food Service Thermometers	The New Haven Health Department's sanitarians are responsible for conducting inspections at each of the City's nearly 1,000 food service establishment to ensure food products are safe	$0.00	$2,445.43	$2,445.43	$0.00
Public Health & Infrastructure	Syringe Clean-Up and Disposal	Concentrations of SARS- CoV-2 RNA in New Haven's wastewater have closely matched and predicted COVID-19 case rates in New Haven, and typically provide an earlier indication of outbreaks than COVID-19 testing. We	$0.00	$46,227.87	$46,227.87	$0.08
Public Health & Infrastructure	School Nurse Office Equipment	• Public health school nurses regularly communicate with healthcare providers related to students' medical conditions and require a means to have HIPPA protected access to receiving and sending	$0.00	$30,546.18	$30,546.18	$0.00
Public Health & Infrastructure	Workforce Development Plan and Training Program	• A consultant (Raynor Business Consulting) would be hired to develop and implement a workforce development plan and training program for the New Haven Health Department. A	$0.00	$58,969.12	$58,969.12	$0.00

Public Health & Infrastructure	Nutritional Program	Funds to be used to reduce residents of New Haven risk of developing high blood pressure, heart disease, stroke, cancer and Type 2 diabetes. Program will	$0.00	$8,919.91	$8,919.91	$0.00
Public Health & Infrastructure	Lead Paint Analyzer Machine	•Viken Detections XRF lead paint analyzers are used by the Health Department's Lead Inspectors when conducting comprehensive lead inspections of housing units, •high primarily because low-	$0.00	$42,380.00	$42,380.00	$0.00
Public Health & Infrastructure	Lead Poisoning Prevention / Healthy Homes Supplies	•Household hygiene plays a role in the health of children, especially in those with evaluated blood lead levels. To improve household hygiene and reduce lead dust hazards, the Health Department in	$0.00	$394,231.71	$394,231.71	$105.45
Public Health & Infrastructure	Solid Waste Assessment Plan	•An assessment of the City's solid waste plans is needed to ensure New Haven's drinking and bathing waters are and remain free of	$0.00	$24,109.37	$24,109.37	$0.00
Arts and Culture (3rd)	Creative Arts Advancement Program (creative workers and entrepreneurs)	This grant program will focus on creative workers and creative entrepreneurship, driving Cultural Equity, and Inclusive Economic Development to build Black and Brown wealth by providing new and midlevel	$0.00	$254,519.00	$254,519.00	$0.00
Arts and Culture (3rd)	Creative Workforce Summit	The Creative workforce summit will be a submit that focus on creating a pipeline for emerging creative professionals through a cultural equity lens. This conference will take place annually and will focus on	$0.00	$50,000.00	$50,000.00	$0.00
Arts and Culture (3rd)	Creative Sector Relief Fund	This grant program is an expansion of the creative sector relief fund that we have for local artists. This is a general fund for arts and cultural organizations who lost revenue or were unable to operate programming during	$0.00	$220,000.00	$220,000.00	$0.00
Arts and Culture (3rd)	Citywide Arts and Culture Events and Pop-Up Markets	This grant program is to support city wide events and pop-up markets that support neighborhood-based events, that expand cultural equity programming, provide spiritual uplift, foster cultural vitality and	$0.00	$224,795.75	$224,795.75	$0.00
Administration and IT Public Safety Infrastructure	Revenue Replacement	Used as revenue replacement for ARP for budget shortfall and projects. Replace lost public sector revenue, using this funding to provide	$0.00	$0.00	$0.00	$0.00

FY 2022-23 Revenue Replacement	BOE Capital Improvements	On November 18, 2024, the City of New Haven Board of Alders approved reallocating 5.5 million in ARPA funds to the Board of Education for critical school facility improvements The funds target a wide range of health,	$0.00	$3,529,237.36	$3,529,237.36	$1,651,769.04
Climate Emergency	Multifamily Building Electrification	Multifamily Building Electrification: Retrofits of multifamily buildings of 5 or more units in underserved/environmental justice census tracts present	$0.00	$0.00	$0.00	$0.00
Climate Emergency	Clean Energy Workforce Development	Clean Energy Workforce Development: Meeting City and state goals for building weatherization and electrification will require an expansion of the clean energy	$0.00	$0.00	$0.00	$0.00
Vo-Tech Initiative	Vocational School/Career Pathways	Strategic Plan: Development of a strategic plan analyzing the current workforce forecast for greater New Haven relative to current programs; developing a new service	$0.00	$5,007,397.71	$5,007,397.71	$416,752.29
Public Safety Vehicle	Fire Vehicles	Purchase of two Fire engines and 1 Aerial ladder	$0.00	$0.00	$0.00	$4,293,068.00
Public Safety Vehicle	Police Vehicles	Purchase of up to Eight Police SUV interceptors with the potential of two vehicles being hybrid or All Electric	$0.00	$399,489.75	$399,489.75	$0.00
Hydrant Replacement and Repairs	Fire Hydrant	Purchase complete hydrants and parts to make replacements and repairs	$0.00	$240,146.19	$240,146.19	$159,986.25
Literacy and Math Tutoring	Literacy and Math Tutoring	The City of New Haven is allocating ARPA funds to an organization or group of partnering organizations for the purposes of creating and implementing a 1st - 5th grade	$0.00	$3,905,903.71	$3,905,903.71	$594,096.29
Parks and Public Works Equipment	Parks and Public Works Equipment	purchase of vehicles in support of Parks & Athletic field maintenance and services provided by Public Works.	$0.00	$1,300,000.00	$1,300,000.00	$0.00

Capital Investment FY 2023-2024	PSAP Communication Equipment	This project is to improve Public Safety/Communications current network infrastructure and communication/IT	$0.00	$400,000.00	$400,000.00	$0.00
Capital Investment FY 2023-2024	Police Radios	Funds will be used to replace damaged and end of life radios, and for other related communication equipment supplies and infrastructure upgrades as needed but are not limited to: Maintaining	$0.00	$514,668.60	$514,668.60	$85,325.60
Capital Investment FY 2023-2024	Sidewalks	Funds will be used for designing, repairing and/or replacing sidewalks within the City. This work is based on condition surveys and priorities established by the City's Pedestrian Alleyway	$0.00	$1,999,999.97	$1,999,999.97	$0.03
Capital Investment FY 2023-2024	General Storm	Structural maintenance of the City's drainage infrastructure is vital to its continued performance and lifespan. Funding will be used for repairs to the City's drainage	$0.00	$650,000.00	$650,000.00	$0.00
Capital Investment FY 2023-2024	Long Wharf Park Expansion	Funding will support capital improvements to Long Wharf Park, including but not limited to, closure of Long Wharf Drive, construction of structures and amenities for the park, walking/biking	$0.00	$993,101.88	$993,101.88	$6,898.12
Capital Investment FY 2023-2024	General Park Improvements	Funds will be used for renovation, repair and emergency upgrades to parks and park facilities. Annual work necessary to mitigate hazard and ensure	$0.00	$462,728.29	$462,728.29	$25,591.40
Capital Investment FY 2023-2024	Meters	Funding will be used for the upkeep, maintenance and upgrading of traffic signals throughout the City. The City of New Haven has over 300 signal systems, each of	$0.00	$299,940.00	$299,940.00	$0.00
Capital Investment FY 2023-2024	Commercial Industrial Site Development	Funds will be used for commercial and industrial site development to assist with the productive rehabilitation, renovation, adaptive reuse, and	$0.00	$0.00	$0.00	$0.00
Capital Investment FY 2023-2024	Façade Program	The Façade Improvement Grant Program is one of the tools that the Office of Economic Development uses to fight blight in New Haven neighborhoods as	$0.00	$0.00	$0.00	$0.00

Non-Congregate Shelter for the Homeless	Non-Congregate Shelter for the Homeless	Funding will be used to purchase a motel to convert into a homeless shelter This contract is to Continuum of Care, Inc for the implementation of an emergency housing program at	$0.00	$4,848,128.25	$4,848,128.25	$0.00
Non-Congregate Shelter for the Homeless	Non-Congregate Shelter for the Homeless	This contract is to Continuum of Care, Inc. for the implementation of an emergency housing program at 270 Foxon Boulevard, New Haven, CT. The emergency	$0.00	$1,030,821.30	$1,030,821.30	$219,178.70
Administration and IT Public Safety Infrastructure	Police Pre-Built Storage Armory	This agreement is for the purchase of a pre built armory to be used for ammunition storage at 200 Wintergreen Ave This unit will meet ATF specifications and will be	$0.00	$238,044.67	$238,044.67	$0.00
Public Health & Infrastructure	CHA/CHIP	The community health assessment is a resource for all members of the public health system and the population at-large. It serves as a foundation for community-	$0.00	$60,709.62	$60,709.62	$0.00
Public Health & Infrastructure	Accrediatation Consultant	The City of New Haven Health Department is seeking a consultant (Accreditation Specialist) to assist with the process of obtaining its initial National Public Health	$0.00	$75,015.14	$75,015.14	$0.00
Public Health & Infrastructure	Opioid Support	Invest in infrastructure or staffing at a not-for-profit agency to support collaborative, cross-system coordination with the purpose of preventing overprescribing,	$0.00	$183,993.46	$183,993.46	$0.00
Public Safety Vehicle	Police Vehicles	Purchase of 3 Dodger Chargers, 8 Dodge Durangos, 2 Chevy Crew Cabs and Ford 600 flat bed This will utilized by the police department, who fleet is aging This will help	$0.00	$1,099,996.83	$1,099,996.83	$0.00
Youth Engagement & Early Childhood	Youth at Work	Improved Performance Upgraded vehicles often have better engines, brakes, and handling capabilities, which are crucial for effective law enforcement operations Newer	$0.00	$0.00	$0.00	$0.00
Revenue Replacement FY25	Revenue Replacement	Cost Efficiency While the initial investment might be high, newer vehicles often require less maintenance and have better fuel efficiency, leading to long-term savings	$0.00	$0.00	$0.00	$0.00

Public Safety OT	Police Overtime FY 25	Community Trust Modern, well-maintained vehicles can improve the public's perception of the police force, fostering trust and confidence in their ability to protect and serve.	$0.00	$5,250,000.00	$5,250,000.00	$0.00
Public Safety OT	Fire Overtime FY 25	The New Haven Fire Department is proud to be an ISO class 1 Fire Department Their duties include -Fire suppression and prevention -Emergency medical service	$0.00	$2,050,000.00	$2,050,000.00	$0.00
ARPA Interest Income	ARPA Interest Income - Financing Use		$0.00	$0.00	$0.00	$0.00

SUMMARY OF BUDGET TRANSFERS
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

Department	Transfer No.	*Amount*	*Line: From*	*Line -Desc*	Line: To	Line Desc	Reason	COMMENT

SELF INSURANCE FUND & FOOD SERVICE & OPEB PROJECTION
FISCAL YEAR 2025-2026
MONTH ENDING; February 2026

SELF INFURANCE FUND

	(1) Actual FY 2019-20	(2) Actual FY 2020-21	(3) Actual FY 2021-22	(4) Actual FY 2022-23	(5) Actual FY 2023-24	(6) Actual FY 2024-25	(7) Estimate FY 2025-26
EXPENDITURES							
FISCAL YEAR EXPENDITUES	$3,085,364	$1,129,656	$2,497,946	$2,844,522	$3,368,547	$1,750,553	$2,681,861
RICCI CASE	$0	$0	$0	$0	$0	$0	$0
LEWIS SETTLMENT	$0	$0	$0	$0	$0	$0	$0
RICHARD COX SETTLEMENT	$0	$0	$0	$0	$15,000,000	$0	$0
AUDITOR ADJUSTMENT (CASE RESERVE)	$385,000	$10,000	$0	$0	$0	$0	$0
EXPENDITURE TOTALS	**$3,470,363**	**$1,139,656**	**$2,497,946**	**$2,844,522**	**$18,368,547**	**$1,750,553**	**$2,681,861**
REVENUE							
GENERAL FUND 49109	$3,085,708	$2,205,000	$2,631,993	$3,909,656	$3,368,547	$563,000	$3,500,000
BOND PROCEEDS RICCI	$0	$0	$0	$0	$0	$0	$0
BOND PROCEEDS LEWIS 49119	$0	$0	$0	$0	$0	$0	$0
RESTRICTED USE, RICHARD COX SETTLEMENT	$0	$0	$0	$15,000,000	$0	$0	$0
OTHER REVENUE -49103	$0	$0	$0	$5,245	$0	$1,187,553	$100,000
MISC - 49119	$0	$0	$0	$0	$0	$0	$0
TOTAL REVENUE	**$3,085,708**	**$2,205,000**	**$2,631,993**	**$18,914,901**	**$3,368,547**	**$1,750,553**	**$3,600,000**
EXPENDITURES VS REVENUES OPERATING RESULT SURPLUS /(DEFICIT)	($384,656)	$1,065,344	$134,047	$16,070,379	($15,000,000)	($0)	$918,139
TRANSFERS IN/ OUT	$0	$0	$0	$0	$0	$0	$0
AUDITOR ADJUSTMENT	$0	$0	$0	$0	$0	$0	$0
USE OF FUND BALANCE					$15,000,000	$0	$0
NET RESULTS [OPERATING RESULTS + TRANSFERS IN/OUT]	**($384,656)**	**$1,065,344**	**$134,047**	**$16,070,379**	**$0**	**($0)**	**$918,139**

OPEB CONTRIBUTION BY UNION

BARGAINING UNIT	(4) Actual *FY 2019-20*	(5) Actual *FY 2020-21*	(6) Actual *FY 2021-22*	(7) Un-Audited *FY 2022-23*	(8) YTD *FY 2023-24*	(9) YTD *FY 2024-25*	(9) YTD *FY 2025-26*
CITY OF NEW HAVEN	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000	$405,000
POLICE OPEB	$323,050	$326,701	$328,311	$318,941	$313,339	$357,062	$178,678
LOCAL 1303-NURSES	$27,321	$20,430	$13,130	$10,906	$13,746	$13,253	$5,464
LOCAL 424	$31,746	$29,525	$29,664	$26,133	$27,539	$30,578	$13,106
LOCAL 71	$28,523	$25,456	$22,490	$15,281	$16,460	$14,888	$4,321
LOCAL 884 CLERICAL	$202,221	$193,829	$196,842	$232,229	$280,192	$294,094	$139,783
LOCAL 3144-SUPERVISORY/PROFESSIONAL	$249,315	$240,265	$255,331	$296,434	$322,639	$336,287	$161,936
EXECUTIVE MANAGEMENT	$49,251	$52,595	$55,074	$43,060	$55,311	$59,743	$31,133
LOCAL 1303-CORP COUNSEL	$13,495	$13,737	$14,711	$16,450	$18,549	$18,736	$8,620

Medical Benefits

Per	Month	ADMISTRATIVE FEES	CLAIMS - ANTHEM/IPI	FICA/MEDICARE EMPLOYER CONTRIB	HEALTH INSURANCE	LIFE INSURANCE	MEDICAL SUPPLEMENTAL PAYMENTS	MISC MEDICAL	OTHER CONTRACTUAL SERVICES	RETIREMENT CONTRIBUTION	SALARIES	WELLNESS PROGRAM	Premium Opt Out	Grand Total	FY2024-2025 Grand Total	% CHANGE
1	July	$ 145,824	$ 11,005,003	$ 1,379	$ -	$ -	$ 212,686	$ -	$ 3,569,275	$ -	$ 18,844	$ -	$ -	$ 14,953,012	$ 14,595,195	2%
2	August	$ 145,563	$ 10,075,641	$ 2,471	$ -	$ -	$ 216,399	$ -	$ 4,818,268	$ -	$ 33,650	$ -	$ -	$ 15,291,992	$ 15,209,426	1%
3	September	$ 144,327	$ 11,882,694	$ 1,977	$ -	$ -	$ -	$ 24,500	$ 6,402,899	$ -	$ 26,920	$ -	$ -	$ 18,483,317	$ 16,179,099	14%
4	October	$ 145,804	$ 8,333,861	$ 2,471	$ -	$ 103,337	$ 639,770	$ -	$ 6,461,162	$ 4,310	$ 33,650	$ 636	$ -	$ 15,725,002	$ 14,728,840	7%
5	November	$ 144,680	$ 13,326,241	$ 1,977	$ -	$ 101,051	$ 211,794	$ -	$ 6,345,956	$ -	$ 26,920	$ -	$ -	$ 20,158,620	$ 16,659,573	21%
6	December	$ 145,042	$ 11,115,530	$ 1,940	$ -	$ 200,813	$ 264,550	$ 24,500	$ 6,456,793	$ -	$ 26,442	$ 24,513	$ -	$ 18,260,123	$ 18,307,683	0%
7	January	$ 141,486	$ 10,204,565	$ 2,476	$ -	$ 100,187	$ -	$ -	$ 9,982,474	$ 4,312	$ 33,650	$ 24,215	$ -	$ 20,493,364	$ 19,607,785	5%
8	February	$ 143,660	$ 11,197,311	$ 1,983	$ -	$ 99,602	$ 266,568	$ -	$ 6,441,220	$ -	$ 26,920	$ 1,125	$ -	$ 18,178,390	$ 16,525,797	10%
9	March	$ -	$ -	$ 1,982	$ -	$ 99,121	$ 257,088	$ -	$ 6,366,725	$ -	$ 26,920	$ 7,322	$ -	$ 6,759,157	$ 19,154,000	
10	April	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,139,213	
11	May	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,387,203	
12	June	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,084,887	
Grand Total		**$ 1,156,386**	**$ 87,140,847**	**$ 18,655**	**$ -**	**$ 704,112**	**$ 2,068,855**	**$ 49,000**	**$ 56,844,773**	**$ 8,621**	**$ 253,918**	**$ 57,812**	**$ -**	**$ 148,302,979**	**$ 200,578,702**	
Object Code		56689	59999	58852	51809	51804	59998	59940	56694	51810	50110	56686	56686	56686	59947	

Per	Month	COBRA/RETIREE CONTRIBUTIONS	EMPLOYEE CONTRIBUTIONS	GENERAL FUND CONTRIBUTIONS	PERSCRIPTION REBATE	STATE TEACHERS SUBSIDY	TRANSFERS FROM SPEC REV FUNDS	LIFE INSURANCE CONTRIBUTIONS	Grand Total	FY2024-2025 Grand Total	% CHANGE
Object Code		49106	49105	49116	49144	42108	49901	49125			
1	July	$ 22,885	$ 2,202,170	$ 13,100,000	$ -	$ -	$ 80,164	$ -	$ 15,405,218	$ 10,848,045	42%
2	August	$ 475,614	$ 6,234,661	$ 8,250,000	$ -	$ -	$ 670,072	$ -	$ 15,630,347	$ 16,499,456	-5%
3	September	$ 69,541	$ 7,880,808	$ 7,990,000	$ -	$ 305,991	$ 571,851	$ -	$ 16,818,191	$ 12,006,580	40%
4	October	$ 554,421	$ 8,598,443	$ 5,675,000	$ 2,099,966	$ -	$ 607,816	$ -	$ 17,535,646	$ 15,429,778	14%
5	November	$ 29,639	$ 7,949,261	$ 4,300,000	$ -	$ -	$ 566,579	$ -	$ 12,845,478	$ 14,726,441	-13%
6	December	$ 554,411	$ 7,936,789	$ 14,130,000	$ -	$ 336,236	$ 566,070	$ -	$ 23,523,506	$ 19,088,540	23%
7	January	$ -	$ 11,176,678	$ 7,825,000	$ 2,220,206	$ -	$ 790,776	$ -	$ 22,012,660	$ 21,049,381	5%
8	February	$ 189,339	$ 7,957,467	$ 9,625,000	$ -	$ -	$ 552,384	$ -	$ 18,324,190	$ 16,907,421	8%
9	March	$ 596,561	$ 3,962,950	$ -	$ -	$ -	$ 275,841	$ -	$ 4,835,352	$ 18,867,539	
10	April	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,915,835	
11	May	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,925,325	
12	June	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,033,983	
Grand Total		**$ 2,492,410**	**$ 63,899,226**	**$ 70,895,000**	**$ 4,320,171**	**$ 642,226**	**$ 4,681,553**	**$ -**	**$ 146,930,587**	**$ 198,298,324**	

Summary of Totals

Medical Benefits Revenue	FY2025-FY2026	FY2024-2025
COBRA/RETIREE CONTRIBUTIONS	$ 2,492,410.28	$ 3,112,748.02
EMPLOYEE CONTRIBUTIONS	$ 63,899,226.39	$ 81,171,045.69
GENERAL FUND CONTRIBUTIONS	**$ 70,895,000.00**	**$ 93,930,000.00**
PERSCRIPTION REBATE	$ 4,320,171.24	$ 9,410,294.83
STATE TEACHERS SUBSIDY	$ 642,226.46	$ 1,216,470.55
TRANSFERS FROM SPEC REV FUNDS	$ 4,681,552.79	$ 8,218,770.24
LIFE INSURANCE	$ -	$ 730,000.00
Total Revenue	$ 146,930,587.16	$ 197,789,329.33
Medical Benefits Expenses		
ADMISTRATIVE FEES	$ 1,156,386	$ 1,628,100
CLAIMS - ANTHEM/IPI	$ 87,140,847	$ 127,122,922
FICA/MEDICARE EMPLOYER CONTRIB	$ 18,655	$ 19,726
HEALTH INSURANCE	$ -	$ 818
LIFE INSURANCE	$ 704,112	$ 1,285,935
MEDICAL SUPPLEMENTAL PAYMENTS	$ 2,068,855	$ 2,419,943
MISC MEDICAL	$ 49,000	$ 196,000
OTHER CONTRACTUAL SERVICES	$ 56,844,773	$ 67,403,172
RETIREMENT CONTRIBUTION	$ 8,621	$ 11,175
SALARIES	$ 253,918	$ 268,862
WELLNESS PROGRAM	$ 57,812	$ 173,048
Premium Opt Out	$ -	$ 49,000
Total Expense	$ 148,302,979	$ 200,578,702
Surplus (Deficit)	**$ (1,372,391.37)**	**$ (2,789,372.97)**

WORKERS' COMPENSATION PROGRAM
MONTH ENDING; December 2025

	A	B	C	D	E	F	G	I	I	J
	Actual FY 2017-18	**Actual** FY 2018-19	**Actual** FY 2019-20	**Actual** FY 2020-21	**Actual** FY 2021-22	**Un-Audited** FY 2022-23	**YTD** FY 2023-24	**YTD** FY 2024-25	**YTD** FY 2025-26	I-H **Net Change** FY 26 VS 25
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761	$651,567	($172,194)
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902	$814,591	$27,689
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649	$845,959	$143,310
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)
JUNE	$541,299	$863,627	$935,703	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)
SUB- TOTAL EXPENSES	$9,313,748	$9,060,465	$8,388,304	$7,611,654	$9,262,373	$8,829,395	$10,222,297	$9,343,687	$5,541,679	($878,609)
GENERAL FUND 49116	$8,347,250	$8,063,600	$7,696,000	$6,936,207	$8,731,403	$8,092,244	$9,700,000	$8,165,000	$5,730,000	($1,535,000)
RECOVERY REVENUE 49103	$392,943	$480,273	$211,684	$167,504	$151,448	$334,923	$194,404	$261,820	$240,994	$67,416
SPECIAL FUND REVENUE 49132	$569,798	$529,225	$532,479	$508,558	$425,236	$482,370	$435,171	$449,216	$352,543	$14,045
BOE & CAT. CASES 49143	$4,849	$0	$5,470	$0	$0	$0	$0	$0	$0	$0
MISC - 49119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUB - TOTAL REVENUE	$9,314,840	$9,073,098	$8,445,633	$7,612,269	$9,308,087	$8,909,538	$10,329,575	$8,876,036	$6,323,537	
NET OPERATING GAIN / (LOSS)	**$1,092**	**$12,634**	**$57,329**	**$615**	**$45,714**	**$80,143**	**$107,279**	**($467,651)**	**$781,858**	
Fund Balance	**$142,740**	**$155,373**	**$212,702**	**$213,317**	**$259,031**	**$339,174**	**$446,453**	**($467,651)**		

EXPENDITURE COMPARISON BY FISCAL YEAR THROUGH JULY

	B	C	D	E	F	G	H			J
	Actual FY 2017-18	**Actual FY 2018-19**	**Actual FY 2019-20**	**Actual FY 2020-21**	**Actual FY 2021-22**	**Un-Audited FY 2022-23**	**YTD FY 2023-24**	**YTD** FY 2024-25	**YTD** FY 2024-25	**Net Change FY 24 VS 23**
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761	$651,567	($172,194)
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902	$814,591	$27,689
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649	$845,959	$143,310
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)
JUNE	$541,334	$863,627	$934,412	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)
TOTAL	**$6,454,156**	**$6,113,766**	**$5,799,525**	**$4,800,401**	**$5,619,474**	**$5,274,244**	**$6,586,073**	**$6,005,056**	**$5,541,679**	($463,377) **-9%**

A=ACTUAL EXPENDITURES & P=PROJECTED EXPENDITURES

City of New Haven

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

Text File

File Number: LM-2026-0134

Agenda Date: 4/6/2026 **Version:** 1 **Status:** In Committee

In Control: Joint Community Development/Human Services Committee **File Type:** Order

WHEREAS, HUD requires the submission of a planning document incorporating housing and non-housing community development strategies in a consolidated plan to be prepared in accordance with the process prescribed in 24CFR Part 91; and

WHEREAS, the Mayor has submitted to the Board of Alders a proposed Five-Year Consolidated Plan covering 2025 through 2029, which includes a description of the community participation process, a needs analysis, objectives and priorities for the five-year strategy period; and

WHEREAS, the Mayor has submitted to the Board of Alders the proposed Fiscal Year 2026-2027 Annual Action Plan budget recommendations; and

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, (P.L. 93-383); the Cranston Gonzalez National Affordable Housing Act of 1990, as amended (P.L. 101-625); The McKinney-Vento Homeless Assistance Act of 2000, as amended(P.L. 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the Aids Housing Opportunity Act (AHOA); and as further amended and authorized by the Housing and Community Development Act of 1992 (PL 102-550, approved October 28, 1992); hereafter referred to as “Housing and Community Development Programs” the Department of Housing and Urban Development is authorized to provide financial assistance to cities for undertaking and carrying out community development activities on an annual basis; and
WHEREAS, under the provisions of an Act concerning Community Development, Public Act No. 75-443, Connecticut Municipalities are authorized to undertake community development programs in accordance with the provisions of Title I of the Housing and Community Development Act of 1974, as amended, and Public Act No. 75-443; and

WHEREAS, in accordance with the federal regulations requiring Consolidated Submission for Community Planning and Development Programs (24 CFR 91), the Mayor has requested the preparation and has submitted to this Board the Fiscal Year 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds for submission to the U.S. Department of Housing and Urban Development for the purpose of obtaining financial assistance to undertake and carry out community development activities; and

WHEREAS, the said Annual Action Plan, Statement of Activities and Use of Funds contains activities to be funded by program income and/or reprogramming of unused funds from prior years activities; and

WHEREAS, prior to submission to HUD of such proposed Fiscal Year 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds, the Mayor and other public officials have heard citizen views on housing and community development needs; and

WHEREAS, there also has been presented to the Board, a Citizen Participation Plan; a description of consultation and outreach efforts; and information and data regarding the activities the City will undertake and carry out during the coming year with the financial assistance received from the Department of Housing and Urban Development under its Housing and Community Development Programs; and

WHEREAS, the Mayor, as part of the submission of the Annual Action Plan and Five-Year Plan, must sign program-specific certifications are also required; and

WHEREAS, the City prepared its initial Analysis of Impediments to Fair Housing Choice in 1996 and prepared a new update in June of 2020 to reflect activities undertaken to further fair housing and to reflect new data compiled as part of the development of the Five-Year Consolidated Plan for Housing and Community Development 2025 to 2029; and

WHEREAS, the 2025-2029 Five Year Consolidated Plan and 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds has been on file at the office of Management and Budget, 165 Church Street, for at least thirty days prior to final submission to HUD for the purpose of public review; and copies of the Five-Year Consolidated Plan and Annual Consolidated Action Plan Statement of Activities and Use of Funds have been made available to the public; and
WHEREAS, the 2025-2029 Five Year Consolidated Plan and 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds has been posted on the City's webpage www.newhavenct.gov for at least thirty days prior to final submission to HUD for the purpose of public review and previous Five-Year Consolidated Plans and Annual Consolidated Action Plans Statement of Activities and Use of Funds have been made available to the public; and

WHEREAS, in April, May and June 2026, this Board acting through the Joint Committee on Community Development and Health and Human Services will hold public hearings pursuant to notices published in accordance with Public Act No. 75-443 at which times the views of the public with respect to the needs, strategies, objectives and community development activities proposed in the Five Year Consolidated Plan and Annual Action Plan Statement of Activities and Use of Funds were communicated to this Board; and

WHEREAS, this Board has received written or has provided the opportunity for written communications on the Annual Funds from the New Haven City Plan Commission, the New Haven Housing Authority, the LCI Loan Advisory Committee, the New Haven Development Commission or, has allowed such agencies thirty (30) days to review such plans; and

WHEREAS, this Board has also received or has provided the opportunity for written communications from various City officials and members of the general public regarding Fiscal Year 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the City's

Five-Year Consolidated Plan and Annual Action Plan, Statement of Activities and Use of Funds which forms part of the application to the Department of Housing and Urban Development for financial assistance under its Housing and Community Development Programs; and

WHEREAS, the City could be notified by HUD that the dollar amount of the City's entitlement allocations may be reduced or increased by Congress after the budget process has already commenced or been completed. This will require the City to make adjustments to its Annual Action Plan, Statement of Activities and Use of Funds. Such funding adjustments shall require proportional percentage reductions or increases to each activity and program affected by the adjusted HUD funding appropriations. Appropriation increases shall not exceed the original amount of the funding request of the individual activity.

WHEREAS, this Board is cognizant of the conditions imposed upon the Mayor and the City with respect to undertaking and carrying out community development activities under the provisions of the Housing and Community Development Program regulations and Public Act No. 75-443; and

WHEREAS, due to possible delays by the federal government regarding formula grant funding allocations, retroactive contractual agreements with non-profit agencies and consultants may be required in order to cover services provided for the entire current grant year period July1st to June 30th.

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven as follows:

1. It is hereby found and determined that:

    a) The Five Year Consolidated Plan and 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds has been developed so as to give maximum feasible priority to activities which will benefit low or moderate-income families and persons, aid in the prevention or elimination of slum or blight, or that the activities contemplated in the plan in whole or in part are designed to meet other community development needs having a particular urgency which cannot otherwise be met.
    b) There has been (a) adequate information provided to citizens concerning the amount of funds available for activities proposed under the 2026-2027 Annual Action Plan and the range of activities which may be undertaken and other important program requirements, (ii) adequate opportunity for citizens to participate in the development of the plan, and (iii) adequate public hearings held by this Board to obtain the views of citizens on community development and housing needs.
    c) The 2026-2027 Annual Action Plan Program will be conducted and administered in compliance with the Civil Rights Act of 1964 and 1968, P.L. 88-52 and P.L. 90-284, as from time to time amended, the Fair Housing Amendments Act of 1988, P.L. 100-430, section 109 of the Housing and Community Development Act of 1974, as amended, and Sections 31-26, 33-34, 53-35, 53-35a of the General Statutes.
    d) The Mayor has consented to make the certifications required under subsection (b) of Section 104 of said Housing and Community Development Act of 1974, as amended,

Section 106 of the Cranston-Gonzalez National Affordable Housing Act; Subtitle D of the Cranston-Gonzalez National Affordable Housing Act; Section 415 of the McKinney-Vento Homeless Assistance Act of 2000; and Section 854 of the AIDS Housing Opportunity Act.

e) In implementing the 2026-2027 Annual Plan Program the City shall comply with the provisions of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, P.L. 91-646, as from time to time amended.

f) All laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this chapter shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a--276a-5): Provided, That this section shall apply to the rehabilitation of residential property only if such property contains not less than 8 units. The Secretary of Labor shall have, with respect to such labor standards, the authority and functions set forth in Reorganization Plan Numbered 14 of 1950 (15 F.R. 3176; 64 Stat. 1267) and section 276c of title 40.

g) In implementing the 2026-2027 Annual Plan Program the City shall comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75. Section 3, as amended, requires that economic opportunities generated by certain HUD financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities to low and very low-income persons.

h) In implementing the 2026-2027 Annual Plan Program the City shall comply with notification, inspection, testing and abatement procedures concerning lead-based paint as required by 24 CFR 570.608.

i) In implementing the 2026-2027 Annual Plan Program the City shall comply with provisions of Executive Order 12372, Intergovernmental Review of Federal Programs.

2. That the 2026-2027 Annual Action Plan has had an opportunity for citizen comment as outlined in the City’s October 2023 Citizen Participation Plan.

3. That the 2026-2027 Annual Action Plan complies with the requirements of the U.S. Department of Housing and Urban Development and other applicable provisions of the law and regulations, subject to the securing of further local approvals which may be required.

4. That the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds as approved by this Board, complies with the requirements of Title I of the Housing and Community Development Act of 1974, as amended, (PL 93-383); the Cranston Gonzalez National Affordable Housing Act of 1990 as amended (P.L. 101-25); the McKinney-Vento Homeless Assistance Act of 2000 as amended (P.L. 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the Aids Housing Opportunity Act (AHOA); and as further amended and authorized by the Housing and Community Development Act of 1992 (PL 102-550); Public Act No. 75-443 and other applicable provisions of the law and regulations subject to the securing of further local approvals, such as urban renewal plan amendments, which

may be required.

NOW, THEREFORE, IT IS ORDERED that the 2025-2029 Five-Year Consolidated Plan and the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds having been incorporated in this Order by reference, is hereby approved and the Mayor is authorized and directed to take all steps necessary to undertake and carry out the community development activities described in said plan; and

BE IT FURTHER ORDERED that the Mayor is authorized and directed to take whatever steps necessary to secure the approval of the 2025-2029 Five-Year Consolidated Plan and the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds and the City's application for financial assistance to the Secretary of Housing and Urban Development and make such other applications as are necessary to secure community development funds required by this City, including advances, discretionary and transition funds as authorized under the Housing and Community Development Programs; and

BE IT FURTHER ORDERED that the Mayor is authorized to execute multi-year contractual agreements and/or amendments with HUD, contractors, consultants, and non-profit agencies irrespective of fiscal year, expenditure restrictions, Board of Alders approval or other ordinance restrictions in order to ensure performance and efficient implementation of approved community development activities; and

BE IT FURTHER ORDERED that the Mayor has express approval to enter into an agreement with an effective date that relates back to the commencement of the current grant year regardless of when approval is obtained is hereby approved; and

BE IT FURTHER ORDERED that the Mayor is authorized and directed to certify or give assurances, on behalf of the City, to the Secretary of Housing and Urban Development as to the matters determined and found by this Board; and

BE IT FURTHER ORDERED that in the event financial assistance is made available by the State of Connecticut under the provisions of Public Act No. 74-443 or related legislation to support the community development activities contemplated under the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds approved by this Board, that the Mayor is authorized to take whatever steps as are necessary to secure such financial assistance; and

BE IT FURTHER ORDERED that CDBG public service contracts which have not been executed by January 31, 2027, may be reprogrammed into program year 2026-2027 public service activities. These reprogramming funds may be allocated only to organizations that submitted applications for CDBG public service funding in 2026-2027 application cycle. The reprogramming allocations will be recommended by the Mayor and approved by the Board of Alders; and

BE IT FURTHER ORDERED that pursuant to the Consolidated Plan application requirements, prior to the authorization for and/or release of funding, all agencies and organizations receiving

Consolidated Plan funds through the City must be current on all municipal taxes; provide proof of fiscal accountability including the filing of all federal tax forms 990 or 990EZ and the completion of the annual audits as required; and clear of all significant audit findings. These requirements must be met before execution of contractual agreements. If an agency is unable to fulfill these requirements, funding shall be reprogrammed; and

BE IT FURTHER ORDERED that for projects requiring longer than a 12-month implementation period, any balances remaining at the end of the program year for such specific activities in the prior program year shall be combined with the current program year activity when the project is deemed viable by the City and is being funded for the same purpose in the current year; and

BE IT FURTHER ORDERED that the Small Business Service Center and the Small Contractors' Development Program will provide the Joint Community Development and Human Services Committee with quarterly reports containing the following information:

- Type of business services provided.
- Number of businesses served and the name of the businesses.
- Number of businesses created and the name of the businesses.
- Number of jobs retained, the need for retention and the reason for the potential reduction, title of the position(s) and income levels of the position(s).
- Number of jobs created and the skill level, income level and whether training will be provided by the business.
- Total number of positions created and retained for New Haven residents.

BE IT FURTHER ORDERED that any CDBG Consolidated Plan Hardware Projects that have not entered into a fully executed contract by March 1, 2027, and has not initiated construction activities by June 30, 2027, shall be deemed out of compliance with established CDBG timeliness and performance requirements. Such projects shall be subject to immediate reprogramming, in accordance with HUD timeliness standards and local administrative procedures, without further notice; and

BE IT FURTHER ORDERED that CDBG Hardware funding that has been awarded to a non-profit organization for Project Delivery/Personnel shall not be committed through a formal agreement, released or expended until the organization has obtained full project financing or has commenced construction.

FY 2026-27 Consolidated Plan Funding

	FY 2026-27 (Anticipated Allocation)
CDBG	
Entitlement	$3,400,000
Proposed Program Income	$50,000
Reprogramming	$539,693
Total Available to Budget	$3,989,693

CDBG Categories

Hardware	$2,799,693
Software	$510,000
Planning & Admin	$680,000

HOME

Entitlement	$1,200,000
Program Income	$20,000
Reprogramming	$0
Unprogrammed Funds	$0
Total Available to Budget	$1,220,000

HOME Categories

Projects	$920,000
CHDO Reserve	$180,000
Admin	$120,000

HOPWA

Entitlement	$1,200,000
Reprogramming	$0
Total Available to Budget	$1,200,000

HOPWA Categories

Projects	$1,164,000
Admin Cap (3%)	$36,000

ESG

Entitlement	$290,000
Reprogramming	$0
Total Available to Budget	$290,000

ESG Categories

Admin (7.5%)	$21,750
Shelter (60%)	$160,950
Prevention (40%)	$107,300

Consolidated Plan Total

Entitlement	$6,090,000
Proposed Program Income	$70,000
Reprogramming	$539,693
Grand Total	**$6,699,693**

FY 2026-27 Reprogramming

Activity Name	Amount
CDBG	
Literacy Volunteers	7,500.00
CSA Admin	159,298.64
rKids	12,500.00
New Haven YMCA	11,893.99
Agency on Aging	2,909.76
New Raech\FISH	830.72
Inspired Communities	8,740.00
HUD Regulatory Compliance	99,168.62
OPMG Admin	125,000.00
rKids	50,000.00
Hannah Grey	21,072.00
Continuum of Care 84 Norton	5,228.00
Boys and Girls	31,200.00
Havens Harvest	4,351.75
CDBG Total	539,693.48
ESG	
H.O.P.E.	10,000.00
ESG Total	10,000.00
HOPWA	
New Haven Pride Center	30,000.00
HOPWA Total	30,000.00

"Consolidated Plan Activity" (CDBG Hardware)"	FY 26-27 Mayor's Proposed	Description
ACQUISITION		
City of New Haven - Acquisition	$-	City Activity: The primary motivation for the acquisition of property is to support the City's efforts to combat blight and stabilize neighborhoods that are deteriorating, undeveloped or inappropriately developed to provide a better environment for the community. Eligible expenses under this program will be activity delivery costs, land cost, surveys, appraisals, title searches and other costs necessary to affect acquisition. Economic Development Housing Administration and Development goals under the acquisition program is

to rehabilitate, preserve, restore, and conserve structures with the goal of returning acquired property to the tax base via low moderate homeownership or low moderate rental units, Equally important is the utilization of acquired properties to enhance the quality of life of the City's residents. Funding will be used in CDBG-eligible neighborhoods.

DISPOSITION

City of New Haven - LCI - Property Maintenance $163,497 City Activity: The Property Maintenance Program provides the necessary repairs and operating expenses necessary to maintain housing units acquired through tax foreclosure proceedings to prevent further blight conditions in deteriorating neighborhoods primarily in low and moderate-income areas. It also addresses vacant and dilapidated buildings where owners are unresponsive. Buildings are secured, debris is removed, and overgrowth is cut down on these blighted properties. Funding will be used in CDBG-eligible neighborhoods of Fair Haven, Dwight, Newhallville, Dixwell and Hill.

ECONOMIC DEVELOPMENT

City of New Haven -Office of Economic Development - Small Business Resource Center Initiative $250,000 "City Activity: The City's Office of Economic Development (OED) will apply the funds to provide direct technical assistance to startups and existing businesses. OED is currently working with businesses on issues related to business planning, securing capital management and operations, and expansion and growth, and is providing one-on-one counseling, referrals to partners, access to educational programs, and referrals to funders for capital. The proposed project will address the City's stated priorities, especially regarding employment opportunities with the creation of more successful new businesses. SBRC's assistance will support new entrepreneurs' ability to start new businesses. SBRC also will provide technical assistance to help entrepreneurs with existing businesses better operate and grow their business. This will foster a stronger economic base in New Haven. This project will further enhance the City's development of new employment opportunities by connecting entrepreneurs with local banks and early-stage business investors. In addition, the project will provide access to appropriate resources, including financing and ongoing mentoring and guidance. Finally, this project will help further employment opportunities by assisting existing businesses to identity new markets and grow their sales, with better marketing. advertising, and social media. Sales growth will inevitably lead to growth in headcount to meet production needs, which directly responds to the City's funding priority of creating employment opportunities.

"

City of New Haven - Office of Economic Development - Small Contractor Development $70,000 City Activity. The Small Contractor Development Program, a division of the Office of Economic Development of the City of New Haven, is seeking CDBG funding to support programming that assists small, local, minority and women-owned construction companies to achieve economic growth through increased opportunities, bid notification, technical assistance, project specific training, goal setting, monitoring, and services that maximize their ability to increase the size and profitability of their business. The Small Contractor Development program will use CDBG funds to provide project monitoring, technical assistance, specific training, workshops and networking events to address challenges faced by small, local, minority and women-owned construction businesses. SCD will work to promote equity of economic opportunities for SM/WBEs and to eliminate barriers to their participation in public contracts.

City of New Haven - ED Housing Administration & Development Division - Economic

Development Main Streets Commercial Development $300,000 City Activity: The Economic Development Housing Administration and Development Division is the primary catalyst in the revitalization and stabilization of New Haven neighborhoods, primarily through encouraging economic development by making a concerted effort to continue and expand on an emerging “Main Streets” program along the Dixwell, Grand, and Whalley corridors. Funding is for staff costs for project delivery, mixed use development either new construction or rehabilitation hard costs for gap financing.

Faith Revival Temple Church (NEW) $- Not an Economic Development project. Based out of West Haven they are seeking support for the creation of a warming center and food pantry and for resurfacing of parking lot.

Social Enterprise Trust, Inc. AKA reSET formerly Economic Development Corp. of New Haven's (Project: Collab) $- "Social Enterprise Trust, INC AKA reSET’s mission is to advance the social enterprise sector. They inspire businesses to prioritize positive social or environmental impact alongside financial sustainability. Wherever entrepreneurs are in their journey, we help them take their businesses to the next level. In February 2025, reSET completed acquisition of Collab, a New Haven- based organization with similar services and target clientele, whom we have long admired, Today, we serve 350 entrepreneurs each year to help them launch and grow their businesses. We reach thousands of members through events, partnerships, and digital engagement. Administrative offices are in Hartford with an in-person presence in New Haven as a tenant with CitySeed at 162 James Street in Fair Haven.

Requesting CDBG funds to fund the direct programmatic costs for proven cohort-based programming, including an Accelerator, two Incubators, and Groundwork. These high-touch. intensive programs focus on visioning and modeling, business planning, financial modeling, marketing, tech enablement, and more, based on the current stage of the business. Cohort programs are supplemented with ongoing services (including to prior year clients): alumni education and networking; workshops; mentor matching; office hours; and coaching. With continued CDBG funding and partnership, we will be able to provide high- quality small business programming to support entrepreneurs in neighborhoods across the City of New Haven, tor two significant aspects of our work: 1. Focused New Haven recruitment for our intensive, cohort-based programs. These high-touch, intensive programs work with entrepreneurs of all backgrounds are our most impactful. Staff provide weekly 1-on-1 coaching sessions and weekly educational workshop training for every cohort, assign mentors, answer questions and provide feedback as well as manage the implementation responsibilities of running the program. Our New Haven- based staff can provide Spanish translation and we strive to make all programming accessible and affordable. a. Incubators (Food in fall, Retail in spring) b. Food Business Accelerator (spring) c. Groundwork (June) 2. Staff support for additional education and networking for current businesses and potential entrepreneurs, providing just-in-time information and connections. "

PUBLIC IMPROVEMENTS

City of New Haven - ED Housing - Public Improvements $25,000 City Activity: The Economic Development Housing Administration and Development division uses public improvements funding on permanent improvements. This funding provides necessary repairs to public facilities: shelters, health care centers, and any other public use structure or land such as neighborhood gardens to support neighborhood revitalization and stabilization. The subrecipient

must be the legal owner of the structure or can provide proof of a long-term lease agreement. The Activity must be in an income-eligible census tract or the facility must provide services for predominately low/moderate income clients (at least 51% of the beneficiaries).

East Rock Lodge 141 $70,000 The Elks's East Rock lodge #141 (Elks}, a Dixwell Historic African American Institution, has been the cornerstone of community service and leadership tor more than 100 years. Committed to uplifting the community through youth mentorship, family engagement. and senior services, it has provided programs that strengthen lives and foster unity across generations. In 2019, The Elks sold its former home at 87 Webster Street to make room f or ConnCORP's First Haven project on Dixwell Avenue. Given the Elks' history and mission, it has remained committed to serving Newhallville and acquired 321, 325, and 329 Dixwell Avenue to newly construct a 6,000 sq. ft. cultural center that will preserve the cultural heritage of The Elks, promote community engagement and provide vital safe spaces where the community can gather. This new facility will enable the Elks to triple its program capacity, host a wider range of community activities, and expand its reach to youth, families, and seniors throughout the region. A new cultural center will address these challenges by 1) providing spaces tor mentoring, after-school tutoring, and youth leadership activities; 2) offering meeting rooms and wellness areas for seniors to connect and stay active; and 3) creating a multipurpose venue for community events, workshops, and celebrations. Funding will support the proposed development of the new Elks Cultural Center. East Rock Lodge #141 is requesting $70,000 in Public Improvement Funds to demolish the existing property located on the redevelopment site at 329 Dixwell Avenue in New Haven.

Project MORE THIS IS A PUBLIC SERVICE ACTIVITY $- 850 Grand Ave.: should be a public service Funds will be used to address gaps in resources that support employment, housing and basic needs for formerly incarcerated individuals returning to New Haven. Funds will help improve access to employment, housing, and treatment in the initial days post-release from incarceration. Planned Activities: Staff will connect returning citizens with available housing and employment services on the day of their release. Staff will also ensure that participants receive assistance in applying for public benefits and connect them to services to address needs such as substance use disorder, mental health treatment, education. Participants who depend on SNAP activation for food, will also receive groceries while they await activation (generally taking 1 to 2 weeks). Transportation is often a barrier to securing employment and attending treatment services; bus passes will be made available for those activities es verifiable by staff.

The Connection - Pendleton House $40,000 127 & 129 Pendleton Street: The Connection, Inc. (TCI) is a nonprofit human services and community development agency formed in 1972 in Connecticut. The mission of The Connection is to build safe, healthy, caring communities and inspire people to reach their full potential as productive and valued citizens. Funds will be used to rehabilitate the front porches at The Connection's transitional housing properties at 127 and 129 Pendleton Street, including removal of deteriorated materials and replacement of damaged structural and surface components to ensure safe, code-compliant entryways for residents. The Pendleton House project will renovate the front porches at The Connection's transitional housing properties located at 127 and 129 Pendleton Street, which have already been cited for blight due to their deteriorated condition. Years of exposure to the elements have resulted in rotted wood, water damage, and weakening structural components, with sections beginning to sag, signaling potential safety concerns if not addressed promptly. Because these homes serve individuals experiencing homelessness, sate and stable access to

the buildings is essential for both resident well-being and program operations. Securing funding now will allow The Connection to complete necessary repairs before conditions worsen and become unsafe, avoid more costly emergency interventions, resolve the existing blight citation, and support both resident safety and neighborhood stabilization.

The Mary Wade Home $50,000 118 Clinton Ave., New Haven: The Mary Wade Home is requesting CDBG funds to support improvements at the 94-bed Kimberly Skilled Nursing Home. This Project will serve an estimated 8,250 elderly people in New Haven in the next 15 years. Funding from CDBG would help to support the cost of replacing 26,390 square feet of worn flooring in the Nursing Home with new antimicrobial, slip- resistant vinyl tile flooring. Flooring on both levels of the Nursing Home will be replaced with new Bentley luxury vinyl tile for a hygiene and infection control. Classic cove moldings will be added above the new flooring, for easy cleaning and a dignified home-like environment for residents and families. The Public Facility Project is included in Mary Wade's 2026 Capital Budget as an urgent priority to optimize long- t

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S FY 2026-2027 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED(PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED(PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

CHECKLIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the State, you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)

IN ADDITION [IF A GRANT]:

N/A	Notice of Intent
N/A	Grant Summary
N/A	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 26, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Justin Elicker, Mayor

Title of Legislation:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S FY 2026-2027 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED(PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED(PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

Comments: Legistar File ID: LM-2026-0134

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 946-7670 or email aguzhnay@newhavenct.gov with any questions.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com

All-America City
SINCE 1958

March 27, 2026

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

Dear President Walker-Myers:

Attached please find the proposed recommendations for the HUD Consolidated Annual Action Plan for Fiscal Year 2026-2027.

The Annual Action Plan includes proposed activities to be funded by the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grants (ESG) during the second year of the City's Five-Year Consolidated Plan. Recommendations adhere to the guidelines, objectives and procedures set forth in the City's local Citizen Participation Plan and the approved Five-Year Consolidated Housing and Community Development Strategy and Plan for Program Years 2025 through 2029.

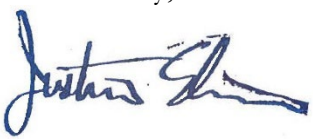
The overall goal of HUD's community planning and development programs are to develop viable urban communities by providing decent housing, suitable living environment and expanding services principally to low and moderate-income persons. The City's primary goal and mission when utilizing its' Consolidated Plan resources is to create a complete systematic revitalization of eligible neighborhoods in the City. This goal will be achieved through the creation of affordable housing opportunity, the support of new development and redevelopment, physical improvements, the provision of public facilities and services, and economic development.

The recommended Fiscal Year 2026-2027 Annual Action Plan continues to promote the following: neighborhood stability, programs for individuals to help achieve a better quality of life and support New Haven's long-range community development efforts. Programs and services in the Action Plan include providing affordable housing opportunities in a variety of manners, improving public facilities and public spaces, creating safe neighborhoods, creating jobs and assisting new and existing businesses. Recommendations also ensure the availability of needed public services and supportive programs for all residents, with priority given to support youth, special needs and at-risk populations and unhoused. This also includes referrals to various resources, education, elderly services, health and wellness, and positive youth enrichment programming. Implementation of the proposed Plan will continue to address gaps in critically needed services as identified in the Five-Year Consolidated Housing and Community Development Strategy and Plan.

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I look forward to your continued involvement in revitalizing our neighborhoods and supporting the success of our community and its residents.

Sincerely,



Justin Elicker
Mayor

..title
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S FY 2026-2027 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED(PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED(PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

WHEREAS, HUD requires the submission of a planning document incorporating housing and non-housing community development strategies in a consolidated plan to be prepared in accordance with the process prescribed in 24CFR Part 91; and

WHEREAS, the Mayor has submitted to the Board of Alders a proposed Five-Year Consolidated Plan covering 2025 through 2029, which includes a description of the community participation process, a needs analysis, objectives and priorities for the five-year strategy period; and

WHEREAS, the Mayor has submitted to the Board of Alders the proposed Fiscal Year 2026-2027 Annual Action Plan budget recommendations; and

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, (P.L. 93-383); the Cranston Gonzalez National Affordable Housing Act of 1990, as amended (P.L. 101-625); The McKinney-Vento Homeless Assistance Act of 2000, as amended(P.L. 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the Aids Housing Opportunity Act (AHOA); and as further amended and authorized by the Housing and Community Development Act of 1992 (PL 102-550, approved October 28, 1992); hereafter referred to as "Housing and Community Development Programs" the Department of Housing and Urban Development is authorized to provide financial assistance to cities for undertaking and carrying out community development activities on an annual basis; and

WHEREAS, under the provisions of an Act concerning Community Development, Public Act No. 75-443, Connecticut Municipalities are authorized to undertake community development programs in accordance with the provisions of Title I of the Housing and Community Development Act of 1974, as amended, and Public Act No. 75-443; and

WHEREAS, in accordance with the federal regulations requiring Consolidated Submission for Community Planning and Development Programs (24 CFR 91), the Mayor has requested the preparation and has submitted to this Board the Fiscal Year 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds for submission to the U.S. Department of Housing and Urban Development for the purpose of obtaining financial assistance to undertake and carry out community development activities; and

WHEREAS, the said Annual Action Plan, Statement of Activities and Use of Funds contains activities to be funded by program income and/or reprogramming of unused funds from prior years activities; and

WHEREAS, prior to submission to HUD of such proposed Fiscal Year 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds, the Mayor and other public officials have heard citizen views on housing and community development needs; and

WHEREAS, there also has been presented to the Board, a Citizen Participation Plan; a description of consultation and outreach efforts; and information and data regarding the activities the City will undertake and carry out during the coming year with the financial assistance received from the Department of Housing and Urban Development under its Housing and Community Development Programs; and

WHEREAS, the Mayor, as part of the submission of the Annual Action Plan and Five-Year Plan, must sign program-specific certifications are also required; and

WHEREAS, the City prepared its initial Analysis of Impediments to Fair Housing Choice in 1996 and prepared a new update in June of 2020 to reflect activities undertaken to further fair housing and to reflect new data compiled as part of the development of the Five-Year Consolidated Plan for Housing and Community Development 2025 to 2029; and

WHEREAS, the 2025-2029 Five Year Consolidated Plan and 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds has been on file at the office of Management and Budget, 165 Church Street, for at least thirty days prior to final submission to HUD for the purpose of public review; and copies of the Five-Year Consolidated Plan and Annual Consolidated Action Plan Statement of Activities and Use of Funds have been made available to the public; and

WHEREAS, the 2025-2029 Five Year Consolidated Plan and 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds has been posted on the City's webpage www.newhavenct.gov for at least thirty days prior to final submission to HUD for the purpose of public review and previous Five-Year Consolidated Plans and Annual Consolidated Action Plans Statement of Activities and Use of Funds have been made available to the public; and

WHEREAS, in April, May and June 2026, this Board acting through the Joint Committee on Community Development and Health and Human Services will hold public hearings pursuant to notices published in accordance with Public Act No. 75-443 at which times the views of the public with respect to the needs, strategies, objectives and community development activities proposed in the Five Year Consolidated Plan and Annual Action Plan Statement of Activities and Use of Funds were communicated to this Board; and

WHEREAS, this Board has received written or has provided the opportunity for written communications on the Annual Funds from the New Haven City Plan Commission, the New Haven Housing Authority, the LCI Loan Advisory Committee, the New Haven Development Commission or, has allowed such agencies thirty (30) days to review such plans; and

WHEREAS, this Board has also received or has provided the opportunity for written communications from various City officials and members of the general public regarding Fiscal Year 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the City's Five-Year Consolidated Plan and Annual Action Plan, Statement of Activities and Use of Funds which forms part of the application to the Department of Housing and Urban Development for financial assistance under its Housing and Community Development Programs; and

WHEREAS, the City could be notified by HUD that the dollar amount of the City's entitlement allocations may be reduced or increased by Congress after the budget process has already commenced or been completed. This will require the City to make adjustments to its Annual Action Plan, Statement of Activities and Use of Funds. Such funding adjustments shall require proportional percentage reductions or increases to each activity and program affected by the adjusted HUD funding appropriations. Appropriation increases shall not exceed the original amount of the funding request of the individual activity.

WHEREAS, this Board is cognizant of the conditions imposed upon the Mayor and the City with respect to undertaking and carrying out community development activities under the provisions of the Housing and Community Development Program regulations and Public Act No. 75-443; and

WHEREAS, due to possible delays by the federal government regarding formula grant funding allocations, retroactive contractual agreements with non-profit agencies and consultants may be required in order to cover services provided for the entire current grant year period July1st to June 30th.

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven as follows:

1. It is hereby found and determined that:

   a) The Five Year Consolidated Plan and 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds has been developed so as to give maximum feasible priority to activities which will benefit low or moderate-income families and persons, aid in the prevention or elimination of slum or blight, or that the activities contemplated in the plan in whole or in part are designed to meet other community development needs having a particular urgency which cannot otherwise be met.
   b) There has been (a) adequate information provided to citizens concerning the amount of funds available for activities proposed under the 2026-2027 Annual Action Plan and the range of activities which may be undertaken and other important program requirements, (ii) adequate opportunity for citizens to participate in the development of the plan, and (iii) adequate public hearings held by this Board to obtain the views of citizens on community development and housing needs.
   c) The 2026-2027 Annual Action Plan Program will be conducted and administered in compliance with the Civil Rights Act of 1964 and 1968, P.L. 88-52 and P.L. 90-284, as from time to time amended, the Fair Housing Amendments Act of 1988, P.L. 100-430, section 109 of the Housing and Community Development Act of 1974, as amended, and Sections 31-26, 33-34, 53-35, 53-35a of the General Statutes.
   d) The Mayor has consented to make the certifications required under subsection (b) of Section 104 of said Housing and Community Development Act of 1974, as amended, Section 106 of the Cranston-Gonzalez National Affordable Housing Act; Subtitle D of the Cranston-Gonzalez National Affordable Housing Act; Section 415 of the McKinney-Vento Homeless Assistance Act of 2000; and Section 854 of the AIDS Housing Opportunity Act.
   e) In implementing the 2026-2027 Annual Plan Program the City shall comply with the provisions of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, P.L. 91-646, as from time to time amended.
   f) All laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this chapter shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a--276a-5): Provided, That this section shall apply to the rehabilitation of residential property only if such property contains not less than 8 units. The Secretary of Labor shall have, with respect to such labor standards, the authority and

functions set forth in Reorganization Plan Numbered 14 of 1950 (15 F.R. 3176; 64 Stat. 1267) and section 276c of title 40.

g) In implementing the 2026-2027 Annual Plan Program the City shall comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75. Section 3, as amended, requires that economic opportunities generated by certain HUD financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities to low and very low-income persons.

h) In implementing the 2026-2027 Annual Plan Program the City shall comply with notification, inspection, testing and abatement procedures concerning lead-based paint as required by 24 CFR 570.608.

i) In implementing the 2026-2027 Annual Plan Program the City shall comply with provisions of Executive Order 12372, Intergovernmental Review of Federal Programs.

2. That the 2026-2027 Annual Action Plan has had an opportunity for citizen comment as outlined in the City's October 2023 Citizen Participation Plan.

3. That the 2026-2027 Annual Action Plan complies with the requirements of the U.S. Department of Housing and Urban Development and other applicable provisions of the law and regulations, subject to the securing of further local approvals which may be required.

4. That the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds as approved by this Board, complies with the requirements of Title I of the Housing and Community Development Act of 1974, as amended, (PL 93-383); the Cranston Gonzalez National Affordable Housing Act of 1990 as amended (P.L. 101-25); the McKinney-Vento Homeless Assistance Act of 2000 as amended (P.L. 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the Aids Housing Opportunity Act (AHOA); and as further amended and authorized by the Housing and Community Development Act of 1992 (PL 102-550); Public Act No. 75-443 and other applicable provisions of the law and regulations subject to the securing of further local approvals, such as urban renewal plan amendments, which may be required.

NOW, THEREFORE, IT IS ORDERED that the 2025-2029 Five-Year Consolidated Plan and the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds having been incorporated in this Order by reference, is hereby approved and the Mayor is authorized and directed to take all steps necessary to undertake and carry out the community development activities described in said plan; and

BE IT FURTHER ORDERED that the Mayor is authorized and directed to take whatever steps necessary to secure the approval of the 2025-2029 Five-Year Consolidated Plan and the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds and the City's application for

financial assistance to the Secretary of Housing and Urban Development and make such other applications as are necessary to secure community development funds required by this City, including advances, discretionary and transition funds as authorized under the Housing and Community Development Programs; and

BE IT FURTHER ORDERED that the Mayor is authorized to execute multi-year contractual agreements and/or amendments with HUD, contractors, consultants, and non-profit agencies irrespective of fiscal year, expenditure restrictions, Board of Alders approval or other ordinance restrictions in order to ensure performance and efficient implementation of approved community development activities; and

BE IT FURTHER ORDERED that the Mayor has express approval to enter into an agreement with an effective date that relates back to the commencement of the current grant year regardless of when approval is obtained is hereby approved; and

BE IT FURTHER ORDERED that the Mayor is authorized and directed to certify or give assurances, on behalf of the City, to the Secretary of Housing and Urban Development as to the matters determined and found by this Board; and

BE IT FURTHER ORDERED that in the event financial assistance is made available by the State of Connecticut under the provisions of Public Act No. 74-443 or related legislation to support the community development activities contemplated under the 2026-2027 Annual Action Plan, Statement of Activities and Use of Funds approved by this Board, that the Mayor is authorized to take whatever steps as are necessary to secure such financial assistance; and

BE IT FURTHER ORDERED that CDBG public service contracts which have not been executed by January 31, 2027, may be reprogrammed into program year 2026-2027 public service activities. These reprogramming funds may be allocated only to organizations that submitted applications for CDBG public service funding in 2026-2027 application cycle. The reprogramming allocations will be recommended by the Mayor and approved by the Board of Alders; and

BE IT FURTHER ORDERED that pursuant to the Consolidated Plan application requirements, prior to the authorization for and/or release of funding, all agencies and organizations receiving Consolidated Plan funds through the City must be current on all municipal taxes; provide proof of fiscal accountability including the filing of all federal tax forms 990 or 990EZ and the completion of the annual audits as required; and clear of all significant audit findings. These requirements must be met before execution of contractual agreements. If an agency is unable to fulfill these requirements, funding shall be reprogrammed; and

BE IT FURTHER ORDERED that for projects requiring longer than a 12-month implementation period, any balances remaining at the end of the program year for such specific activities in the prior program year shall be combined with the current program year activity when the project is deemed viable by the City and is being funded for the same purpose in the current year; and

BE IT FURTHER ORDERED that the Small Business Service Center and the Small Contractors' Development Program will provide the Joint Community Development and Human Services Committee with quarterly reports containing the following information:

- Type of business services provided.
- Number of businesses served and the name of the businesses.
- Number of businesses created and the name of the businesses.
- Number of jobs retained, the need for retention and the reason for the potential reduction, title of the position(s) and income levels of the position(s).
- Number of jobs created and the skill level, income level and whether training will be provided by the business.
- Total number of positions created and retained for New Haven residents.

BE IT FURTHER ORDERED that any CDBG Consolidated Plan Hardware Projects that have not entered into a fully executed contract by March 1, 2027, and has not initiated construction activities by June 30, 2027, shall be deemed out of compliance with established CDBG timeliness and performance requirements. Such projects shall be subject to immediate reprogramming, in accordance with HUD timeliness standards and local administrative procedures, without further notice; and

BE IT FURTHER ORDERED that CDBG Hardware funding that has been awarded to a non-profit organization for Project Delivery/Personnel shall not be committed through a formal agreement, released or expended until the organization has obtained full project financing or has commenced construction.

FY 2026-27 Consolidated Plan Funding

	FY 2026-27 (Anticipated Allocation)
CDBG	
Entitlement	$3,400,000
Proposed Program Income	$50,000
Reprogramming	$539,693
Total Available to Budget	$3,989,693
CDBG Categories	
Hardware	$2,799,693
Software	$510,000
Planning & Admin	$680,000
HOME	
Entitlement	$1,200,000
Program Income	$20,000
Reprogramming	$0
Unprogrammed Funds	$0
Total Available to Budget	$1,220,000
HOME Categories	
Projects	$920,000
CHDO Reserve	$180,000
Admin	$120,000
HOPWA	
Entitlement	$1,200,000
Reprogramming	$0
Total Available to Budget	$1,200,000
HOPWA Categories	
Projects	$1,164,000
Admin Cap (3%)	$36,000
ESG	
Entitlement	$290,000
Reprogramming	$0
Total Available to Budget	$290,000
ESG Categories	
Admin (7.5%)	$21,750
Shelter (60%)	$160,950
Prevention (40%)	$107,300
Consolidated Plan Total	
Entitlement	$6,090,000

Proposed Program Income	$70,000
Reprogramming	$539,693
Grand Total	**$6,699,693**

FY 2026-27 Reprogramming

Activity Name	Amount
CDBG	
Literacy Volunteers	7,500.00
CSA Admin	159,298.64
rKids	12,500.00
New Haven YMCA	11,893.99
Agency on Aging	2,909.76
New Raech\FISH	830.72
Inspired Communities	8,740.00
HUD Regulatory Compliance	99,168.62
OPMG Admin	125,000.00
rKids	50,000.00
Hannah Grey	21,072.00
Continuum of Care 84 Norton	5,228.00
Boys and Girls	31,200.00
Havens Harvest	4,351.75
CDBG Total	539,693.48
ESG	
H.O.P.E.	10,000.00
ESG Total	10,000.00
HOPWA	
New Haven Pride Center	30,000.00
HOPWA Total	30,000.00

"Consolidated Plan Activity"

(CDBG Hardware)" FY 26-27 Mayor's Proposed

Description

ACQUISITION

City of New Haven - Acquisition $- City Activity: The primary motivation for the acquisition of property is to support the City's efforts to combat blight and stabilize neighborhoods that are deteriorating, undeveloped or inappropriately developed to provide a better environment for the community. Eligible expenses under this program will be activity delivery costs, land cost, surveys, appraisals, title searches and other costs necessary to affect acquisition. Economic Development Housing Administration and Development goals under the acquisition program is to rehabilitate, preserve, restore, and conserve structures with the goal of returning acquired property to the tax base via low moderate homeownership or low moderate rental units, Equally important is the utilization of acquired properties to enhance the quality of life of the City's residents. Funding will be used in CDBG-eligible neighborhoods.

DISPOSITION

City of New Haven - LCI - Property Maintenance $163,497 City Activity: The Property Maintenance Program provides the necessary repairs and operating expenses necessary to maintain housing units acquired through tax foreclosure proceedings to prevent further blight conditions in deteriorating neighborhoods primarily in low and moderate-income areas. It also addresses vacant and dilapidated buildings where owners are unresponsive. Buildings are secured, debris is removed, and overgrowth is cut down on these blighted properties. Funding will be used in CDBG-eligible neighborhoods of Fair Haven, Dwight, Newhallville, Dixwell and Hill.

ECONOMIC DEVELOPMENT

City of New Haven -Office of Economic Development - Small Business Resource Center Initiative $250,000 "City Activity: The City's Office of Economic Development (OED) will apply the funds to provide direct technical assistance to startups and existing businesses. OED is currently working with businesses on issues related to business planning, securing capital management and operations, and expansion and growth, and is providing one-on-one counseling, referrals to partners, access to educational programs, and referrals to funders for capital. The proposed project will address the City's stated priorities, especially regarding employment opportunities with the creation of more successful new businesses. SBRC's assistance will support new entrepreneurs' ability to start new businesses. SBRC also will provide technical assistance to help entrepreneurs with existing businesses better operate and grow their business. This will foster a stronger economic base in New Haven. This project will further enhance the City's development of new employment opportunities by connecting entrepreneurs with local banks and early-stage business investors. In addition, the project will provide access to appropriate resources, including financing and ongoing mentoring and guidance. Finally, this project will help further employment opportunities by assisting existing businesses to identity new markets and grow their sales, with better marketing. advertising, and social media. Sales growth will inevitably lead to growth in

headcount to meet production needs, which directly responds to the City's funding priority of creating employment opportunities.

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City of New Haven - Office of Economic Development - Small Contractor Development $70,000 City Activity. The Small Contractor Development Program, a division of the Office of Economic Development of the City of New Haven, is seeking CDBG funding to support programming that assists small, local, minority and women-owned construction companies to achieve economic growth through increased opportunities, bid notification, technical assistance, project specific training, goal setting, monitoring, and services that maximize their ability to increase the size and profitability of their business. The Small Contractor Development program will use CDBG funds to provide project monitoring, technical assistance, specific training, workshops and networking events to address challenges faced by small, local, minority and women-owned construction businesses. SCD will work to promote equity of economic opportunities for SM/WBEs and to eliminate barriers to their participation in public contracts.

City of New Haven - ED Housing Administration & Development Division - Economic Development Main Streets Commercial Development $300,000 City Activity: The Economic Development Housing Administration and Development Division is the primary catalyst in the revitalization and stabilization of New Haven neighborhoods, primarily through encouraging economic development by making a concerted effort to continue and expand on an emerging "Main Streets" program along the Dixwell, Grand, and Whalley corridors. Funding is for staff costs for project delivery, mixed use development either new construction or rehabilitation hard costs for gap financing.

Faith Revival Temple Church (NEW) $- Not an Economic Development project. Based out of West Haven they are seeking support for the creation of a warming center and food pantry and for resurfacing of parking lot.

Social Enterprise Trust, Inc. AKA reSET formerly Economic Development Corp. of New Haven's (Project: Collab) $- "Social Enterprise Trust, INC AKA reSET's mission is to advance the social enterprise sector. They inspire businesses to prioritize positive social or environmental impact alongside financial sustainability. Wherever entrepreneurs are in their journey, we help them take their businesses to the next level. In February 2025, reSET completed acquisition of Collab, a New Haven- based organization with similar services and target clientele, whom we have long admired, Today, we serve 350 entrepreneurs each year to help them launch and grow their businesses. We reach thousands of members through events, partnerships, and digital engagement. Administrative offices are in Hartford with an in-person presence in New Haven as a tenant with CitySeed at 162 James Street in Fair Haven.

Requesting CDBG funds to fund the direct programmatic costs for proven cohort-based programming, including an Accelerator, two Incubators, and Groundwork. These high-touch. intensive programs focus on visioning and modeling, business planning, financial modeling, marketing, tech enablement, and more, based on the current stage of the business. Cohort

programs are supplemented with ongoing services (including to prior year clients): alumni education and networking; workshops; mentor matching; office hours; and coaching. With continued CDBG funding and partnership, we will be able to provide high- quality small business programming to support entrepreneurs in neighborhoods across the City of New Haven, tor two significant aspects of our work: 1. Focused New Haven recruitment for our intensive, cohort-based programs. These high-touch, intensive programs work with entrepreneurs of all backgrounds are our most impactful. Staff provide weekly 1-on-1 coaching sessions and weekly educational workshop training for every cohort, assign mentors, answer questions and provide feedback as well as manage the implementation responsibilities of running the program. Our New Haven- based staff can provide Spanish translation and we strive to make all programming accessible and affordable. a. Incubators (Food in fall, Retail in spring) b. Food Business Accelerator (spring) c. Groundwork (June) 2. Staff support for additional education and networking for current businesses and potential entrepreneurs, providing just-in-time information and connections. "

PUBLIC IMPROVEMENTS

City of New Haven - ED Housing - Public Improvements $25,000 City Activity: The Economic Development Housing Administration and Development division uses public improvements funding on permanent improvements. This funding provides necessary repairs to public facilities: shelters, health care centers, and any other public use structure or land such as neighborhood gardens to support neighborhood revitalization and stabilization. The subrecipient must be the legal owner of the structure or can provide proof of a long-term lease agreement. The Activity must be in an income-eligible census tract or the facility must provide services for predominately low/moderate income clients (at least 51% of the beneficiaries).

East Rock Lodge 141 $70,000 The Elks's East Rock lodge #141 (Elks}, a Dixwell Historic African American Institution, has been the cornerstone of community service and leadership tor more than 100 years. Committed to uplifting the community through youth mentorship, family engagement. and senior services, it has provided programs that strengthen lives and foster unity across generations. In 2019, The Elks sold its former home at 87 Webster Street to make room f or ConnCORP's First Haven project on Dixwell Avenue. Given the Elks' history and mission, it has remained committed to serving Newhallville and acquired 321, 325, and 329 Dixwell Avenue to newly construct a 6,000 sq. ft. cultural center that will preserve the cultural heritage of The Elks, promote community engagement and provide vital safe spaces where the community can gather. This new facility will enable the Elks to triple its program capacity, host a wider range of community activities, and expand its reach to youth, families, and seniors throughout the region. A new cultural center will address these challenges by 1) providing spaces tor mentoring, after-school tutoring, and youth leadership activities; 2) offering meeting rooms and wellness areas for seniors to connect and stay active; and 3) creating a multipurpose venue for community events, workshops, and celebrations. Funding will support the proposed development of the new Elks Cultural Center. East Rock Lodge #141 is requesting $70,000 in Public Improvement Funds to demolish the existing property located on the redevelopment site at 329 Dixwell Avenue in New Haven.

Project MORE THIS IS A PUBLIC SERVICE ACTIVITY $- 850 Grand Ave.: should be a public service Funds will be used to address gaps in resources that support employment, housing and basic needs for formerly incarcerated individuals returning to New

Haven. Funds will help improve access to employment, housing, and treatment in the initial days post-release from incarceration. Planned Activities: Staff will connect returning citizens with available housing and employment services on the day of their release. Staff will also ensure that participants receive assistance in applying for public benefits and connect them to services to address needs such as substance use disorder, mental health treatment, education. Participants who depend on SNAP activation for food, will also receive groceries while they await activation (generally taking 1 to 2 weeks). Transportation is often a barrier to securing employment and attending treatment services; bus passes will be made available for those activities es verifiable by staff.

The Connection - Pendleton House $40,000 127 & 129 Pendleton Street: The Connection, Inc. (TCI) is a nonprofit human services and community development agency formed in 1972 in Connecticut. The mission of The Connection is to build safe, healthy, caring communities and inspire people to reach their full potential as productive and valued citizens. Funds will be used to rehabilitate the front porches at The Connection's transitional housing properties at 127 and 129 Pendleton Street, including removal of deteriorated materials and replacement of damaged structural and surface components to ensure safe, code-compliant entryways for residents. The Pendleton House project will renovate the front porches at The Connection's transitional housing properties located at 127 and 129 Pendleton Street, which have already been cited for blight due to their deteriorated condition. Years of exposure to the elements have resulted in rotted wood, water damage, and weakening structural components, with sections beginning to sag, signaling potential safety concerns if not addressed promptly. Because these homes serve individuals experiencing homelessness, sate and stable access to the buildings is essential for both resident well-being and program operations. Securing funding now will allow The Connection to complete necessary repairs before conditions worsen and become unsafe, avoid more costly emergency interventions, resolve the existing blight citation, and support both resident safety and neighborhood stabilization.

The Mary Wade Home $50,000 118 Clinton Ave., New Haven: The Mary Wade Home is requesting CDBG funds to support improvements at the 94-bed Kimberly Skilled Nursing Home. This Project will serve an estimated 8,250 elderly people in New Haven in the next 15 years. Funding from CDBG would help to support the cost of replacing 26,390 square feet of worn flooring in the Nursing Home with new antimicrobial, slip- resistant vinyl tile flooring. Flooring on both levels of the Nursing Home will be replaced with new Bentley luxury vinyl tile for a hygiene and infection control. Classic cove moldings will be added above the new flooring, for easy cleaning and a dignified home-like environment for residents and families. The Public Facility Project is included in Mary Wade's 2026 Capital Budget as an urgent priority to optimize long- term skilled nursing care and short- term rehabilitation in the Nursing Home. The addition of durable, high-quality vinyl flooring will strongly support nursing care and public health, by creating a seamless. waterproof, and easily disinfected surface throughout all of the resident rooms, corridors, dining and common areas. and stairways. Mary Wade will leverage $150,000 in funding from private foundation grants and will financially support the balance of the expenses in our capital budget. In 2026, Mary Wade will hire an experienced licensed flooring contractor to replace flooring throughout the Kimberly Nursing Home. Our project goals include reducing resident slips and falls by 20%, improving sanitation, enhancing infection control. and creating a more home-like,

dignified environment for residents and families receiving care at the Kimberly Home. Our total flooring replacement project budget of $353,392 includes all materials and labor to replace flooring in all of the resident rooms, corridors, dining and common areas, and stairways. Our Facilities team will organize the work in phases, minimizing disruption to residents. (All residents will remain in the Kimberly Nursing Home throughout the project.) Mary Wade will measure success through (1) Completing project no later than 4/1/27; (2) Family Satisfaction survey scores and resident feedback. (3) Reduced maintenance costs, (4) Fewer reported slips and falls, and (5) State of Connecticut nursing home inspection reporting.

The Towers $25,000 18 Tower Lane, New Haven: The Towers at Tower Lane is a 328-unit HUD 202 community for low and very low-income older adults. The Towers provides affordable housing with wrap-around support services on-site provided at a fraction of the cost of comparable assisted living communities. The Towers is making every effort to preserve its affordable housing stock; to keep equipment efficient and up to date, to keep the property safe and livable. The Towers commercial kitchen was one of the first in the country in a senior housing setting. It has served as a model for delivery of care, utilizing economies of scale to help low-income older adults age in place. We run a very successful meal subsidy program for frail, economically disadvantaged older adults. who lack access to fresh, nutritious foods and who lack the ability to prepare healthy meals. The community subsidizes up to three nutritious meals a day. To date The Towers has subsidized 250,000+ meals for its low- income and very low- income older adults. In addition to supporting its own residents in need, the kitchen provides meals to the broader community as well. The Towers is a Kosher Meals on Wheels supplier in partnership with Lifebridge. Funds are requested to purchase the following commercial kitchen equipment A. Conventional oven, B. 2 Commercial Hobart Mixers and C. a 3 Bay Sink. Through a one-time investment in much needed failing kitchen equipment, we will be able to continue serving our seniors and serving meals to those in need.

Upon This Rock Academy $50,000 645 Grand Ave., New Haven: Upon This Rock Ministries (UTRM) is dedicated to addressing homelessness and providing comprehensive support services to families and individuals in need. Through emergency shelter and day programs, UTRM helps individuals and families regain stability and self-sufficiency. The proposed project for facade and safety improvements at 645 Grand Avenue will contribute to providing a safer, more welcoming environment for those accessing shelter and day services, enhancing both the shelter's operations and its role in community revitalization. The exterior of the facility at 645 Grand Avenue is currently in need of several repairs and improvements, which affect the safety, aesthetics, and overall functionality of the space. CDBG funding will be allocated for: Facade Improvements: Brick Repair and Window Replacement: Replacing the broken and missing windows with new, energy-efficient units, and repairing the brickwork on the front-facing facade to restore the building's exterior. This will improve both the building's appearance and its security. Parking Lot and Driveway Repaving: Repaving the front parking lot, driveway, and back parking lot with permeable asphalt to improve drainage, prevent flooding, and reduce the heat island effect. Privacy and Safety Improvements: Installing a new privacy fence along the back exterior and left side of the building to create a secure, private outdoor area for shelter residents, protecting them from unwanted attention and enhancing their sense of safety. Removal of Old Wooden Fence: Removing the deteriorating wooden fence in the front facade, which has become a gathering point for

loiterers and substance use. The removal will prevent the area from becoming an unsafe, unwelcoming environment for shelter guests. Bollards Installation: Placing 2,000-pound bollards in the front of the building to prevent people from parking on the sidewalk, which would obstruct pedestrian traffic and create further safety hazards for guests. Sidewalk Repair: Repairing the buckled sidewalk caused by tree roots to eliminate the tripping hazard and ensure safe, unobstructed access to the shelter.

REHAB/PRESERVATION

Believe In Me Empowerment Corporation (BIMEC) $- NEW Construction as Community Based Development Organization (CBDO) NEED ADDRESS for Site (53 Shelton?) The BIMEC apartment complex will promote community development in New Haven by turning a vacant lot into a neighborhood asset and house 12 adults. CDBG funds will support construction, project management, and architectural drawings and prototypes. BIMEC will use funds to close the gap in construction funding required for building the 12-unit structure at #########. The requested CDBG funds will be allocated to cover essential construction costs for the project. This investment is critical to ensuring the project moves forward efficiently and meets its objectives. This project addresses both housing insecurity and blight in Newhallville by developing 12 new studio apartments. At least half of the apartments will be affordable to very low-income adults, defined as individuals earning no more than 50% of the area median income. Units will provide stable housing for vulnerable residents, while also transforming a vacant lot into a neighborhood asset.

City of New Haven - LCI - In Rem Code Enforcement 1,218,996 City Activity: LCl's goals under code enforcement is to proactively identify and address housing code and public safety issues that are in and round the areas of federal, state and local investment. The Livable City Initiative implements its housing safety and maintenance objectives through a coordinated system of inspection, enforcement, and remediation activities: Housing Code Enforcement Activities: As part of the city's residential licensing program. inspectors conduct systematic, proactive property evaluations of rental units. Through these planned licensing inspections, they identify violations, issue correction orders, and conduct follow- up inspections to verify compliance. When properties fail re-inspections, inspectors issue civil citations against property owners to ensure accountability and maintain housing safety standards. This proactive licensing approach allows the division to verify safety standards are met before units are approved for rental, preventing potential violations from escalating into serious health or safety concerns. CDBG funded Code Enforcement activities are conducted in the City's low- and moderate-income areas, which include Census Tracts 1402, 1403, 1405, 1406, 1407, 1413, 1415, 1416, 1421 and 1423. These tracts correspond with the City's Dixwell, Dwight, Newhallville, Fair Haven, Hill and West Rock neighborhoods. In accordance with CDBG regulations it allows the City of New Haven to adequately staff the Code Enforcement Division with Inspectors capable of working with other Departments to enforce code compliance in targeted deteriorating geographical areas and to implement a program (Livable City Initiative program) aimed at arresting further deterioration of its housing stock. The City implements a Code Enforcement Program under CDBG with the purpose of providing daily housing inspections, follow up and data entry, interdepartmental referrals to police, fire and health, as needed. Code

Enforcement also coordinates the Residential Licensing Program and Section 8 inspections on behalf of the Housing Authority prior to rental. Proactive programs such as the Residential Licensing Program are required by Ordinance for every rental unit in the City of New Haven,. All rental units are to have a posted rental license that the unit is up to state and local codes prior to occupancy. Each geographical location has a Code Enforcement Inspector and Neighborhood Specialist that surveys the neighborhood daily for compliance issues, blight, vacant buildings, and surveys the housing stock for deterioration and unsafe structures that may need to be referred for condemnation if found to be unfit for human occupancy. The Housing Code Enforcement division responds to tenant issues, City Departments, social service agencies and the general public.

City of New Haven - ED Housing - Residential Rehab $400,000 "City Activity: The Economic Development Housing Administration and Development Division uses this program to help existing homeowners with a vested interest in their neighborhoods, who lack the funding to correct housing or building code issues, upgrade energy efficiency, systems replacement, handicap accessibility and other repairs of a non- luxury nature, with grants or loans from this source of funding. Housing Administration also provides assistance to non-profit agencies with gap financing for project hard costs. The projects must be construction ready and fully financed except for a moderate gap. This funding is for staff costs for project delivery, rehabilitation hard costs for gap financing, and lead based paint and radon evaluation for the residential loan program. The funding objective is to benefit L/M income housing.

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Columbus House $19,200 109 Frank Street, New Haven: Columbus House serves people experiencing homelessness or at imminent risk by providing lite-saving outreach, shelter, and housing, and by fostering their personal growth and independence. We advocate for and create affordable housing to end homelessness in our communities. Funds will be used to provide solar electricity repairs at the Val Macri program site at 109 Frank Street. The Val Macri program at 109 Frank Street provides Permanent Supportive Housing (PSH) for individuals experiencing chronic homelessness. a priority population identified in the Consolidated Plan. Of the 17 apartments at the site, 11 are designated as PSH units, combining affordable housing with voluntary, on-site supportive services that promote long-term housing stability. These services focus on building independent living and tenancy skills while connecting residents to community-based health care, behavioral health treatment, and employment services. The proposed project addresses deficiencies in the existing solar electrical system that currently leave the Solar Paneling non-functioning The current inverter and wiring infrastructure are outdated. creating increased risk of system failure, reduced energy output, and ongoing maintenance challenges. The project will resolve these deficiencies through a complete system upgrade, including the installation of SolarEdge S440 optimizers on each panel, integration of a new SolarEdge SElOKUS inverter, full decommissioning and removal of the obsolete inverter and wiring, and rewiring the system with an upgraded electrical layout. New IMO switch boxes, electrical piping, and supporting hardware will be installed to ensure compliance with current electrical and safety codes. This project will provide

a complete upgrade to the existing solar electrical infrastructure to ensure long-term efficiency, safety, and compliance with current standards.

Continuum of Care - 517 Norton Parkway $- 517 Norton Parkway, New Haven: The mission of Continuum of Care is to enable people who are challenged with mental illnesses, intellectual disabilities, homelessness, and/or struggling with addiction to rebuild a meaningful life and thrive in the community Continuum of Care, Inc. provides comprehensive residential services, case management, crisis services, emergency housing. and housing support services to adults challenged by psychiatric disabilities, developmental disabilities, homelessness, and substance abuse treatment needs while maintaining their rights and dignity as productive members of society. Continuum's 'A Common Bond' program at 517 Norton Parkway provides housing and support for individuals with severe behavioral health issues. Funds are requested for exterior rehabilitation at the program facility on Norton Parkway. Installation of exterior siding on the home will address ongoing deterioration, energy loss, and environmental exposure. Due to the age of the structure and prolonged exposure to sun and weather, the exterior requires frequent repainting and no longer provides an adequate barrier against cold air infiltration. As a result, the home is drafty and difficult to maintain at a safe, comfortable temperature. The installation of new siding will significantly improve the home's thermal efficiency and structural protection, directly supporting the health of the residents, who are especially vulnerable to cold temperatures and air leaks. Reducing drafts and improving insulation will help stabilize indoor temperatures, lowering the risk of cold-related health issues and respiratory stress. In addition, this improvement will enhance long-term housing stability by reducing ongoing maintenance needs and preventing further exterior deterioration. By providing a more durable, energy-efficient exterior, the project supports safe, sustainable housing conditions that enable the residents to remain in their home and avoid displacement due to escalating repair demands.

Continuum of Care - 24 Sheldon Terrace $75,000 24 Sheldon Terrace, New Haven: The mission of Continuum of Care is to enable people who are challenged with mental illnesses, intellectual disabilities, homelessness, and/or struggling with addiction to rebuild a meaningful life and thrive in the community Continuum of Care, Inc. provides comprehensive residential services, case management, crisis services, emergency housing. and housing support services to adults challenged by psychiatric disabilities, developmental disabilities, homelessness, and substance abuse treatment needs while maintaining their rights and dignity as productive members of society. Funds will be used to replace the roof at the Community Support Program (CSP) on Sheldon Terrace. The program provides comprehensive, person-centered case management and mental health and substance use rehabilitation services designed to help individuals achieve and sustain the highest possible level of independent functioning. The objective of this project is to provide safe, healthy housing to 20 residents with behavioral health challenges by removing the old roof which is currently in disrepair and leaking. and replacing it with a new roof. This will provide the program with a secure, energy-efficient roof that ensures the health and safety of residents and staff. The residential complex at 24 Sheldon Terrace houses the CSP participants requires a full roof replacement. The existing roof has experienced repeated leaks and has been patched multiple times; however, it has exceeded its expected lifespan and is no longer structurally sound. Continued deterioration places residents at risk for water damage, mold growth, and unsafe living conditions that can negatively impact both physical and mental health. Taking off

the old roof and replacing it will provide a safer, healthier, and more stable living environment for residents, many of whom residents are managing complex mental health challenges. A secure and weather- resistant roof will protect the building from further damage, reduce health risks associated with moisture and environmental exposure, and help ensure housing stability. This critical investment will preserve the integrity of the property, prevent more costly repairs in the future, and support CSP participants' ability to remain safely housed while focusing on recovery, wellness, and independent living.

Hannah Gray dba Ella B Scantlebury $25,000 "Ella B. Scantlebury Residences, 241 Dixwell Ave., New Haven: Ella B Scantlebury Senior Residence (EBS) is an affordable senior living community in New Haven, CT with the

mission to provide housing tor frail elderly through a comprehensive congregate housing program. EBS is requesting CDBG funding to support the purchase of kitchen equipment to enhance its facilities meal service program. Specifically, EBS will purchase and install a walk in combination cooler -freezer. Built in 1993, the current building has been well maintained but is in need of improvement. The kitchen and its equipment are original from the 1993 construction. Although it is still operable, the kitchen equipment has exceeded its expected useful life and requires replacement to continue serving residents into the future. The current refrigeration unit is a reach-in model, which limits fresh food storage capacity. EBS meal service includes a daily nutritious, culturally sensitive lunch prepared by a licensed chef. This meal service removes barriers for residents who cannot prepare their own meals or who lack the nutritional knowledge to avoid malnutrition. Additionally, included onsite meal service lends to the affordability of the facility by limiting out of pocket food costs for residents and organizational costs associated with meals prepared off site. Kitchen equipment that operates beyond its useful life contributes to excess energy consumption. Older model refrigerators are typically less energy- efficient and lack modern insulation and compressor technology, causing them to use significantly more electricity to maintain safe temperatures. This increased energy demand leads to higher utility bills while placing additional strain on building systems. New walk-in freezers are significantly more energy-efficient than older models due to advanced insulation, better sealing. and more efficient, modem components. Upgrading can reduce energy consumption by 10-25% or more, resulting in lower utility bills. The purchase of a walk-in cooler - freezer will ensure that elderly New Haven Seniors receive fresh, healthy daily meals and preserve affordability of the residence for years to come."

Marrakech - 85 Englewood Drive $18,000 85 Englewood Dr., New Haven: Marrakech provides person-centered support and advocacy that enhances the quality of life and self-sufficiency of individuals with and without disabilities, ensuring dignity, connection, and meaningful engagement in all aspects of life. The windows at the Marrakech owned 85 Englewood Drive group home are old and inefficient Modern energy efficient windows will stabilize temperatures across the seasons to address heightened sensitivity to temperature and external noise which can cause discomfort and anxiety. This cost-effective upgrade will provide better insulation, ensuring a more stable and comfortable indoor environment which is crucial for the well- being of residents. Marrakech seeks funding to replace twenty-two (22) old outdated and deteriorating windows with modern energy efficient ones with modern, energy-efficient units that enhance residents' comfort and well-being.

Neighborhood Housing Services of New Haven (Rehab) $- 333 Sherman Ave, New Haven: Neighborhood Housing Services of New Haven (NHS) strengthens neighborhoods by developing affordable housing and increasing homeownership opportunities; providing homebuyer education and financial coaching; making homes safe, beautiful and energy efficient; and working to improve the perceptions of the communities in which they are working by helping residents take charge of their neighborhoods. NHS of New Haven plans to revitalize two currently uninhabitable properties at 596 George Street and 598 George Street, New Haven. NHS will conduct a complete gut rehabilitation of each of these two properties to historic restoration and weatherization standards, including high quality insulation, tankless water heaters, end energy-efficient windows and appliances. We will install all- new mechanical systems so that homebuyers are not confronted with major maintenance costs for 7 to 20 years. depending on their usage, upkeep habits, and the items in question. While this higher standard of quality and energy efficiency is expensive and atypical for most low-income housing developers, it is an essential component of lasting neighborhood change. NHS of New Haven will use the funds to support management and oversight of the rehabilitation

Upon This Rock Academy $- 311 Valley Street, New haven: Upon This Rock Academy envisions the transformation of the West Rock STREAM Academy (311 Valley St.) into a haven sanctuary for individuals experiencing homelessness, providing temporary housing while they pursue short and long-term goals such as housing stability, with the opportunity for homeownership, career development, and access to quality education for their children. We aim to provide a supportive environment where families can receive the necessary assistance and guidance. The project proposal aims to repurpose this school building, through a grant applied for through LISC, which will renovate the entire building keeping the current structure, solidifying a lease for 10 years, with a future goal of purchasing the building, This building will serve as a comprehensive drop-in center for women and children providing a one- stop solution that offers childcare in a childcare desert area. Bringing our program here amidst two housing complexes will allow more opportunities for community residents to enroll their children. Providing shelter for clients referred, and wraparound services to clients as well as the community. It will be a renovated to restore what is already there just to update HVAC, restore floors end create shared bathroom space with adequate bathrooms.

Hardware Totals $2,799,693

"Consolidated Plan Activity

(CDBG Public Service)" FY 26-27 Mayor's Proposed Description

PUBLIC SERVICE

Agency on Aging - Grocery Delivery Program $10,000 Office Location: 117 Washington Ave., North Haven: Funding will be used to help continue the successful Grocery Bag program started by the Agency on Aging during the Covid-19 pandemic. The pandemic served to increase awareness of the food crisis for individuals who lack the ability to afford food and get access to food sources such as food pantries and soup kitchens. The Grocery Bag program

provides free food delivery to financially qualified older adults and people with disabilities. The purpose of the program is to ensure people in need have a means to get food delivered to their homes, at no cost. The goal of the program is to reduce food insecurity for this vulnerable population by providing an additional source of food and ensure individuals eligible for SNAP and/or Meals on Wheels are assisted in accessing these programs. Request includes portion of Program Coordinator salary and mileage.

Believe In Me Empowerment Corporation $10,000 Location: 423-427 Dixwell Ave. Funds will be used to support its Basic Needs Enhancement Program (BNEP), which will serve approximately 150 low- and moderate-income residents of the Greater New Haven community who are experiencing financial hardship, housing instability, reentry from incarceration, or recovery from substance use disorders. This program is designed to provide short-term stabilization and essential support to community members in need and is not limited to participants in BIMEC's Transitional Housing Program. CDBG funds will be used to provide basic needs assistance, including the distribution of care packages containing essential items such as toiletries, towels, donated clothing, transportation assistance (bus passes), and meal vouchers. These resources address immediate barriers to stability and access to services for individuals at risk of homelessness or continued economic insecurity. Funding will also support a part-time (.5 FTE) Project Coordinator, who will oversee program intake, verify eligibility, coordinate service delivery, track outcomes, and facilitate referrals to housing, employment, and behavioral health resources. This role will ensure effective program implementation, accountability, and compliance with CDBG reporting requirements while allowing BIMEC to meet increased community demand. The Basic Needs Enhancement Program aligns with the public service priorities of New Haven and the U.S. Department of Housing and Urban Development CDBG program by addressing urgent community needs, promoting housing stability, and improving outcomes for low- and moderate-income residents, including individuals with special needs. By providing essential resources and coordinated support, BIMEC helps strengthen community stability and foster a healthier, more equitable Greater New Haven.

BHcare Hope - Family Justice Center $20,000 Office Location: 127 Washington Ave. 3rd Fl. West, North Haven 06473. BHcare provides comprehensive behavioral health, prevention, and domestic violence services that improve the lives and health of individuals, families, and communities. They are dedicated to educating the public and raising awareness about domestic violence, mental illness, addiction, and the path to recovery. The overall goal is to build a healthier, happier, and safer community. BHcare's Hope Family Justice Center is dedicated to increasing awareness of domestic violence and its effect on the community, empowering domestic violence victims by providing coordination of services, advocacy and safe and effective work for social change to eliminate domestic violence. Funding will support staff to provide a multitude of domestic violence and other services to clients at the HFJC. These roles provide welcoming, coordinated, and trauma-informed services to clients; develop outcome measures, collect data for reporting and presentations, and case documentation. Additional services include intakes (greeting and directing clients, visitors, and service providers; assisting clients with completing required documentation to ensure a full understanding of procedures, options, services, and content of documents prior to signing), advocacy, lethality assessments, individualized safety planning, emotional support, referrals, court accompaniment, hotline and LAP coverage, victim

compensation assistance, shelter support, group facilitation, and external advocacy and providing trauma-informed emotional support to victims to strengthen coping skills and self-esteem. Continued funding for these positions will allow for continued services for existing and future clients, helping these individuals obtain improved outcomes, stability and independence from their abusers.

BHcare Umbrella Center for Domestic Violence Services $20,000 Location: 127 Washington Ave. 3rd Fl. West, North Haven 06473. BHcare's Umbrella Center for Domestic Violence Services (UCDVS) is the principal provider of domestic violence services in the New Haven area. CDBG funds will be used to finance the full-time Housing Specialist stationed at the New Haven Safe House. The Housing Specialist assists survivors of domestic violence and their children to find safe, suitable, and stable housing after they leave the safe house.

Boys & Girls Club of New Haven $30,000 Location: 253 Columbus Ave. New Haven 06519. The Boys and Girls Club afterschool program helps to improve academics, character development, fitness, physical and emotional well-being of youth. Funding will be used to Support from CDBG in FY26-27 will help fund two key staff positions at our Columbus Avenue clubhouse: Unit Director and Teen Director. These two full-time staff members ensure the safe and effective delivery of our Teen and Tween Programs. The Unit Director provides staff and program oversight and is responsible for strategy and program development. The Teen Director is responsible for building the program, including outreach to New Haven middle and high schools. The Teen Director organizes and runs the teen/tween weekday program evenings and has the most time-intensive youth-facing role on the team. In addition, our request includes partial support for food and materials for Teen and Tween Programs throughout the school year. As described above, food is fast becoming an urgent need in low- and extremely low-income communities nationwide, including in New Haven. Support from the City will help us fulfill our plan to offer teenagers dinner every night. We are currently feeding youth on a very small budget; especially if our attendance numbers grow as we anticipate, we will need increased funding and in-kind donations for food to meet the rising demand. We see this as a health and wellness intervention, as well as a powerful organizing strategy to help build community and belonging among young people who come to BGCGNH from different schools and neighborhoods.

Career Resources $10,000 Location: 100 Lafayette Blvd. Suite 303 Bridgeport 06604. Funding requested by Career Resources for the STRIVE New Haven program will be used to provide an intensive two-week workforce readiness training program including soft skills training, job placement services, career coaching and credential attainment for individuals with barriers to employment in New Haven. Funds will be used to support salaries, benefits and program related costs.

Catholic Charities Archdiocese of Hartford/ Centro San Jose $10,000 Location: 290 Grand Ave. Centro San Jose (CSJ) is a Family Center located in the heart of Fair Haven. CSJ's vision is that New Haven children, youth and their families will achieve their fullest potential and be productive citizens and future leaders. Funds will be spent on a part time youth facilitator salary and benefits necessary to provide youth programming,. This year, we are increasing our funding request to $40,000 so that the youth facilitator position can remain in our budget, as one of our private grants worth $20,000 was not renewed due to a high level of competition with other youth programs. The

proposed program will promote academic achievement and volunteerism and increase youth social skills and assist youth in preparing and applying to college. This will increase their success in enrolling in college after high school,. 100% Fair Haven

Children In Placement $10,000 Location: 470 James St. Ste.007. Children in Placement advocates for the best interest of Connecticut's Abused and Neglected Children throughout the child welfare and judicial system. Children in Placement is dedicated to ensuring safe homes, providing supportive services, and facilitating a stable transition into adulthood. Funding from the New Haven CDBG will support our work in New Haven in both Superior and Probate courts. Children in Placement recruits and trains volunteers who work on behalf of child victims in the court system focused only on their best interest. In addition, we recruit and train volunteers to provide a consistent adult for youth at risk.

Christian Community Action, Inc. $30,000 Office Location: 168 Davenport Ave. Proposal is for CCA's Hillside Family Shelter (HFS), a comprehensive program that provides direct services for the Head of Household (HOH) and his/her family. will be used to expand and enhance employment services at both the ARISE Center (156 Davenport Ave) and the New HOPE Housing Program (660 Winchester Avenue) by: Computer Lab Expansion: Purchase computers to expand computer lab capacity, allowing more individuals to simultaneously access employment resources, complete online job applications, participate in virtual training sessions, and develop digital literacy skills essential for modern employment. iPads for Client Intake Coordination: Purchase iPads to streamline and modernize the client intake process across both program locations. These devices will enable staff to conduct digital intake assessments more efficiently, reducing wait times and paperwork processing while immediately entering client information into the data tracking system. This eliminates duplicate data entry and reduces errors that can occur with paper-based systems. Staff will be able to conduct mobile intake sessions for clients who may have mobility challenges or prefer to complete assessments in private consultation spaces, and utilize electronic signature capabilities to expedite consent forms and service agreements. The iPads will provide access to real-time availability of services and resources during the intake conversation, allowing for immediate scheduling and referrals. Additionally, these devices will maintain better data security through encryption rather than paper-based intake forms, and enable multilingual intake support through translation apps when working with clients who have limited English proficiency. This technology will reduce the administrative burden on staff, allowing them to dedicate more time to direct client services while ensuring accurate and comprehensive data collection from the first point of contact. Data Tracking Software: Implement specialized data tracking software to better monitor client progress, employment outcomes, job retention rates, and program effectiveness. This will enable more efficient case management and allow staff to identify and address barriers to employment more quickly. LCD Projector: Purchase an LCD projector to enhance workshop delivery for employment-focused workshops, financial literacy training, and job readiness sessions. This will allow for more engaging presentations and enable staff to demonstrate online employment resources and application processes to groups. These technology investments will serve individuals who are unemployed, underemployed, or those with an entrepreneurial mindset, expanding their access to the tools and resources necessary for securing sustainable employment or launching small businesses.

Cityseed - Farmers Market $15,000 Office Location: 162 James St. CitySeed's programs support the evolving needs of hundreds of farmers, chefs, food entrepreneurs, and food insecure families in our network. CitySeed's Farmers Markets support New Haven community members, including food insecure people and families. Funds will support New Haven seniors who are low-income, experiencing food insecurity, or lack access to local, healthy foods and utilize food access and nutrition assistance programs at CitySeed's Farmers Markets. CitySeed's Farmers Markets accept crucial nutrition incentive programs, such as SNAP, WIC, and FMNP. Funding will support the Senior Farmers Market Nutrition Program (Senior FMNP), which provides low-income seniors with access to locally grown fruits and vegetables. Funds will be used to partially support the salaries of the Director of Agriculture, the Farmers Market Manager, the Marketing Manager as well as program advertising, outreach, permitting and special events promotion. Estimate that customers and clients served by the Farmers Markets will be primarily from neighborhoods where the Farmers Markets are located (20% Wooster Square, 20% Dixwell, 20% Westville.

Cityseed - Sanctuary Kitchen $15,000 Office Location: 315 Front Street. Kitchen Facility: 109 Legion Ave. CitySeed's Sanctuary Kitchen partners with immigrants, refugees, and asylum seekers in the Greater New Haven area who have experience with or an interest in culinary arts. Sanctuary Kitchen's social enterprise provides professional development, culinary training, and steady employment at a living wage. Sanctuary Kitchen's Job Training program, including its core modules: Culinary Training, Culinary ESL, and Job Readiness. Trainee chefs will be partnered with current Sanctuary Kitchen will allow Sanctuary Kitchen to continue providing culinary workforce training for immigrants and refugees in New Haven, thus building economic opportunity and authentic connections through food. Funding will support Sanctuary Kitchen's next cohort during CitySeed's fiscal year (February 1, 2026 - January 31, 2027). The grant will support core modules in Culinary Arts, Culinary ESOL, and Job Readiness. Trainee chefs will also be partnered with current Sanctuary Kitchen Senior Chefs to receive mentorship and build connections throughout the program. We aim to enroll two cohorts of 16 new participants each year.

Community Action Agency of New Haven, Inc. $25,000 "Location: 419 Whalley Avenue. Community Action Agency of New Haven, Inc.

created the S.M.A.R.T. (Single Mothers Actively Reaching the Top) program to empower mothers and their families by providing comprehensive case management and holistic support services aimed at fostering pathways to prosperity. This program has served approximately forty single mothers and grandmothers aged 18 to 55 annually. Barriers to success include employment gaps, limited work experience, unemployment, and underemployment, all of which contribute to financial distress. Emotional support is essential for single mothers, who may face feelings of isolation, loneliness, and stress. Many participants struggle to meet basic needs such as clothing, food, and housing and often have difficulty managing and developing realistic household budgets. CDBG funding will facilitate the expansion of workshops and personalized case management services including training in communication skills, employment readiness, and assistance with resume and cover letter development. Resources and strategies for job retention, parenting skills development, information on housing assistance, and coordination of income support programs such as the Supplemental Nutrition Assistance Program (SNAP), daycare assistance applications

(Care4Kids), and Energy Assistance will also be provided. The goal is to offer practical strategies for building essential life skills. Funds will support partial salaries for the program coordinator and a case manager position, materials and supplies, rent and client support assistance. The agency proposes to expand assistance to 80 clients annually with CDBG funding support. Neighborhoods served: Dwight, West Rock, Beaver Hills and Dixwell."

Cornell Scott- Hill Health Corporation 0 Location: 400-428 Columbus Ave. Funds will be used to purchase purchase the Midmark 626 Barrier-Free Examination chair at the cost of $8,865 and Certified ADA compliant stand-on scale at the cost of $3,380 for a total cost of $12,245. We will leverage this funding by purchasing, in-kind, the Upholstered top at $547, patient support rails at $1,609, and leg supports at a cost of $1,119 for a total cost of $3,273. This equipment will bring the RWC up to the new ADA standards and meet the ongoing needs of residents who live below the FPG and who are at higher risk for SUD by assessing around 135 clients in the coming year. From there, if patients need to be referred for primary care or specialty treatment, they can follow up onsite.. The majority of the clients seen will originate from the Dixwell, Dwight, Edgewood or Newhallville neighborhoods.

Downtown Evening Soup Kitchen, Inc - 30000 Location: 57 Olive St. New Haven. DESK's Food Pantry program seeks to address both the immediate need of whole food items, as well as connect people to other mainstream resources that can help them find financial stability and improved wellbeing. DESK provides critical food assistance through its weekly Food Pantry program. Proposed funding would support DESK's role in the City's food assistance landscape by supporting a portion of the Pantry's Coorindator's salary, and provide funding for the purchase of food supplment that cannot be acquired through CT Foodshare(fresh produce, dairy and eggs)

Elena's Light (NEW) 15000 Location: 81 Patten Rd., North Haven: Low- and moderate-income refugee and immigrant women, youth, and families in New Haven face overlapping barriers that limit workforce participation, civic engagement, and long-term stability, including: low English proficiency and limited access to U.S. driver's licenses, limited access to culturally competent health education and mental health supports, difficulty navigating complex and rapidly changing immigration and legal systems. reduced capacity among refugee-serving organizations due to recent funding cuts and increased demand for services. These challenges are compounded for women and youth, who often experience isolation, trauma, and limited access to trusted information. Without coordinated, linguistically accessible, and culturally responsive services, families remain disconnected from employment opportunities, healthcare systems, and civic resources. Through its programming, Elena's Light promotes education and economic advancement, provides essential public services, and addresses community health and basic needs issues for refugee families in New Haven. CDBG Public Services funds will support program coordination, staffing, and direct service costs across Elena's Light's three core program areas, all of which promote education, workforce readiness, health, and civic engagement. CDBG funds will support Elena's Light's adult English language and literacy education and driver's permit preparation programs, which address key barriers to employment, mobility, and independence for refugee women. CDBG funds will support these programs through partial salary support for an Education Program Coordinator, compensation for a culturally competent DMV instructor, and participant incentive gift cards ($25 per participant per session). CDBG funds will also support coordination and direct service costs for

Elena's Light's Health & Wellness Programs, which address physical health, mental well-being, and access to essential resources that enable families to participate fully in education, employment, and civic life and the provision of Direct Assistance and Basic Needs Support. CDBG funds will also support coordination of direct assistance and donation-based programs, which distribute hygiene products, school supplies, winter clothing, and emergency assistance. As programs grow, CDBG funds will help support coordination of logistics and storage planning to ensure safe and timely distribution. CDBG funding will support a Health Program Coordinator, strengthening consistency, reporting, partner coordination, and sustainability while reducing basic-needs and health-related barriers to workforce and educational participation. CDBG funds will support Elena's Light's legal education and youth empowerment programs, which promote civic engagement, self-advocacy, and community connection. Legal Advocacy and Know Your Rights (KYR) Funding will support program coordination, honoraria for legal professionals, and translation and interpretation services for Know Your Rights presentations delivered with pro bono attorneys. Sessions address immigration-related rights, workplace protections, and access to public services in a linguistically accessible format. Youth Empowerment and Speaker Series – Lighting the Future CDBG funds will also support the Lighting the Future Youth Speaker Series, developed in partnership with Youth Speakers Lab. Through facilitated sessions with community leaders and peers, refugee youth build public speaking, leadership, and self-advocacy skills that support mental health, educational attainment, and future career pathways. CDBG support ensures consistent staffing, integration with other public services, and expanded access for low-income refugee youth and families.

Elm City Internationals 15000 CDBG funds will support Elena's Light's adult English language and literacy education and driver's permit preparation programs, which address key barriers to employment, mobility, and independence for refugee women. CDBG funds will support these programs through partial salary support for an Education Program Coordinator, compensation for a culturally competent DMV instructor, and participant incentive gift cards ($25 per participant per session). CDBG funds will also support coordination and direct service costs for Elena's Light's Health & Wellness Programs, which address physical health, mental well-being, and access to essential resources that enable families to participate fully in education, employment, and civic life and the provision of Direct Assistance and Basic Needs Support. CDBG funds will also support coordination of direct assistance and donation-based programs, which distribute hygiene products, school supplies, winter clothing, and emergency assistance. As programs grow, CDBG funds will help support coordination of logistics and storage planning to ensure safe and timely distribution. CDBG funding will support a Health Program Coordinator, strengthening consistency, reporting, partner coordination, and sustainability while reducing basic-needs and health-related barriers to workforce and educational participation. CDBG funds will support Elena's Light's legal education and youth empowerment programs, which promote civic engagement, self-advocacy, and community connection. Legal Advocacy and Know Your Rights (KYR) Funding will support program coordination, honoraria for legal professionals, and translation and interpretation services for Know Your Rights presentations delivered with pro bono attorneys. Sessions address immigration-related rights, workplace protections, and access to public services in a linguistically accessible format. Youth Empowerment and Speaker Series – Lighting the Future CDBG funds will also support the Lighting the Future Youth Speaker Series, developed in partnership with Youth Speakers Lab. Through facilitated sessions with community leaders and

peers, refugee youth build public speaking, leadership, and self-advocacy skills that support mental health, educational attainment, and future career pathways. CDBG support ensures consistent staffing, integration with other public services, and expanded access for low-income refugee youth and families.

Fellowship Place 30000 Location: 441 Elm St., New Haven. CDBG funding will support service delivery costs associated with Fellowship Place's Evening Program and Caregiver Support Group. Funds will be used to sustain weekly AA and NA meetings held during evening hours and to support the coordination and facilitation of a monthly Caregiver Support Group. CDBG funds will cover on-site staffing to open and close the facility during evening programming, provide a consistent staff presence during AA and NA meetings, and serve as a point of contact with group leadership regarding on-site facility needs and logistical issues. Funding will also support outreach, coordination, and program facilitation of the Caregiver Support Group, held on the last Thursday of every month from 5:00–7:00 PM. This funding will help ensure consistent service availability, strengthen outreach and engagement, and stabilize program operations for peer-led recovery and caregiver support services. The Social Rehab Center Project expands Fellowship Place's existing Clubhouse-based psychosocial rehabilitation program by increasing service availability beyond standard weekday business hours and strengthening peer-led outreach efforts. Currently, many individuals living with serious mental illness face barriers to accessing services due to work schedules, caregiving responsibilities, transportation limitations, or symptom-related challenges that make daytime participation difficult. By adding evening and weekend hours, the project increases flexibility and allows participants to engage in structured programming during times that better align with their needs.

Gather New Haven 10000 Gather New Haven is seeking funds to support its new Teen Tree Team (T3). T3 builds on the successes and lessons learned from Gather's first teen-centered program, Growing Entrepreneurs. A year-round program, T3 will invest in youth through employment, skills training, basic forest ecology, and regular time in nature. Gather will use CDBG funds to pay participants wages, support staff salaries for hours spent on this program, and to purchase supplies. Led by our Director of Community Agriculture and Nature Stewardship (CANS - TBH), Gather will recruit participants during the spring and coordinate all program activities through the funding period. Work will take place in Gather's Preserves with walking trails (Quinniupaic Meadows, Pond Lily, and Hemingway Creek) and run across the entire year of funding. After on-site training in tree care, land stewardship, and public education, T3 participants will work alongside a professional naturalist and/or staff members to plant trees, perform scheduled tree watering duties, remove invasive plants, maintain trails, and engage with preserve visitors. T3 will provide participants with active and passive educational opportunities. T3 participants will understand basic tree maintenance and urban first management–employable skills– and develop a foundation in the importance of trees and urban forests to human health and climate resilience. Gather will use CDBG funds to pay for a tree expert to work alongside staff to train youth participants. Neighborhoods Served based upon past participants: Fair Haven/Quinnipiac-(3) 30%, Hill- (2) 20%, Newhallville- (2) 20% Beaver Hills/West Rock-(2) 20% East Shore/East Haven- (1) 10%

Haven's Harvest $20,000 Haven's Harvest mission is to build community and reduce food waste, one food rescue at a time. Its goal is to not let any good food go to waste. The focus is on excess food and moving it into communities in need. The organization has created a strong food recovery network of volunteers, food donors, and nonprofit partners. As food recovery volumes have increased, Haven's Harvest has added warehouse capacity to safely manage large-scale donations that cannot be immediately distributed. A dedicated Warehouse Manager is needed to ensure food safety, facility safety, and efficient movement of recovered food to partner organizations serving low- and moderate-income New Haven residents. Haven's Harvest will use CDBG funds to maintain its food recovery program in New Haven. CDBG funds will support the salary and associated costs of a Warehouse Manager who oversees food safety, facility safety, volunteer engagement within the warehouse, and the organized flow of recovered food to community partners. This role strengthens the organization's capacity to keep excess food safely in the food system and accessible to low-income residents.

Higher Heights Youth Empowerment Programs 20000 Location: 157 Church St. 19th FL. New Haven. Higher Heights Youth Empowerment Programs, Inc. is requesting funding to support its Financial Literacy/College Access Program for students in grades 9 – 12. The purpose of the Program is: To help close the college access gap between high- and low-performing children, especially the achievement gaps between minority and nonminority students, and between disadvantaged children and their more advantaged peers; To provide students with an enriched and accelerated educational program that increases and builds self-confidence, self-worth, and self-pride, and To increase the financial knowledge and awareness of students as well as their parents. Through a partnership with Liberty Bank and Farmers Insurance, students and parents will go through a series of Financial Literacy workshops to learn about credit/debt management, insurance, and wealth building /management. Through a partnership with the University of New Haven, students enroll in the Higher Heights Charger Program to earn 3-6 college credits. CDBG funding will help support students with transportation and school supplies to get to the University's campus and successfully complete their college courses. Students will also enroll in our SAT and academic tutoring program to improve their grades.Funds will also support a part-time College Access Advisor, tutor stipends, program materials and supplies. This past year, the program supported students from the following zip codes: Zip Code Count % of Total 06511 27 38.57% - Downtown / East Rock / Wooster Square 06515 23 32.86% - Westville 06513 17 24.29% - Fair Haven 06519 2 2.86% - The Hill / Long Wharf 06510 1 1.43% - Downtown New Haven

Junta for Progressive Action $25,000 "Location: 175 Grand Ave. New Haven. Junta addresses cultural disparities by offering comprehensive, culturally competent programs to stabilize households, foster economic independence, and empower communities. Services such as case management, legal immigration assistance, financial literacy workshops, ESL programs, and emergency support bridge gaps in resources and knowledge, directly addressing socioeconomic inequality. unds will support Junta's JUNTA 360 program, dedicated to the stabilizing New Haven's immigrant communities. Programs within this department include: Social Services Assistance: Stabilizing households through access to benefits and critical resources. English as a Second Language (ESL): Providing tailored classes to enhance language proficiency and employability. Additionally, the funds will support Junta's free after school program, offering a safe, enriching environment for children of working parents. This program not only supports academic

and social development but also provides peace of mind for parents striving to maintain stability. These initiatives empower participants, strengthen economic resilience, and contribute to long-term impacts across underserved communities. Funds will be used to support the salaries and benefits of program staff. Neighborhoods served: Fair Haven - 56%, The Hill -12%, Dixwell - 11%, West Haven - 5%, East Haven - 5%, Hamden - 3%, and Other 7%

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New Haven HomeOwnership Center $10,000 Location: 333 Sherman Avenue. The New Haven Homeownership Center (HOC) increases homeownership opportunities for individuals and families by offering pre- and post-purchase homebuyer education, financial coaching, and homeownership preservation services to help people gain financial proficiency and ensure that new and existing homeowners will be able to retain their homes. Funding will support the delivery of the HOC's services, including one-on-one counseling services for people seeking to purchase a home, counseling for clients seeking assistance in mitigating a pending foreclosure, homebuyer/homeowner workshops and classes, and the new personal finance and entrepreneurship workshop series. Service estimates by neighborhood: 35% from Newhallville, 15% from Fair Haven, 15% from Dixwell, 15% from the Hill, 10% from West River, 5% from West Rock, and 5% from Beaver Hills.

New Haven Pop Warner Football $10,000 Office Location: 25 Whittlesey Ave. New Haven Pop Warner Football is a successful football development program for New Haven Youth Ages 5 to 14 years of age serving all 10 districts of New Haven. The program focuses on not only success on the football field but also soft skills such as teamwork, personal and team investment, time management, and organization that participants can take off the field to support academic success and personal achievement. To keep the price of participation lower, Pop Warner tries to reduce the demands of parents (who are already in the lower economic percentile) and seek alternative means of fundraising to offset costs. Through this funding, Pop Warner seeks to secure safety equipment for participants to reduce injury and promote teamwork, promote the continued success of children learned in their households and school which will lead to our participants being better citizens and keep them out of the criminal justice system. Neighborhoods Served; More than 72% of all participants in the program come from New Haven. Newhallville 16% Dwight 14% West Hills/Westville 12% Hill North/South 12% Fair Haven 9% Quinnipiac 7% Downtown 2%. 28% outlying areas outside of New Haven

New Haven Reads Community Book Bank $30,001.00 "Location: 45 Bristol St. New Haven. New Haven Reads partners with the community to provide free 1-on-1 tutoring, educational family support, and a book bank to empower aspiring readers to master the literacy skills needed to thrive in school and life. .The New Haven Reads programs include: one-on-one tutoring for children grades one through twelve: pre-k and kindergarten programs that are designed for students to start formal schooling on track or ahead of their peers; and a Book Bank that distributes tens of thousands of used and new books annually. Funds will be used to support the one-on-one tutoring program. The largest expense, over 80%, is for salaries. (Our rent and utilities at two of our three freestanding locations are paid for by Yale and the Science Park Development Corporation; we have three additional sites in New Haven elementary schools and one site with the Elm City Housing Authority.) Requesting partial funding for the salaries of two (2) Site Directors.

The Site Director position is integral to the success of our program. Neighborhoods served: Amity – 3% Annex – 3% Beaver Hills – 5% Dixwell – 8% Dwight – 4% East Rock – 3% East Shore – 1% Edgewood – 3% Fair Haven – 15% Fair Haven Heights – 7% Hill – 11% Long Wharf – 0% Newhallville – 9% Prospect Hill – 1% Quinnipiac Meadows – 6% West River – 5% West Rock – 8% Westville – 5% Wooster Square – 3%

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New Haven YMCA Youth Center $15,000 "Location: New Haven YMCA Youth Center, 50 Howe Street. The New Haven YMCA Youth Center, helps teens and young adults reach their potential and thrive in a safe, trustworthy setting. The YMCA offers an aquatics curriculum that aligns with the YMCA USA and the American Red Cross with the goal of supporting safety in and around water. Safety in and around water is one of the Y's major initiatives in our community. The program that has been designed begins with participants feeling comfortable and safe in around water, progressing through swim lessons, and moving onto the Aquatics Leaders Program. Upon successful completion of the Aquatics Leaders Program, participants will be certified lifeguards and/or swim instructors through the American Red Cross. This no-cost program to the participant, will provide potential opportunities for future employment at the New Haven YMCA Youth Center as well as our summer camp, Camp Mountain Laurel, as a lifeguard and/or swim instructor in the future. This program will be delivered in a safe and educationally enriching environment which affords participants opportunities for social interaction, building peer relationships and acquiring certifications in the field of aquatics. Requested funds will allow the New Haven YMCA Youth Center to offer fifty (50) teens and young adults an enriching opportunity as part of the curriculum within our aquatics program. This program will allow students to socialize with peers for positive social development while developing aquatics skills in and around water with no cost for families. Neighborhoods Served: 70% Dwight/Chapel 10% Westville 10% Dixwell 10% Downtown

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New Reach - FISH - Food Insecurity $15,000 Office Location. 269 Peck St. New Haven. As of January 2023, FISH of Greater New Haven merged with New Reach Inc. to become FISH, a program of New Reach. FISH serves around 700 people each year, including children and elderly persons. The program requires approximately $225,000 annually to operate. FISH is funded primarily by small private grants and donations, as well as a three-year grant from a private corporate foundation. New Reach seeks $58,516 in CDBG funding to be leveraged with private dollars to support FISH operations. The majority of the funding will be utilized for part of the salary and fringe costs for the Senior Warehouse Associate. The remaining balance of the funding will be used to purchase food inventory and supplies, utilities, and insurance. Supplemental food products are needed beyond what we can procure from Connecticut Foodshare and other food banks. Bags are the most expensive supply item in the program and are essential for food storage and monthly client deliveries. FISH benefits households throughout the City. Neighborhood Households % of HH Amity 11 3% Annex 22 6% Beaver Hills 9 2% Dixwell 24 6% Downtown 12 3% Dwight 14 4% East Rock 7 2% East Shore 1 0% Edgewood 6 2% Fair Haven 72 18% Fair

Haven Heights 59 15% Hill 42 11% Mill River 4 1% Newhallville 41 10% Prospect Hill 4 1% Quinnipiac Meadows 14 4% West Haven 2 1% West River 12 3% West Rock 32 8% Westville 6 2% Wooster Square 1 0% Wooster Square/Mill River 2 1% Total 397 100%

Newhallville Community Services Development Corporation (NEW) $10,000

Location: 129 Hazel St., New Haven: Funds will be used to support the Newhallville Homeownership Pathways Program (NHPP) that aims to assist residents of Newhallville and nearby New Haven neighborhoods in achieving homeownership through customized coaching and workshops. It will emphasize financial preparedness, credit improvement, homebuyer training, and community engagement to foster sustainable homeownership. The program will focus on individualized coaching to help participants develop the knowledge, confidence, and financial skills needed to achieve homeownership. The program will help participants transition from renting to mortgage readiness through education, coaching, and accountability. Personalized coaching, homebuyer education, and coordinated access to financial and housing resources will support participants as they move from financial readiness to successful homeownership. Funds will cover the costs of a Homebuyer Coach, who will offer one-on-one coaching to program participants, along with homebuyer education workshops led by housing professionals such as realtors and mortgage lenders. Funding will also be allocated for outreach, marketing, and recruitment to ensure the program reaches households most in need of homeownership support. This includes printed materials, digital outreach, and community-based engagement efforts to attract and enroll eligible participants. Program materials and supplies, such as participant workbooks and financial planning tools, will further enhance learning and retention. Funds allocated for technology and administrative costs will support participant tracking, virtual coaching sessions, and data collection needed to monitor progress and outcomes. The Homebuyer Coach will serve as the primary point of contact and accountability partner for participants. The coach will conduct intake and assessments to evaluate income, credit, housing history, and overall readiness for homeownership. The NHPP will serve low- and moderate-income households earning up to 80% of Area Median Income in Newhallville and surrounding neighborhoods, including Dixwell, Beaver Hills, and Prospect Hill.

Sickle Cell Disease Assoc of America, Southern CT $10,000 Location: 1389 Chapel St., New Haven. Funds will complement efforts of providing prevention and awareness of sickle cell disease (SCD) since the disease is genetically transmitted. Funds will be used establish a health/education marketing campaign using social media outlets. Funds will be used to target high schools, college and university campuses and the overall community to bring awareness to the genetically transmitted disease. Funds will also support the SCT Testing Center for individuals who seek to know their SCT status. Funds will support the salary of the Genetics Counselor, the purchase of educational materials, medical testing and supplies, and insurance. The program will serve clients throughout the city.

Student Parenting and Family Services $10,000 "Location: 181 Mitchell Drive. New Haven. To accomplish this mission, SPFS operates the Elizabeth Celotto Child Care Center on site at Wilbur Cross High School, and has designed its program to: 1) Facilitate the access of adolescent parents to public education; 2) Provide school-based, integrated support services for adolescent parents and care for their children, including early childhood and parenting education, and social

services; 3) Foster the emotional, educational, social and physical development of the children of adolescent parents; and 4) Improve the academic, social and economic outcomes of adolescent parents. Funding will supplement SPFS's existing child care, early childhood education, mental health support, and family support and crisis intervention. The goal of these supplemental services is to increase adolescent parents' knowledge about children's developmental stages and parenting strategies during each developmental stage, and increase their confidence in implementing specific parenting strategies, and help parents connect to early intervention services to respond to concerns about developmental delays. The funds will support staff salaries and project supplies. SPFS predicts that 50% of the youth will be from Fair Haven, 20% from the Hill, and 30% from Newhallville, West Rock, Dixwell and/or Edgewood.

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The Mary Wade Home, Inc. $15,000 Location 118 Clinton Avenue. New Haven. Mary Wade operates Senior Transportation Programs for adults ages 60 years and older living in Greater New Haven. Services are available year-round: On weekdays (M-F), Mary Wade transports seniors to medical appointments, and on weekends to our Adult Day Center and various destinations for socialization, personal care, religious services, and recreation. The Transportation program averages 1,000-1,400 units (one-way trips) per month, impacting quality of life and health for hundreds of seniors and their families. The donation-based program is funded by Mary Wade and we apply for and receive grants from a number of sources to increase program impact, and especially for low-income seniors who need transportation. Mary Wade is requesting funds to help support the salaries for Senior Transportation Program Drivers working with older adults in the Program. These licensed and trained drivers are the backbone of our program, operating the wheelchair-accessible vehicles, supporting older adults who are using wheelchairs and medical equipment, and safeguarding passengers who are more vulnerable due to having Alzheimer's disease or other needs that make it unsafe to for them to travel alone. Mary Wade will support fringe for all drivers and other staff in this program (no fringe support is requested). The request to CDBG represents approximately 8% of Mary Wade's total Senior Transportation Program budget for 2026-27. Mary Wade will provide over $200,000 to support the program and brings significant leveraged support from federal, municipal, state, and local sources to offer this service for low-moderate income elderly in New Haven. Neighborhoods Served: Based on organization data, Mary Wade is estimating the follow services across New Haven: 18% Fair Haven; 2% Amity; 4% Annex; 4% Beaver Hill; 11% Dixwell; 2% Downtown; 2% East Rock; 5% East Shore; 2% Edgewood; 18% Fair Haven; 18% Fair Haven Heights; 9% Hill; 2% Mill River; 2% Newhallville; 13% Quinnipiac Meadows; 2% Wooster Square; 2% West Rock and 4% Westville.

Workforce Alliance $15,000 "370 James St, New Haven. Funds will be used to address New SNAP/Medicaid work requirements that have created additional compliance burdens for residents living in economic hardship. Many eligible individuals struggle with limited digital access, transportation or child care barriers, or sporadic labor force participation due to difficulty identifying or sustaining employment, training or volunteer/community service. Additionally, jobseekers need easy-to-use tools for online learning, access to training assistance, and exploring volunteer and/or job listings to meet the minimum 20 hours per week to meet work requirements and maintain safety net access. Without support, residents are at risk of losing essential benefits—

jeopardizing food security, health coverage, and overall stability. This project addresses a clear gap in support, digital navigation, and labor market participation.

Requesting CDBG Public Service funds for the following: Materials & Supplies totaling $11,840 as follows: $4,400 for 2 VR Goggles @ $2,200 each for career exploration; $1,008 for 48 Reuseable headphones @ $21 each for self-service capacity; $432 for 12 Privacy screens @ $36 ea. for self-service capacity; $4,000 for 10 Chromebooks/Tablets @ $400 ea for participants to attend workshops; $2,000 for the American Job Center multilingual printed materials that clearly outline work requirements and pathways to compliance. Outreach & Marketing totaling $10,000 as follows: Targeted outreach to connect to 300+ impacted residents via $1,000 for Facebook advertisements; $5,000 for community radio for 135 commercials; $2,000 for printed materials and neighborhood events; $2,000 to translate American Job Center materials into multiple languages that clearly outline work requirements and pathways to compliance. Website Enhancements totaling $10,000 as follows: Creation of a part-time jobs database and volunteer opportunity search tool. Supportive Services totaling $18,000 as follows: Support for necessities such as transportation, basic needs, work clothes, etc. Average $200 per person for approximately 90 participants on an as needed basis. Open to all New Haven and Greater New Haven residents."

Public Service Totals $510,001

Consolidated Plan Activity (ESG) FY 26-27 Mayor's Proposed Description

ESG

Columbus House Overflow Shelter $70,000 ESG Shelter. Location 586 Ella T. Grasso Blvd. New Haven 06519. Funds will be used to support the men's Seasonal Overflow Shelter that will operate from mid-November to mid-April. Case management on-site will help the men obtain housing and explore employment/income opportunities.

Columbus House Rehousing $60,000 ESG Rapid Rehousing Location: 586 Ella T Grasso Boulevard, New Haven. Funds will be used to provide subsidies for 37 people experiencing homelessness. Eligible clients will receive a security deposit and short-term rental assistance, all paid directly to the landlord.

Liberty Community Services - Prevention $45,000 ESG Prevention. Location: 153 East St. New Haven 06511. Funds will be used to provide security deposit assistance and/or first month's rent to Greater New Haven county residents that are literally homeless and aid in obtaining permanent housing, and rental arrearage assistance to renters who are at risk of homelessness due to possible evictions.

Liberty Community Services - Supportive Services/Street Outreach $45,000 ESG Street Outreach Location: 153 East St. New Haven 06511. Funds will be used to hired a full time

Outreach Navigator who will conduct outreach and linkage to services within a specific geographic area that encompasses Fair Haven, Downtown, the Sunrise Café (serving 100+ breakfasts) to people experiencing unsheltered homelessness, DESK (a drop in center and meal provider), navigation hubs, The Green and surrounding areas, specific encampments, and the Library. The Outreach Navigator will assess people's needs and connect them to services/care within this area by making referrals and providing necessary follow-up. The focus is on assistance in obtaining permanent housing, employment counseling and assistance in obtaining other Federal, State and local assistance. The Outreach Navigator will work closely with the Community Services Administration's Housing & Homeless Services team (coordinator and outreach). Therefore, requested funds will be used to support 1 FTE (35 hours per week) Outreach Navigator plus supervision. This individual will have strong working relationships with area providers who specialize in services to people living in places unfit for human habitation. These include health care providers such as the Cornell Scott Hill Health Center's Homeless Services Team, Fair Haven Community Health Center, the Community Health Care Van, the Coordinated Access Network, Elm City Communities, the City of New Haven, hubs, employment providers, supportive housing providers, shelters, and the Outreach & Engagement Team. If funded, Liberty is able to leverage vital resources to facilitate survival, access to basic needs, housing eligibility, housing placement, transportation, and service coordination.

New Reach Rehousing $45,000 ESG Rapid Rehousing Location: PO Box 8068 New Haven 06513. Funds will be used for Rapid Rehousing (RRH) staffing dollars to support 18 households that will receive case management services and short-term financial assistance with the primary goal of attaining/stabilizing housing. This request will fund the salary, fringe, and associated costs for 1.0 FTE Case Worker. All households will be families with children who are literally homeless per HUD. Most will present with an array of socioeconomic challenges including low income and complex factors like history of trauma. The New Reach RRH program is designed to rapidly rehouse families from shelter/street homelessness. Our RRH services employ person-centered, evidence-based practices such as trauma informed care, and the Critical Time Intervention model to help families achieve stability within a short period. During this time, clients focus on their strengths, barriers, and underlying issues as they build and solidify sustainable support networks. These services have proven to be successful with a high likelihood of quick housing placement and reduced recurrence of homelessness. This funding will provide the capacity to assist 18 households with overcoming barriers to housing, setting goals, and working toward solutions to improve economic mobility. Case workers and clients will co-create action plans to the benefit of all household members, including linkages to community supports to improve self-sufficiency over the long term.

Upon This Rock $22,551 ESG Shelter. Location 645 Grand Ave. New Haven, CT 06511. Funds will be used to support the ongoing operation of a 65-bed emergency shelter at 645 Grand Avenue, New Haven, CT. The shelter operates 24 hours a day, 7 days a week, and provide three meals per day, snacks, toiletries, clean clothing, and personal care packages for each client. The funding will also be allocated to provide intense trainings for our staff to support the ongoing needs of the program. Affording staff the opportunity to be certified to administer medicine (med-cert), CPR trained and certified, Narcan certified. Conduct In- services and trainings: for mental and behavioral health, substance use and addiction. The funding will also be

able to give promotions and raises for staff once they have been certified. Our intakes show, we have an increasing amount of clients that are experiencing mental health. with the proper trainings in place community partners are willing to train and educate staff through paid trainings, which will enlighten staff with methods and strategy's on helping to decrease some of the clients episodes of mental health and behavioral outbreaks.

City of New Haven Admin $2,449 "City Activity. To plan and coordinate the City's ESG activities, provide technical assistance, assist with contract preparation, payment processing, monitoring and to facilitate the review process and oversee compliance with federal regulations and Standards of Care guidelines.

ESG Totals $290,000

Consolidated Plan Activity (HOPWA) FY 26-27 Mayor's Proposed Description

HOPWA

Columbus House $46,000 Location: 586 Ella T Grasso Boulevard, New Haven 06519. Funds will be used to support 9 individuals living with HIV/AIDs, who are experiencing homelessness or at risk of becoming homeless in New Haven, including comprehensive case management and direct housing assistance in order to keep the client housed and connected to critical support services.

Independence Northwest $178,000 Location: 1183 New Haven Road, Suite 200, Naugatuck 06770. Funds will be used to provide scattered-site tenant based rental assistance for 25 clients and their families in the Greater Waterbury area.

Leeway $98,000 Location: 40 Albert Street, New Haven 06511. Funds will be used to serve 30 residents in the Residential Care Housing Program. Services will include a service plan, addressing their discharge goals and locating safe and affordable housing. 5 residents will receive STRMU assistance.

Liberty Community Services $396,000 Location: 153 East St. New Haven 06511. Funds will be used to provide 36 people with subsidized rents for those that fall within the low to extremely low poverty guideline obtain permanent housing within the community.

New Reach $356,000 Location: PO Box 8068 New Haven 06513. Funds will be used to continue assisting 22 households impacted by HIV/AIDs in the New Haven region through the supportive housing program (SHP). Assistance is provided to the client and their families.

StayWell $90,000 Location: 80 Phoenix Ave. Suite 201 Waterbury 06702. Funding will be used to support TBRA and STRMU. Funds will also be used to support a 50% of the Outreach Specialist position.

City of New Haven Admin $36,000 "City Activity. To plan and coordinate the City's HOPWA activities, provide technical assistance, contract preparation, invoice processing, monitoring and facilitate the review process and oversee compliance with federal regulations and Standards of Care guidelines.

"

HOPWA Totals $1,200,000

Consolidated Plan Activity (HOME) FY 26-27 Mayor's Proposed Description

HOME

CHDO Set-Aside $135,000 The City of New Haven is required to set aside 15% of its allocation specifically for CHDOs. It is to be used for various eligible activities such as acquisitions, construction expenses etc. Up to 10% of the set-aside can be used for predevelopment activities and expenses in the form of acquisition or seed loans to determine project feasibility.

Downpayment and Closing $50,000 Homebuyer down payment and closing cost assistance program which gives a Homebuyer assistance towards the costs of buying and down payment. Homebuyer is required to complete pre-and post-counseling to receive these funds.

EERAP $50,000 Energy Efficiency Rehabilitation Assistance Program (EERAP) which will help homeowners improve their utility costs by making certain eligible improvements under the program. This Program is complimenting the Neighborhood Stabilization Program and the mission to stabilize our neighborhoods in this economic crisis. These funds will allow the program to reach the low, moderate and middle-income residents of New Haven.

Elderly Disabled $100,000 Cover emergency rehabilitation costs for elderly or disabled homeowners

11 HOME Admin City of New Haven $90,000 Cover program costs, monitoring and other allowable administration costs associated with the administration and oversight of the HOME Program.

Housing Development $475,000 Funds will be used for acquisition, new construction or rehabilitation of affordable homeownership and on a limited basis, rental units. Developers of affordable housing seeking such funding will be required to submit application to LCI throughout the program year. Developers may be non-profit housing providers, for-profit providers, CHDOs and LCI equity investments). Loans and grants will be approved at the discretion of LCI. Criteria for funding includes: capacity and track record of developer, financial feasibility of project, need for proposed housing and conformity with the City of New Haven's Consolidated Plan along with the mission of the City of New Haven for the development year.

Program Income Housing Development $5,000 Program Income funds will provide for the rehabilitation and construction of low income owner-occupied structures and rental properties. The highest priority is given to developments with homeownership as the outcome.

HOME Totals $905,000

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **All**

WARD # **All**

DATE: **March 26, 2026**

FROM: Department/Office Management and Budget
Person Ron Gizzi Telephone 203-946-8358

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:

Title of the Legislation
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S FY 2026-2027 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED(PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED(PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

FISCAL IMPACT STATEMENT

DATE:	**March 26, 2026**		
FROM (Dept.):	**Management and Budget**		
CONTACT:	**Ron Gizzi**	**PHONE**	**203-946-8358**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S FY 2026-2027 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED(PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED(PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual		**$4,594,417**		
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual		**$2,105,276**		

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

NO	
YES	**X**

1. One-time

2. Annual **6,699,693**

Other Comments:
Personnel and Non-Personnel cost may also include reprogramming of prior year lapse funds which are not included as new revenue.

City of New Haven

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

Text File

File Number: LM-2026-0133

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Public Safety Committee **File Type:** Order

WHEREAS, the City of New Haven through its Department of Police Service (NHPD) adopted and implemented a community policing philosophy that supports collaboration among its sworn officers and the community to reduce crime and improve public safety; and

WHEREAS, the Federal Government through its appropriation, (FY26 Community Project Funding) earmarked $750,000 for the City of New Haven's Police Department's upgrades; and,

WHEREAS, these funds are a significant asset to the Department of Police Services.

NOW, THEREFORE BE IT ORDERED that the Board of Alders of the City of New Haven authorizes the Mayor, on behalf of the City, to accept the grant mentioned herein from the Federal Government.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ACCEPT A FEDERAL EARMARK IN THE AMOUNT OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE DEPARTMENT OF POLICE SERVICES AND THE PUBLIC SAFETY COMMUNICATIONS DEPARTMENT.

Docusign Envelope ID: 1B705236-5726-4E73-A4D5-DF23180086EE

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 26, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: David Zannelli, Acting Chief of Police

Title of Legislation:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ACCEPT A FEDERAL EARMARK IN THE AMOUNT OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE DEPARTMENT OF POLICE SERVICES AND THE PUBLIC SAFETY COMMUNICATIONS DEPARTMENT.

Comments: Legistar File ID: LM-2026-0133

Coordinator's Signature:

Controller's Signature (if grant): Signed by: E085D9D05D99469...

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

David Zannelli
Acting Chief of Police

Justin Elicker
Mayor

CITY OF NEW HAVEN
DEPARTMENT OF POLICE SERVICE
ONE UNION AVENUE | NEW HAVEN, CONN. | 06519
(203) 946-6333 newhavenct.gov

March 19, 2026

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06511

In accordance with the Order of the Board of Alders authorizing the Mayor to accept all grants on behalf of the City of New Haven, passed October 17, 1994, I am respectfully writing to advise the Honorable Board of Alders that the Department of Police Services, would like to accept $750,000.00 from the Federal Government, which was included in the FY26 Community Project Funding and was previously known as a federal earmark by the House Appropriations Committee.

The funds will be used to acquire "spike strips" used to end high speed auto chases safely; acquire and deploy 50 additional license plate readers that have been help in finding missing persons, recover stolen cars and apprehend murder suspects; acquire "high speed pursuit alternative" technology that allows police officers to attach a GPS tracker to a fleeing vehicle and facilitating a different means, such as spike strips and /or determining a safer location to apprehend the fleeing vehicle; and replacing the City's 911 microwave radio system that transports all of the City's emergency (both police department and fire department) radio signals. Our New Haven PSAP is one of the busiest public safety answering points in the state, with a 2025 calendar year total of 137,149 911 calls, 181,600 routine (non-911) calls, and 194,400 computer dispatch calls, with the vast majority of those calls being for police incident dispatch.

Thank you for your consideration in this matter. Please contact me at 203-562-6632 if you have any questions.

Sincerely,

David Zannelli
Acting Chief of Police

..title
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ACCEPT A FEDERAL EARMARK IN THE AMOUNT OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE DEPARTMENT OF POLICE SERVICES AND THE PUBLIC SAFETY COMMUNICATIONS DEPARTMENT.

..body
WHEREAS, the City of New Haven through its Department of Police Service (NHPD) adopted and implemented a community policing philosophy that supports collaboration among its sworn officers and the community to reduce crime and improve public safety; and

WHEREAS, the Federal Government through its appropriation, (FY26 Community Project Funding) earmarked $750,000 for the City of New Haven's Police Department's upgrades; and,

WHEREAS, these funds are a significant asset to the Department of Police Services.

NOW, THEREFORE BE IT ORDERED that the Board of Alders of the City of New Haven authorizes the Mayor, on behalf of the City, to accept the grant mentioned herein from the Federal Government.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **March 19th, 2026**

FROM: Department/Office Department of Police Services
Person David Zannelli Telephone 203-562-6632

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 BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ACCEPT A FEDERAL EARMARK IN THE AMOUNT OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE DEPARTMENT OF POLICE SERVICES AND THE PUBLIC SAFETY COMMUNICATIONS DEPARTMENT.

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:	March 19, 2026		
FROM (Dept.):	Department of Police Services		
CONTACT:	David Zannelli, Acting Chief of Police	**PHONE**	(203) 562-6632

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ACCEPT A FEDERAL EARMARK IN THE AMOUNT OF SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE DEPARTMENT OF POLICE SERVICES AND THE PUBLIC SAFETY COMMUNICATIONS DEPARTMENT.

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**	**$750,000**	**$0**	**TBD, Equipment 2227*-54411; Communication equipment 2227*-54482 Contractual 2227*-56694**
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	**X**
YES	

1. One-time **See below**

2. Annual **See below**

Other Comments: Estimated allocation is Spike Strips $50,000, LPR's $200,000, High Speed Pursuit Alternative Systems, such as Starchase, $100,000 and 911 Microwave Replacement $400,000.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

FY26

PROGRAM NAME: **FY26 Community Project Funding**

(X) NEW ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $750,000.00

FUNDING SOURCE: Federal Department of Justice

APPLICATION DUE DATE: N/A

PURPOSE OF PROGRAM: To support resources and programs that will improve the Department's ability to prepare for and monitor challenging incidents and events in New Haven with community policing as a guiding philosophy.

BRIEF SUMMARY OF CITY'S PROPOSAL: The funds will be used to acquire "spike strips" used to end high speed auto chases safely; acquire and deploy 50 additional license plate readers that have been help in finding missing persons, recover stolen cars and apprehend murder suspects; acquire "high speed pursuit alternative" technology that allows police officers to attach a GPS tracker to a fleeing vehicle and facilitating a different means, such as spike strips and /or determining a safer location to apprehend the fleeing vehicle; and replacing the City's 911 microwave radio system that transports all of the City's emergency (both police department and fire department) radio signals.

MATCH REQUIREMENT FROM GENERAL FUND (if any): N/A

DEPARTMENT SUBMITTING APPLICATION: Department of Police Services

CONTACT PERSON: David Zannelli, Acting Chief of Police,
dzannelli@newhavenct.gov, (203) 562-6632

DATE: March 19th, 2026

GRANT SUMMARY	
Grant Title:	FY26 Community Project Funding
MUNIS #:	**TBD, 2227***
City Department:	Department of Police Services
City Contact Person & Phone:	
Funding Level:	$750,000.00
Funding Period:	
Funding Source:	Federal Department of Justice
Funding Source Contact Person & Phone	
Purpose of Program:	The funds will be used to acquire "spike strips" used to end high speed auto chases safely; acquire and deploy 50 additional license plate readers that have been help in finding missing persons, recover stolen cars and apprehend murder suspects; acquire "high speed pursuit alternative" technology that allows police officers to attach a GPS tracker to a fleeing vehicle and facilitating a different means, such as spike strips and /or determining a safer location to apprehend the fleeing vehicle; and replacing the City's 911 microwave radio system that transports all of the City's emergency (both police department and fire department) radio signals.
Personnel (salary):	$0
Personnel (Worker's Comp):	$0
Personnel (Med. Benefit):	$0
Non-Personnel (total):	$750,000.00
Non-Personnel (M & U):	
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	
Reporting requirements: Fiscal	
Reporting requirements: Programmatic	

Due date of first report:	
Audit Requirements:	

David Zannelli
Acting Chief of Police

Justin Elicker
Mayor

CITY OF NEW HAVEN
DEPARTMENT OF POLICE SERVICE
ONE UNION AVENUE | NEW HAVEN, CONN. | 06519
(203) 946-6333 newhavenct.gov

EXECUTIVE SUMMARY
2026 FY26 Community Project Funding
Department of Police Services
March 19th, 2026
Funding request: $750,000.00

The funds will be used to acquire "spike strips" used to end high speed auto chases safely; acquire and deploy 50 additional license plate readers that have been help in finding missing persons, recover stolen cars and apprehend murder suspects; acquire "high speed pursuit alternative" technology that allows police officers to attach a GPS tracker to a fleeing vehicle and facilitating a different means, such as spike strips and /or determining a safer location to apprehend the fleeing vehicle; and replacing the City's 911 microwave radio system that transports all of the City's emergency (both police department and fire department) radio signals.

City of New Haven

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

Text File

File Number: LM-2026-0146

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Youth Committee **File Type:** Order

WHEREAS, the City of New Haven Youth Services Department - Youth & Recreation has been selected by Justice Education to receive funds in the amount of $87,534.14 for program opportunities for girls ages 11-14 in the City of New Haven; and

WHERAS, The Justice Education mission has been to improve the lives of children, youth and adults through increasing community safety, reducing crime and violence, and providing educational and wellness opportunities for Connecticut's children, youth, and families; and

WHEREAS, the City of New Haven recognizes that youth with limited resources and opportunities may require Programming; and

WHEREAS, the City of New Haven Youth & Recreation Department - Program intends to provide free programs and opportunities for 200 middle school girls with the use of this funding.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

1) The Youth and Recreation Department is authorized to accept funds from the Justice Education as herein above described; and

2) that the Mayor is authorized to execute said receipt of funding in the total amount of $87,534.14 through the contractual period set by Justice Education, in addition to executing any revisions, amendments, or modifications to said contract, in order to accept the funding and carry out associated program activities.

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 20, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Felicia Shashinka, Deputy Director of Operations & Recreation (Youth and Recreation Department)

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

Comments: Legistar File ID: LM-2026-0099

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

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

Docusign Envelope ID: 4626AC1F-AA49-4307-B072-83356B7B60F9

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 20, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Felicia Shashinka, Deputy Director of Operations & Recreation (Youth and Recreation Department)

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

Comments: Legistar File ID: LM-2026-0099

Coordinator's Signature:

Controller's Signature (if grant): DocuSigned by: Rebecca Bombero E085D9D05D96469...

Mayor's Office Signature:

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

Justin Elicker | *Mayor* Gwendolyn B. Williams | *Director*

CITY OF NEW HAVEN YOUTH and RECREATION DEPARTMENT

March 18, 2026

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

RE: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

Dear Honorable President Walker-Myers:

Youth & Recreation is entering partnership between the City of New Haven and Justice Education. The program provides middle school girls' opportunities for programs to youth that may be challenged by socio-economic barriers to personal success. The program targets in school Girl's ages 11-14 who are New Haven residents and/or attend New Haven public schools.

To provide additional Programming opportunities to youth, we have brokered a funding opportunity with Justice Education provide $87,534.14 to support Girl's programming for 22 weeks during Winter, Spring and Fall for the year of fiscal year of 2026.

The attached Resolution would authorize the acceptance of this funding for this sole purpose. Thank you for consideration of this matter.

Sincerely,
Felicia C. Shashinka

Felicia Shashinka
Deputy Director of Operations & Recreation

165 Church Street · New Haven, CT 06510
Phone: 203.946.7582 · Fax: 203.946.5750

..title
RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

..body
WHEREAS, the City of New Haven Youth Services Department – Youth & Recreation has been selected by Justice Education to receive funds in the amount of $87,534.14 for program opportunities for girls ages 11-14 in the City of New Haven; and

WHERAS, The Justice Education mission has been to improve the lives of children, youth and adults through increasing community safety, reducing crime and violence, and providing educational and wellness opportunities for Connecticut's children, youth, and families; and

WHEREAS, the City of New Haven recognizes that youth with limited resources and opportunities may require Programming; and

WHEREAS, the City of New Haven Youth & Recreation Department – Program intends to provide free programs and opportunities for 200 middle school girls with the use of this funding.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

1) The Youth and Recreation Department is authorized to accept funds from the Justice Education as herein above described; and

2) that the Mayor is authorized to execute said receipt of funding in the total amount of $87,534.14 through the contractual period set by Justice Education, in addition to executing any revisions, amendments, or modifications to said contract, in order to accept the funding and carry out associated program activities.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **March 23, 2026**

FROM: Department/Office Youth and Recreation Department

Person Felicia Shashinka Telephone 203-946-8088

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:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

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:	**March 23, 2026**		
FROM (Dept.):	**Youth and Recreation Department**		
CONTACT:	**Felicia Shashinka**	**PHONE**	**203-946-8088**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE ACCEPTANCE OF FUNDING FROM JUSTICE EDUCATION IN THE AMOUNT OF $87,534.14 FOR THE PURPOSE OF SUPPORTING PROGRAMMING FOR NEW HAVEN YOUTH FOR FISCAL YEAR 2026

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up	0	0	0	
2. One-time	0	$87,534.14	0	
3. Annual	0	0	0	
B. Non-personnel				
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	**X**
YES	

1. One-time **X**

2. Annual

Other Comments: Contractual agreement with Justice Education December 2025-June 2026

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

PROGRAM NAME: DOL Employment Funding

(X) NEW ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $87,534.14

FUNDING SOURCE: Justice Education

PURPOSE OF PROGRAM: Salaries/equipment for the Empower Her Program

BRIEF SUMMARY OF CITY'S PROPOSAL: Provide program opportunities for New Haven Youth ages 11-14 for the period of December 2025 - June 2026

MATCH REQUIREMENT FROM GENERAL FUND (if any): None

ALLOWABLE INDIRECT COST: None

DEPARTMENT SUBMITTING APPLICATION: Youth and Recreation Department

CONTACT PERSON: Felicia Shashinka

DATE: March 18, 2026

GRANT SUMMARY	
Grant Title:	Justice Education Empower Her Program
MUNIS #:	
City Department:	Youth and Recreation Department
City Contact Person & Phone:	Felicia Shashinka (203) 946-8088
Funding Level:	$87,534.14
Funding Period:	Fiscal Year 26 – December 2025 – June 2026
Funding Source:	Justice Education
Funding Source Contact Person & Phone	Laura Whitacre
Purpose of Program:	Girl's programming
Personnel (salary):	$ 87,534.14
Personnel (Worker's Comp):	**$0**
Personnel (Med. Benefit):	**$0**
Non-Personnel (total):	**$0**
Non-Personnel (M & U):	**$0**
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: Fiscal	as required by Justice Education
Reporting requirements: Programmatic	N/A
Due date of first report:	N/A
Audit Requirements:	N/A

City of New Haven

Youth & Recreation Department

720 Edgewood Avenue, New Haven, CT 06515, Phone 946-8020, Fax 946-8024

Justin Elicker, Mayor **Gwendolyn B. Williams, Director**

Executive Summary

City of New Haven – Youth and Recreation Department

The City of New Haven Youth and Recreation Department sought additional support to get Girls involved in programs. The program targets 200 middle school girls through structured athletic and personal development. This designed program will help our students feel safe, cared for, valued and empowered to become independent by building skills and competencies necessary to thrive and contribute meaningfully to society. Enjoy a high quality of life through access to welcoming community spaces, engaging programs and supportive relationships.

Benefits / Goals

- **Academic Success:** Preparedness for post-secondary education and lifelong learning
- **Good Health:** Physical, mental, emotional, and social well-being
- **Strong Character:** Development of shared values and integrity
- **Informed Decision-Making:** Ability to make thoughtful, responsible choices
- **Civic Engagement:** Active participation in the community and democratic process
- **Job Readiness:** Skills and experiences that prepare youth for the workforce
- **Age-Appropriate Independence:** Progress toward personal responsibility and autonomy
- **Cultural Awareness and Sensitivity:** Exposure to and appreciation for diverse cultures, including one's own

The Department maintains strong, productive partnerships with the New Haven Board of Education and a wide network of local youth-serving organizations that share our commitment to putting youth first. Our work is rooted in equity and long-term impact, with a focused effort on enhancing capacity-building strategies. These include expanding economic opportunities for youth and increasing access to safe, positive, and developmentally enriching social activities.

City of New Haven – Youth and Recreation Department

The City of New Haven Youth and Recreation Department is dedicated to ensuring that all New Haven youth are aware of and have access to positive opportunities that meet their basic needs. Our mission is to support the healthy development of young people by helping them:

- Feel safe, cared for, valued, and empowered to become independent.
- Build the skills and competencies necessary to thrive and contribute meaningfully to society.
- Enjoy a high quality of life through access to welcoming community spaces, engaging programs, and supportive relationships.

We take a collaborative, outcomes-driven approach to youth development. The Department regularly assesses how well City-led and community-based youth-serving organizations are working toward the following citywide intended outcomes for youth:

- **Academic Success:** Preparedness for post-secondary education and lifelong learning
- **Good Health:** Physical, mental, emotional, and social well-being
- **Strong Character:** Development of shared values and integrity
- **Informed Decision-Making:** Ability to make thoughtful, responsible choices
- **Civic Engagement:** Active participation in the community and democratic process
- **Job Readiness:** Skills and experiences that prepare youth for the workforce
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The Department maintains strong, productive partnerships with the New Haven Board of Education and a wide network of local youth-serving organizations that share our commitment to putting youth first. Our work is rooted in equity and long-term impact, with a focused effort on enhancing capacity-building strategies. These include expanding economic opportunities for youth and increasing access to safe, positive, and developmentally enriching social activities.

City of New Haven
Youth and Recreation Department
720 Edgewood Avenue, New Haven, CT 06515, Phone (203)946-8020 or (203)946-7073

Justin Elicker, Mayor Gwendolyn Williams, Director

Empower Her Program

Introduction: Empowering Girls, Transforming Futures

The New Haven Youth & Recreation Department is proud to present a bold vision for change—*Empower Her*, a dynamic initiative designed to uplift, inspire, and equip girls in our community with the tools they need to thrive. This proposal seeks your partnership in addressing one of the most critical and overlooked opportunities in youth development: investing directly in the growth and potential of girls.

Too often, girls, especially in under-resourced communities, are left without access to the kinds of programs that affirm their value, support their mental and emotional health, and prepare them to lead. *Empower Her* is our answer to that gap. With your support, we will create safe spaces for connection and confidence-building, foster mentorship rooted in lived experience, and guide young women toward healthy, purpose-driven lives.

This is more than a program—it's a movement. When we empower girls today, we ignite change that lasts for generations. Together, we can ensure that every girl in New Haven has the opportunity not just to survive, but to soar.

Program Overview

The Empower Her Girls' Program is a 22-week initiative designed to empower middle school girls (grades 6–8, ages 11–14) through structured athletic and personal development. The program offers seasonal, skill-based instruction and enrichment activities across multiple disciplines:

- **Basketball (Spring)**
- **Flag Football (Spring)**
- **Swimming Lessons (Winter)**
- **Mentoring & STEM Enrichment (Winter)**

Participants receive instruction in sport fundamentals, rules, strategies, and team building, while also engaging in wellness education and fitness development. The Girls' Program promotes confidence, leadership, and healthy lifestyle habits in a supportive and inclusive environment.

Program Objectives

- Introduce and develop fundamental skills in basketball and flag football
- Promote physical fitness, teamwork, and healthy competition
- Provide knowledge on nutrition, mental health, and wellness
- Encourage positive self-image and life skills through sport
- Foster a pathway for continued participation in sports and physical activity

Objectives Narrative

- **Promote Physical Activity & Healthy Lifestyles**
  Encourage lifelong wellness by engaging girls in regular physical activity through basketball, flag football, and swimming, while teaching the importance of nutrition, fitness, and self-care.
- **Develop Athletic Skills & Sports Knowledge**
  Provide foundational training in sport-specific skills, rules, and strategies to improve competence, confidence, and enjoyment in physical activity.
- **Foster Teamwork & Leadership**
  Cultivate strong communication, collaboration, and leadership skills through team-based sports and group challenges that emphasize mutual respect and accountability.
- **Build Confidence & Resilience**
  Empower participants to overcome challenges, build self-esteem, and develop a growth mindset through sports participation and supportive mentorship.
- **Enhance Social-Emotional Learning**
  Support personal growth through structured mentoring that builds empathy, goal setting, self-awareness, and positive peer relationships.
- **Introduce STEM Education & Career Exploration**
  Expose girls to STEM concepts and careers through interactive workshops, hands-on activities, and mentorship, promoting academic curiosity and confidence in traditionally underrepresented fields.
- **Provide Positive Role Models & Mentorship**
  Connect girls with mentors and coaches who reflect their experiences and serve as encouraging role models for success in sports, academics, and life.
- **Create a Safe & Inclusive Environment**
  Ensure a welcoming, supportive, and culturally responsive space where all girls feel valued, included, and empowered to express themselves authentically.

Program Structure

	Details
Participants	200 girls (grades 6–8)
Length	22 weeks 8 weeks Basketball, 8 weeks Flag Football, 6 Weeks Swimming STEM & Mentoring Program.
Staffing	2 Program Coordinators, 1 Stem Instructor & 2 Support Staff, 4 Swim Instructors, 1 Lifeguard 6 Coaches per sport, 6 support staff per sport, Game Officials, Clock/Score Staff, 1 Wellness Educator, 2 support staff.
Seasons	Basketball (Spring), Flag Football (Spring), Swimming (Winter), Mentoring (Winter)
Training	All Program staff will receive CPR & First Aid certification

Key Components

1. **Skills & Fundamentals**
   Teach basic to intermediate level skills appropriate for the age group.
2. **Rules & Strategies**
   Learning the formal rules of the game, positions, and team play strategies.
3. **Game Play & League**
   Organize teams and host league-style games with brackets and championships.
4. **Fitness & Wellness Integration**
   - Weekly fitness challenges (jump rope, agility, flexibility)
   - Nutrition education (snacks, hydration, healthy habits)
   - Mental health awareness (confidence, dealing with stress, body image)
5. **Safety & Training**
   All staff and coaches to be trained in **CPR and First Aid**.

Program Schedule:

- **Flag Football & Basketball :**4 days a week 2.5 hours per day. Total 10 hours per week
  - **Practice Sessions**: (Fundamentals, Drills, Strategy) 2 days a week
  - **Game Day**: (Intra-league games with officials, clock, and scores) 1day per week
  - **Wellness Workshops**: (Fitness, Nutrition, Mental Health) 1 day a week
- **Swim Lessons:** 3 times a week 2 hour per day. Total 6 hours per week.
- **STEM Program :**3 times a week 2 hours per day. Total 6 Hours per week

Wellness & Fitness Integration

Weekly Wellness & Fitness Module: Integrated weekly wellness & fitness sessions (physical & mental health) **(** 60 minutes per week)

- **Physical**: Warm-ups, stretching, bodyweight training, injury prevention, mobility drills
- **Nutritional**: Basics of healthy eating, hydration, meal planning for athletes
- **Mental Health**: Confidence building, mindfulness, dealing with stress & performance anxiety
- **Guest speakers**: Local women athletes, wellness coaches, nutritionists
- All content is **age-appropriate**, culturally responsive, and aligned with **positive youth development practices**.

Outcomes & Metrics:

What Girls Will Gain:

- Sport-specific skills & teamwork
- Water safety & confidence in swimming
- Coding, engineering, and tech fluency
- Life skills: communication, self-esteem, leadership
- Exposure to STEM careers and female role models

Success Metrics:

- 85% program retention over 22 weeks
- 200+ girls served annually
- 75% demonstrate improved confidence (pre/post surveys)
- 60% show growth in STEM proficiency
- 100% swim proficiency for non-swimmers

Funding

- Staffing: Program Coordinators, Coaches, Support staff, Officials, Score Keepers, Clock staff.
- WSI's, Lifeguards
- STEM educators, mentors
- Equipment: Sports gear, STEM kits, swimsuits, bathing caps
- Transportation: field trips
- Wellness Facilitators

Empower Her Program – Staffing Plan

Program Coordinators (2)

Job Description:
Responsible for overseeing all aspects of Empower Her programming, including scheduling, staff management, communication with partners/schools, and ensuring program quality and safety.

- **One position** will be filled by a **High School Coach** with strong leadership and sports background.
- **One position** will be filled by a **Physical Educator** experienced in youth program management.

Recruitment Sources:

- Local school districts (existing high school coaches and PE teachers)
- State athletic associations
- Referrals from local principals or athletic directors

Coaches / Teachers / Physical Educators (12)

Job Description:
Lead instructional and skills-based sessions in **flag football** and **basketball** for girls. Must have experience coaching or teaching youth and be knowledgeable in both sports. Responsible for promoting teamwork, skill development, and sportsmanship.

Recruitment Sources:

- Local and regional **public and private schools** (especially PE departments)
- **University kinesiology or physical education programs**
- Community recreation departments
- High school and middle school athletic coaches

Support Staff / Assistant Coaches (12)

Job Description:
Assist lead coaches during practices and games. Help manage equipment, demonstrate drills, and ensure safety and engagement. Ideal for **high school athletes** (football or basketball players) interested in mentoring younger students.

Recruitment Sources:

- Local high school athletic programs
- School counselors and coaches (for recommendations)
- Volunteer/student leadership programs
- Youth employment or internship initiatives

Officials – Middle School (1st Year)

Job Description:
Certified officials responsible for fair, safe, and rule-based gameplay for basketball and flag football. Officials will be assigned by a regional officiating assigner who will ensure they meet training and certification requirements.

Recruitment Sources:

- **Sports officiating assigner** (e.g., state or district-level sports official organizations)
- **Youth referee programs**

Clock Operator

Job Description:
Operates the game clock during sporting events. Must be familiar with timing rules for basketball and flag football. Ideal for **high school or college students** with prior experience.

Recruitment Sources:

- Athletic departments in local **high schools or colleges**
- Student volunteers involved in sports management

Score Keeper / Statistician

Job Description:
Keeps official scores and basic statistics during games. Requires attention to detail and understanding of sports rules.

Recruitment Sources:

- **College students** studying sports management or statistics
- High school **team managers** or scorekeepers
- Local community colleges with sports admin programs

CPR Trainer (Red Cross Certified)

Job Description:
Certified CPR/First Aid instructor responsible for training Empower Her staff in emergency response. Must be certified through the American Red Cross or equivalent.

Recruitment Sources:

- **American Red Cross instructor network**
- Local **fire departments** or EMT training centers
- Certified freelance CPR trainers

STEM Coordinator (1)

Job Description:
Designs and delivers engaging, age-appropriate STEM curriculum to participants. Integrates science, technology, engineering, and math into sports-related and real-world activities.

Recruitment Sources:

- **STEM Education Nonprofits**
- **Universities** – education, engineering, or science departments
- **Local STEM hubs or innovation centers**

STEM Support Staff (2)

Job Description:
Assist the STEM Coordinator in implementing activities, supervising students, and preparing materials. Ideal for students or recent graduates with STEM backgrounds.

Recruitment Sources:

- Local colleges and universities (STEM majors)
- AmeriCorps STEM volunteers
- After-school or STEM tutoring programs

Wellness Coordinator (1)

Job Description:
Leads wellness programming including mental health, nutrition, body image, and mindfulness. Coordinates workshops and group discussions tailored for girls.

Recruitment Sources:

- Licensed mental health professionals or school counselors
- Social work programs at local universities
- Nonprofits focused on youth mental health or wellness

Wellness Support Staff (2)

Job Description:
Assist in organizing wellness sessions, activities, and check-ins. Provide support during emotional wellness sessions. Should have some background in psychology or social work.

Recruitment Sources:

- **College students** majoring in psychology, health education, or social work
- Volunteers from youth counseling centers

Swim Instructors (4)

Job Description:
Lead swim lessons for girls, focusing on water safety, basic strokes, and confidence in the water. All must be certified with **WSI (Water Safety Instructor)** certification.

Recruitment Sources:

- **Community recreation centers**
- Local **YMCAs** or aquatic centers
- Lifeguard/swim schools
- University aquatic staff

Lifeguard (1)

Job Description:
Ensure safety during all swim activities. Must have valid **Lifeguard and WSI certification**. Monitors pool area, enforces safety rules, and responds to emergencies.

Recruitment Sources:

- **American Red Cross-certified lifeguards**
- **Colleges or high schools** with aquatic teams or swim clubs
- YMCA or city pool staff

Summary of Recruitment Strategies:

- **Local High Schools**: Coaches, players, support staff, students with tech/stat skills
- **Athletic Department, Board of Education, Health Department**
- **Colleges & Universities**: PE majors, education students, wellness/stem interns
- **Professional Associations**: CPR trainers, swim instructors, officials
- **Nonprofits / Youth Programs**: STEM, wellness, mentoring groups
- **Community Centers / YMCAs**: Lifeguards, swim instructors
- **Online Job Boards**: Idealist, Handshake (for students), LinkedIn, School Spring

New Haven Youth & Recreation
Empower Her Budget Inspire Girls Wellness Program

BUDGET	
PERSONNEL	
- HOURLY COST/SALARY BASE	
Name or Position of Worker (s)	
(2) Program Coordinators ($35 x 10 hrs x 8 weeks)	$5,600
(12) Coaches ($20 x 10 hrs x 8 weeks)	$19,200
(12) Assistant Coaches ($18x 10 hrs x 8 weeks)	$17,280.00
(2) Game Officials ($30 x 10 hrs x 8 weeks)	$2,880
(1) Score Keeper ($18 x 3 hrs x 8 weeks)	$864
(1) Clocking Staff ($18 x 3 hrs x 8 weeks)	$864
(1) STEM Coordinator ($50 x 6 hrs x 6 weeks)	$1,800
(2) STEM Support ($20 x 6 hrs x 6 weeks)	$1,440
(1) Wellness Coordinator ($40 x 3 hrs x 22 weeks)	$2,640
(2) Wellness Support Staff ($25 x 3 hrs x 22 weeks)	$3,300
(4) Swim Instructor ($20 x 6 hrs x 6 weeks)	$2,880
(1) Lifeguard ($20 x 6 hrs x 6 weeks)	$720
Total	**$59,468**
FRINGE BENEFITS	
o FICA (7.65%)	$4,549.30
o Workers Compensation (.64%)	$380.60
o Unemployment Insurance (2.5%)	$1,486.70
o Health Insurance	
o Other (specify)	
Total	**$6,416.60**
PERSONNEL SUBTOTAL	**$65,884.60**
DIRECT PROJECT TRAVEL	
o Mileage	
o Parking	
o Other (specify)	
TRAVEL SUBTOTAL	

SUPPLIES	
First Aid Kits and Supplies	$500.00
SUPPLIES SUBTOTAL	**$500.00**
EQUPMENT AND MAINTENANCE	
Basketballs, Footballs, Flags, Cones, Pinnies, Whistles	$5,000.00
Jersey's/Revertible Shirts	$4,000.00
Scoreboard, Clocks, Notebooks	$1,000.00
Safety Gear (Mouthguards, Knee Pads, Flags)	$2,000.00
Bathing Suits and Caps	$1,500.00
EQUIPMENT AND MAINTENANCE SUBTOTAL	**$13,500.00**
FACILITIES	
Gym/Field Rental	**In Kind**
FACILITIES SUBTOTAL	
CONTRACTUAL	
(example: Instructor, coach, outreach, mentor, technical assistance, etc.)	
CONTRACTOR SUBTOTAL	
OTHER	
Education Materials	$800.00
Program Supplies (Water bottles, Journals, Giveaways)	$1,000.00
(16) CPR Training $50pp	$800.00
End of Season Event (awards, food, venue rental, guest speaker	$2500.00
OTHER SUBTOTAL	**$5,100.00**
INDIRECT/OVERHEAD COST	
Administrative Fee (3%)	**$2,549.54**
INDIRECT OVERHEAD COST SUBTOTAL	
TOTAL COST	**$87,534.14**

City of New Haven

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

Text File

File Number: LM-2026-0132

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: City Services and Environmental Policy **File Type:** Resolution

WHEREAS, the New Haven Parks Department is committed to ensuring our parks, playgrounds, and green spaces are welcoming, inclusive, and places for all park users to enjoy; and

WHEREAS, the area of East Rock Park totals 425 acres, making it the largest park in the city, with the College Woods section totaling 48 acres; and

WHEREAS, user groups of College Woods at East Rock Park include residents, college students, volunteers with the Friends of East Rock Park, public participants of the ranger-led programs, high school students, daycare and preschool students, and seniors, all of which include people with mobility and neurodivergent disabilities; and

WHEREAS, a 2020 US Census Bureau's American Community Survey (ACS) shows that New Haven County is home to 23.2% of Connecticut's disabled residents, and that the city's disability demographics are marked by high rates of financial hardship, with 37% of people with disabilities in poverty, and 16.3% of K-12 students in the New Haven School District having a disability.

NOW THEREFORE BE IT ORDERED that the Board of Alders of the City of New Haven authorizes the Mayor to accept a grant award in an amount of up to $277,730 from the State of Connecticut Department of Energy & Environmental Protection to help the New Haven Parks Department to create an inclusive community trail at East Rock Park College Woods; and

BE IT FURTHER ORDERED that the Board of Alders authorizes the Mayor to sign any associated state agreements, agreements with contractors, and other documents, any of which may include indemnification provisions and which may have a term of longer than one year, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements regarding the creation of an inclusive community trail at East Rock Park College Woods.
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $277,730 FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO CREATE AN INCLUSIVE COMMUNITY TRAIL AT EAST ROCK PARK COLLEGE WOODS

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 23, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Maxwell Webster, Director of Parks

Title of Legislation:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $277,730 FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO CREATE AN INCLUSIVE COMMUNITY TRAIL AT EAST ROCK PARK COLLEGE WOODS

Comments: Legistar File ID: LM-2026-0132

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 927-0802 or email aguzl[illegible]@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

DEPARTMENT OF PARKS
720 EDGEWOOD AVENUE
NEW HAVEN, CT 06515
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

March 23, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution concerning the acceptance of a $277,730 grant from the State of Connecticut Department of Energy & Environmental Protection to allow Parks to create an inclusive community trail at East Rock Park College Woods.

The creation of this inclusive community trail and amenities in this particularly popular section of East Rock Park would greatly improve and enhance this beautiful space for residents and visitors to enjoy nature and the glorious features that this area of college Woods has to offer. This accessible trail loop will provide better access to all regardless of physical ability while also promoting health and well-being, and environmental awareness and stewardship, as well as greater accommodation for the diverse needs of the community who utilize this public space on a regular basis at the foot of one of New Haven's signature parks.

I urge your favorable review and action on this matter.

Very truly yours,

Maxwell Webster

Maxwell Webster, Director
Parks Department

..title
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $277,730 FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO CREATE AN INCLUSIVE COMMUNITY TRAIL AT EAST ROCK PARK COLLEGE WOODS

..body
WHEREAS, the New Haven Parks Department is committed to ensuring our parks, playgrounds, and green spaces are welcoming, inclusive, and places for all park users to enjoy; and

WHEREAS, the area of East Rock Park totals 425 acres, making it the largest park in the city, with the College Woods section totaling 48 acres; and

WHEREAS, user groups of College Woods at East Rock Park include residents, college students, volunteers with the Friends of East Rock Park, public participants of the ranger-led programs, high school students, daycare and preschool students, and seniors, all of which include people with mobility and neurodivergent disabilities; and

WHEREAS, a 2020 US Census Bureau's American Community Survey (ACS) shows that New Haven County is home to 23.2% of Connecticut's disabled residents, and that the city's disability demographics are marked by high rates of financial hardship, with 37% of people with disabilities in poverty, and 16.3% of K-12 students in the New Haven School District having a disability.

NOW THEREFORE BE IT ORDERED that the Board of Alders of the City of New Haven authorizes the Mayor to accept a grant award in an amount of up to $277,730 from the State of Connecticut Department of Energy & Environmental Protection to help the New Haven Parks Department to create an inclusive community trail at East Rock Park College Woods; and

BE IT FURTHER ORDERED that the Board of Alders authorizes the Mayor to sign any associated state agreements, agreements with contractors, and other documents, any of which may include indemnification provisions and which may have a term of longer than one year, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements regarding the creation of an inclusive community trail at East Rock Park College Woods.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **Anna M. Festa**

WARD # **10**

DATE: **March 23, 2026**

FROM: Department/Office **Parks**

Person **Maxwell Webster** Telephone **475-331-8546**

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:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $277,730 FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO CREATE AN INCLUSIVE COMMUNITY TRAIL AT EAST ROCK PARK COLLEGE WOODS

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:	**March 23, 2026**		
FROM (Dept.):	**Parks**		
CONTACT:	**Maxwell Webster, Director**	**PHONE**	**(475) 331-8546**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $277,730 FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO CREATE AN INCLUSIVE COMMUNITY TRAIL AT EAST ROCK PARK COLLEGE WOODS

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**	**$274,730**	**$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	**X**
YES	

1. One-time

2. Annual

Other Comments:

The total cost of this project is estimated to be $341,413. Of this amount, $274,730 will be reimbursed through Connecticut DEEP's Connecticut Recreational Trails Program grant.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

FY 2025/2026

PROGRAM NAME:

(X) NEW ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $274,730 grant; $66,683 Parks Capital Improvement; $341,413 total

FUNDING SOURCE: CT DEEP Connecticut Recreational Trails Program

PURPOSE OF PROGRAM: Plan, design & construct inclusive community trail

BRIEF SUMMARY OF CITY'S PROPOSAL: New Haven Parks is seeking funding to plan, design, and construct an inclusive community trail and add new trail features such as ADA accessible resting places/seating, interpretive signage, ADA accessible playground equipment, and a communications board.

MATCH REQUIREMENT FROM GENERAL FUND (if any): N/A

ALLOWABLE INDIRECT COST: N/A

DEPARTMENT SUBMITTING APPLICATION: Parks

CONTACT PERSON: Maxwell Webster, (475) 331-8546, mwebster@newhavenct.gov, Director of Parks

DATE: 1/29/2026

GRANT SUMMARY	
Grant Title:	Connecticut Recreational Trails Program Grant
MUNIS #:	**TBD**
City Department:	Parks
City Contact Person & Phone:	Maxwell Webster, (475) 331-8546
Funding Level:	$274,730
Funding Period:	1 year
Funding Source:	CT Dept. of Energy & Environmental Protection
Funding Source Contact Person & Phone	
Purpose of Program:	Plan, design, and construct an inclusive community trail for people with disabilities at East Rock Park College Woods
Personnel (salary):	$0.00
Personnel (Worker's Comp):	$0.00
Personnel (Med. Benefit):	$0.00
Non-Personnel (total):	$274,730
Non-Personnel (M & U):	$0.00
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: Fiscal	N/A
Reporting requirements: Programmatic	N/A
Due date of first report:	N/A
Audit Requirements:	N/A

DEPARTMENT OF PARKS
720 EDGEWOOD AVENUE
NEW HAVEN, CT 06515
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

EXECUTIVE SUMMARY
GRANT NAME: CT Recreational Trails Program
DEPARTMENT: Parks
DATE: March 23, 2026
Funding request: $274,730

Purpose:
The City of New Haven is home to over 2,200 acres of park land over 100 park sites. The New Haven Parks Department is committed to ensuring our parks, playgrounds, and green spaces are welcoming, inclusive, and places for all park users to enjoy. In fact, over 17 % of the City of New Haven is comprised of city parks, and 96% of residents live within a short distance from a park. Approximately 30% of the city's playgrounds and basketball hoops are located on public community schoolyards which is one of the highest park scores in the country (Trust for Public Lands, 2021). New Haven Parks is invested in being a gathering place that offers and facilitates free and low-cost outdoor recreational activities and programs for the local community and visitors. New Haven Parks works in partnership with the city's Youth and Recreation Department, local organizations, sports leagues, and Parks "friends' groups" to support community-based activities and programming for all ages and abilities.

The area of East Rock Park totals 425 acres, making it the largest park in the city, hosting upwards of an estimated 20,000 park visitors per year; and there are 9,835 residents in the East Rock neighborhood. The Trowbridge Environmental Center, located in the 48-acre College Woods section of East Rock Park, is a gathering place to advocate for environmental awareness about the park's nature resources to residents and visitors. The center features natural history displays, historical information and educational programs for the community. The New Haven Parks Outdoor Adventure Program has a mission to provide access, outdoor activities, and place-based environmental education to the residents of New Haven within the city's parks. Our work fosters community engagement and builds partnerships through stewardship.

While New Haven has ranked well in terms of accessible amenities and reachable distance between parks and residents according to the scores from the Trust for Public Lands (2021), ongoing action is necessary to make our parks and trails more welcoming and accessible to people with disabilities, such as mobility limitations or neurodivergence. Many of the entrances to our Parks buildings, walkways, and trails are not easily accessible for all abilities, despite the need. There have been strides to create new, inclusive playgrounds such as the grass roots funded "Hannah's Dream" at East Shore Park in New Haven, and other regional towns feature ADA accessible playscapes and communication boards.

DEPARTMENT OF PARKS
720 EDGEWOOD AVENUE
NEW HAVEN, CT 06515
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

New Haven has a significant population of residents with disabilities, with data from the 2020 US Census Bureau's American Community Survey (ACS), showing that New Haven County is home to 23.2% of Connecticut's residents with disabilities. The city's disability demographics are marked by high rates of financial hardship, with nearly 37% of people with disabilities in poverty (ACS, 2020). Further, data from the Connecticut State Department of Education (CSDE) for the 2023-2024 school year indicates that 16.3% of K-12 students in the New Haven School District have a disability.

Currently, the College Woods section of East Rock Park is utilized by community groups, an adjacent public high school, college students, neighborhood residents, and New Haven Parks' Outdoor Adventure Program to host field trips for public school students across the city. When our Park Rangers hold programming here, the feedback from the public has made it evident there is a demand for improvements to make the walkways and trails leading to amenities and scenic areas more accessible to park users with disabilities. The city's Director of Department of Services for Persons with Disabilities conducted an informal accessibility assessment of College Woods in June 2025, and found the paths, trails, parking options and pathways from parking to trailheads and amenities offer limited accessibility to people with disabilities, due to the park's natural topography, layout, and waterways. It was recommended that accessible parking, a path from that parking to the amenities and a recreational trail be developed at the site to serve the full array of park users.

City of New Haven

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

Text File

File Number: LM-2026-0130

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: City Services and Environmental Policy **File Type:** Resolution

WHEREAS, the City of New Haven is home to over 2,200 acres of park land over 100 park sites, and the New Haven Parks Department is committed to ensuring our parks, playgrounds, and green spaces are welcoming, inclusive, and places for all park users to enjoy; and

WHEREAS, the area of West River Memorial Park totals 196 acres and an approximate 7,086 residents live within a 10-minute walk to the park; and

WHEREAS, the West River Memorial Park Renewal Team, in partnership with the New Haven Coalition for Active Transportation (NCAT), conducted a walking audit and found unsafe cross-park options were unsafe due to the high volume of traffic, chronic speeding, poor lighting, lack of sidewalks or accessible paths, and lack of crosswalks, pedestrian crossings and traffic signals at intersections to and from landmarks, such as the Barnard Nature Center section of the park; and

WHEREAS, Barnard Nature Center and the supporting area is currently utilized to host public canoeing events, community festivals, and environmental education workshops by New Haven Parks Outdoor Adventure Program and the Community Placemaking Engagement Network (CPEN), and has much potential to expand community engagement, if accessibility improvements are made.

NOW THEREFORE BE IT ORDERED THAT the Board of Alders of the City of New Haven authorizes the Mayor to accept a grant award in the amount of up to $334,500 from the CT Department of Energy & Environmental Protection and to allow the Parks Department to use the funds to revitalize the Barnard Nature Center Complex, including creating safer cross-park options; and

BE IT FURTHER ORDERED THAT the Board of Alders authorizes the Mayor to sign any associated state agreements, agreements with contractors, and other documents, any of which may include indemnification provisions and which may have a term of longer than one year, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements regarding the revitalization of the Barnard Nature Center Complex.

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $334,500 FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO REVITALIZE THE BARNARD NATURE CENTER COMPLEX

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 23, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Max Webster, Director, Parks Department

Title of Legislation:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $334,500 FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO REVITALIZE THE BARNARD NATURE CENTER COMPLEX

Comments: Legistar File ID: LM-2026-0130

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

Parks Department
720 Edgewood Avenue
New Haven, CT 06515
(203) 946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

March 23, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution concerning the acceptance of a $334,500 grant from the State of Connecticut DEEP Urban Green & Community Garden grant program for the improvement of and revitalization to the West River Neighborhood Connecticut Trail and Barnard Nature Center.

This grant would be used to revitalize the Barnard Nature Center complex, through providing better and safer access to park users, which in turn will make it a destination within the larger vision for West River Memorial Park, along the West River Greenway. It would also allow the New Haven Parks Outdoor Adventure Program to continue fostering community engagement and building partnerships through stewardship, prioritizing improved connectivity and access to an environmental education center within the West River neighborhood, and fulfilling priorities of community partners.

I urge your favorable review and action on this matter.

Very truly yours,

Maxwell Webster

Maxwell Webster
Director

..title
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $334,500 FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO REVITALIZE THE BARNARD NATURE CENTER COMPLEX

..body
WHEREAS, the City of New Haven is home to over 2,200 acres of park land over 100 park sites, and the New Haven Parks Department is committed to ensuring our parks, playgrounds, and green spaces are welcoming, inclusive, and places for all park users to enjoy; and

WHEREAS, the area of West River Memorial Park totals 196 acres and an approximate 7,086 residents live within a 10-minute walk to the park; and

WHEREAS, the West River Memorial Park Renewal Team, in partnership with the New Haven Coalition for Active Transportation (NCAT), conducted a walking audit and found unsafe cross-park options were unsafe due to the high volume of traffic, chronic speeding, poor lighting, lack of sidewalks or accessible paths, and lack of crosswalks, pedestrian crossings and traffic signals at intersections to and from landmarks, such as the Barnard Nature Center section of the park; and

WHEREAS, Barnard Nature Center and the supporting area is currently utilized to host public canoeing events, community festivals, and environmental education workshops by New Haven Parks Outdoor Adventure Program and the Community Placemaking Engagement Network (CPEN), and has much potential to expand community engagement, if accessibility improvements are made.

NOW THEREFORE BE IT ORDERED THAT the Board of Alders of the City of New Haven authorizes the Mayor to accept a grant award in the amount of up to $334,500 from the CT Department of Energy & Environmental Protection and to allow the Parks Department to use the funds to revitalize the Barnard Nature Center Complex, including creating safer cross-park options; and

BE IT FURTHER ORDERED THAT the Board of Alders authorizes the Mayor to sign any associated state agreements, agreements with contractors, and other documents, any of which may include indemnification provisions and which may have a term of longer than one year, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements regarding the revitalization of the Barnard Nature Center Complex.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **Angel Hubbard**

WARD # **3**

DATE: **March 23, 2026**

FROM: Department/Office Parks

Person Maxwell Webster Telephone (475) 331-8546

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:

(Insert Title of Order Here)
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $334,500 FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO REVITALIZE THE BARNARD NATURE CENTER COMPLEX

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:	March 23, 2026		
FROM (Dept.):	**Parks**		
CONTACT:	**Max Webster, Director**	**PHONE**	**(475) 331-8546**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT IN THE AMOUNT OF UP TO $334,500 FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION TO REVITALIZE THE BARNARD NATURE CENTER COMPLEX

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**	**$334,500**	**$259,500**	**3C262614-58702-20YR (partial)**
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 total cost of the project is $669,000. Of this amount, $334,500 will be reimbursed by the DEEP Urban Green & Community Garden grant.

Only applicable staffing costs are the administration and implementation of the grant, already in the general fund.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

FY 2025/2026

PROGRAM NAME:

(X) NEW ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $334,500 grant; $259,500 Parks Capital Improvement, $75,000 Community org and Municipality match share; $669,000 total

FUNDING SOURCE: DEEP Urban Green & Community Garden grant program.

PURPOSE OF PROGRAM: Trails improvement

BRIEF SUMMARY OF CITY'S PROPOSAL: New Haven Parks is requesting funding to improve resident access to West River Memorial Park and Barnard Nature Center by creating a new welcome/entrance area, increasing visitor safety, improving a boat launch for canoeing programs, and building an elevated boardwalk to support community educational opportunities.

MATCH REQUIREMENT FROM GENERAL FUND (if any): N/A

ALLOWABLE INDIRECT COST: N/A

DEPARTMENT SUBMITTING APPLICATION: Parks

CONTACT PERSON: Maxwell Webster, Director of Parks, (475) 331-8546, mwebster@newhavenct.gov

DATE: March 23, 2026

GRANT SUMMARY	
Grant Title:	DEEP Urban Green & Community Garden Grant
MUNIS #:	TBD
City Department:	Parks
City Contact Person & Phone:	Maxwell Webster, (475) 331-8546
Funding Level:	$334,500
Funding Period:	1 year
Funding Source:	CT Dept. of Energy & Environmental Protection
Funding Source Contact Person & Phone	Cameron Clegg, Environmental Analyst, (860) 424-3118, cameron.clegg@ct.gov
Purpose of Program:	Improvement and revitalization of the West River Neighborhood Connecticut Trail and Barnard Nature Center.
Personnel (salary):	$0.00
Personnel (Worker's Comp):	$0.00
Personnel (Med. Benefit):	$0.00
Non-Personnel (total):	$334,500
Non-Personnel (M & U):	$0.00
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: Fiscal	All purchase orders and dollar amounts including documented match share pertaining to the grant shall be reported on.
Reporting requirements: Programmatic	Once every six months
Due date of first report:	6 months after award of grant
Audit Requirements:	As requested by CT DEEP

Parks Department
720 Edgewood Avenue
New Haven, CT 06515
(203) 946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

EXECUTIVE SUMMARY
GRANT NAME: DEEP Urban Green & Community Garden Grant
DEPARTMENT: Parks
DATE: March 23, 2026
Funding request: $334,500 / 1 year

The area of West River Memorial Park totals 196 acres and an approximate 7,086 residents live within a 10-minute walk to the park (ESRI, 2023). The current options for foot traffic, cyclists, and people that use mobile devices remain underdeveloped and unsafe. The West River Memorial Park Renewal Team, in partnership with the New Haven Coalition for Active Transportation (NCAT), conducted a walking audit and found cross-park options were unsafe due to the high volume of traffic, chronic speeding, poor lighting, lack of sidewalks or accessible paths, and lack of crosswalks, pedestrian crossings, and traffic signals (NCAT, 2025) at intersections to and from landmarks, such as the Barnard Nature Center section of the park. Despite the improvements needed, Barnard Nature Center and the supporting area is currently utilized to host public canoeing events, community festivals, and environmental education workshops by New Haven Parks Outdoor Adventure Program and the Community Placemaking Engagement Network (CPEN), and has much potential to expand community engagement, if accessibility improvements are made.

The Barnard Nature Center sits on the park property and was completed in 2006. It is one of the few LEED Gold certified buildings owned by the city. The center's sustainable architecture (green roof, solar panel array) and past restoration efforts reflect how urban nature centers can serve as both ecological education assets and community hubs and anchors. Unfortunately, the nature center is currently underutilized, resulting from poor access to the center and unsafe conditions surrounding the park. A 229-foot pedestrian bridge was constructed in 2006 to connect the school campus across a major state road, Ella T. Grasso Blvd. / Route 10 to the nature center. The pedestrian bridge access is restricted to the public school students and New Haven Parks staff only, so the public does not have a safe crossing to the park or nature center. The Barnard Nature Center was designed not only as a place of environmental education, but also as a symbol of urban restoration and an example of the U.S. Fish and Wildlife Service's "urban oasis" program. However, to date, the nature center is not being used regularly by Barnard School.

One purpose of this project is to revitalize the Barnard Nature Center complex, through providing better and safer access to park users, which in turn will make it a destination

Parks Department
720 Edgewood Avenue
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(203) 946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

within the larger vision for West River Memorial Park, along the West River Greenway. The New Haven Parks Outdoor Adventure Program has a mission to provide access, outdoor activities, and place-based environmental education to the residents of New Haven within the city's parks. Our work fosters community engagement and builds partnerships through stewardship, making improved connectivity and access to an environmental education center within the West River neighborhood a priority for our program, as well as identified as fulfilling priorities of community partners.

While New Haven has ranked well in terms of accessible amenities and reachable distance between parks and residents according to the scores from the Trust for Public Lands (2021), ongoing action is necessary to make our parks and trails more welcoming and accessible to all. Increased access, curated, informational paths and improved amenities within the Barnard Nature Center complex of West River Memorial Park will bring Barnard Nature Center back to life and fulfill its initial intent.

City of New Haven

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

Text File

File Number: LM-2026-0138

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Public Safety Committee **File Type:** Order

WHEREAS, the State of Connecticut Department of Transportation ("CTDOT") intends to undertake construction to replace existing traffic control signal equipment with new equipment to meet current DOT standards at the intersections of Route 1 (Fobes Avenue) at Fulton Terrace and Fulton Street and Route 1 (Forbes Avenue) at Stiles Street and Wheeler Street; and
WHEREAS, the City of New Haven would be responsible for maintenance, repairs, rehabilitation of the equipment and sidewalk ramps including and snow and ice removal within project limits on Route 1; and
WHEREAS, CTDOT will administer the Construction Project; and
WHEREAS, CTDOT is fully funding this project under the Fix It First Roadway Program with one hundred (100%) State funds.
NOW THEREFORE BE IT ORDERED, by the Board of Alders for the City of New Haven that the Mayor is hereby authorized to sign a Project Authorization Letter and any subsequent amendments related to CTDOT Project #0173-0542 concerning the installation and revision of traffic control signals on Route 1; and
BE IT FURTHER ORDERED that the Mayor or his/her designee is hereby authorized to execute on behalf of the City of New Haven such actions as may be considered necessary and appropriate to support and implement the project.
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #0173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 26, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Haley Simpson, Director- Transportation, Traffic & Parking

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #0173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

Comments: Legistar File ID: LM-2026-0138

Coordinator's Signature: MPL

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

Transportation, Traffic and Parking

City of New Haven

200 Orange Street, G3
New Haven, CT 06510

Justin Elicker
Mayor

Haley Simpson
Director

March 26, 2026

Hon. Tyisha Walker-Myers, President
New Haven Board of Alders
165 Church Street
New Haven, CT 06510

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

Dear President Walker-Myers:

The State of Connecticut Department of Transportation is responsible for the administration of the Construction project noted above. The improvements include the replacement of existing traffic control signal equipment with new equipment to meet current DOT standards at the following locations: U.S. Route 1 (Forbes Avenue) at Fulton Terrace & Fulton Street and U.S. Route 1 (Forbes Avenue) at Stiles Street and Wheeler Street. Once the project is completed, the City of New Haven will be responsible for the maintenance, repairs, rehabilitation and snow and ice removal of the emergency vehicle pre-emption system (EVPS) equipment and sidewalk ramps constructed within the project limits.

Funding for this project is provided by the Fix It First Roadway Program and consists of one hundred percent (100%) State funds. No City funds are being utilized for this project.

A copy of the Project Authorization Letter (PAL) letter is attached for your reference.

Sincerely,

Haley Simpson
Director, Transportation, Traffic & Parking

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #0173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

..body
WHEREAS, the State of Connecticut Department of Transportation ("CTDOT") intends to undertake construction to replace existing traffic control signal equipment with new equipment to meet current DOT standards at the intersections of Route 1 (Fobes Avenue) at Fulton Terrace and Fulton Street and Route 1 (Forbes Avenue) at Stiles Street and Wheeler Street; and

WHEREAS, the City of New Haven would be responsible for maintenance, repairs, rehabilitation of the equipment and sidewalk ramps including and snow and ice removal within project limits on Route 1; and

WHEREAS, CTDOT will administer the Construction Project; and

WHEREAS, CTDOT is fully funding this project under the Fix It First Roadway Program with one hundred (100%) State funds.

NOW THEREFORE BE IT ORDERED, by the Board of Alders for the City of New Haven that the Mayor is hereby authorized to sign a Project Authorization Letter and any subsequent amendments related to CTDOT Project #0173-0542 concerning the installation and revision of traffic control signals on Route 1; and

BE IT FURTHER ORDERED that the Mayor or his/her designee is hereby authorized to execute on behalf of the City of New Haven such actions as may be considered necessary and appropriate to support and implement the project.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **All**

WARD # **1-30**

March 26, 2026

FROM: Department/Office **TT&P**

Person Haley Simpson Telephone 203.946.4932

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 MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #0173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

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 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: alderperson(s); sponsoring department; attached to submission to Board of Alders.

Revised 12/22/99

FISCAL IMPACT STATEMENT

DATE:	March 26, 2026		
FROM (Dept.):	Transportation, Traffic, & Parking		
CONTACT:	Haley Simpson	**PHONE**	(203) 946-4932

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A PROJECT AUTHORIZATION LETTER ("PAL") AND ANY SUBSEQUENT AMENDMENTS ("PAL AMENDMENTS") WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR PROJECT #173-0542 CONCERNING THE INSTALLATION AND REVISION OF TRAFFIC CONTROL SIGNALS ON ROUTE 1 (FORBES AVENUE)

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				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

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

NO	**X**
YES	

1. One-time	**See below**
2. Annual	**See below**

Other Comments: Per standard DOT practice, the City would take possession of the signal after the 30-day test period, which occurs at the end of the construction process and then the City would be responsible for ongoing maintenance.

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CONNECTICUT

CTDOT CONNECTICUT TRANSPORTATION

February 18, 2026

The Honorable Justin Elicker
Mayor
165 Church St.
New Haven, CT 06510
MayorElicker@newhavenct.gov

Dear Mayor Elicker:

Subject: **Project Authorization Letter**
Installation and Revision of Traffic Control Signals in District 3
State Project No. 0173-0542
UEI No. TPHDQYPPLHW7
Master Agreement No. 08.15-03 (23)
CORE ID No. 24DOT0081AA
City of New Haven

On February 7, 2025, the State of Connecticut Department of Transportation (DOT) and the City of New Haven (Municipality) entered into the Master Municipal Agreement for Construction Projects (Master Agreement) noted above. This Project Authorization Letter (PAL) is issued pursuant to the Master Agreement. The capitalized terms used in this PAL are the same as those used in the Master Agreement.

DOT is responsible for the Administration of the Construction Project.

The Construction Project includes the replacement of existing traffic control signal equipment with new equipment to meet current DOT standards at the following locations:

Intersection (Int) No.	Location Description	Owner
092-225	U.S. Route 1 (Forbes Ave) at Fulton Terr & Fulton St	State
092-286	U.S. Route 1 (Forbes Ave) at Styles St & Wheeler St	State

Funding for the Construction Project is provided under the Fix It First Roadway Program and consists of one hundred percent State funds.

Upon completion of the Construction Project, the Municipality shall assume full responsibility for all maintenance, repairs, and rehabilitation of the emergency vehicle pre-emption system (EVPS) equipment and sidewalk ramps; including snow and ice removal of the sidewalks and sidewalk ramps constructed within the project limits. Such

2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131-7546
860-594-2000

Docusign Envelope ID: 57A1EA8C-4158-4FE4-B9D2-A12FF7607A5E

responsibility of the Municipality shall not eliminate the sidewalk snow removal responsibilities of abutting premises owners, pursuant to applicable municipal ordinances.

The existing EVPS equipment will be reinstalled at the following traffic control signals under the Construction Project. EVPS type and approaches that have pre-emption reinstalled at the State-owned traffic signal under the Construction Project are as follows:

EVPS Type: Optical Detector
Int. No. 092-225
- U.S. Route 1 eastbound and westbound
- Fulton St southbound

Int. No. 092-286
- U.S. Route 1 eastbound and westbound

The DOT will be responsible for the other maintenance associated with the State-owned traffic control signals.

Any work performed by the Municipality in the State highway right-of-way for installation or maintenance purposes will require an encroachment permit. A permit can be obtained at the District 3 Office of Permits located at 140 Pond Lily Avenue, New Haven, CT 06515, telephone (203) 389-3000.

The Municipality will continue to be responsible for the electricity required to operate the State-owned traffic control signals at the following intersections:
- Int. No. 092-225
- Int. No. 092-286

Please indicate your concurrence with the PAL by signing below on or before **March 4, 2026**, and returning a copy to the Project Manager listed below at the letterhead address. You may submit the Written Acknowledgement of the PAL to the DOT Project Manager by hard copy, facsimile, or electronic transmission. The Master Agreement and the PAL will be incorporated into one another in their entirety and contain the legal and binding obligations of the Municipality with respect to the Construction Project. Please retain a copy of this signed PAL for your records.

If you have any questions, please contact the Project Manager, Kaethe V. Podgorski, at 860-594-2189 or kaethe.podgorski@ct.gov.

2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131-7546
860-594-2000

Docusign Envelope ID: 57A1EA8C-4158-4FE4-B9D2-A12FF7607A5E

Very truly yours,

Signed by:
Mark F. Carlino
4A13778C34334C9...

Mark F. Carlino, P.E.
Engineering Administrator
Bureau of Engineering and Construction

MUNICIPALITY'S ACKNOWLEDGEMENT OF PAL:

Concurred By: _____ Date: _____
The Honorable Justin Elicker
Mayor

cc: Emma Acampora, Executive Administrative Assistant, eacampora@newhavenct.gov
Haley Simpson, LTA, HSimpson@newhavenct.gov
Giovanni Zinn, City Engineer, gzinn@newhavenct.gov

2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131-7546
860-594-2000

City of New Haven

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

Text File

File Number: LM-2026-0148

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number:

BE IT ORDERED that the reports submitted by the Executive Director of City Plan regarding the actions of the City Plan Commission at its meeting on March 18, 2026, be read and filed.

March 23, 2026

Board of Alders
City Hall, 165 Church Street
New Haven, CT 06510

Honorable Board of Alders:

In accordance with our customary procedure, the attached reports referenced below were considered by the City Plan Commission at its meeting of March 18, 2026, and are forwarded to you for your consideration:

RE: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP to change the zoning designation of 249 Legion Avenue from BA and BD-2 to entirely BD-2, and to include it within the Downtown Form-Based District Overlay Zone.

Submitted by: Brenner, Saltzman & Wallman LLP, on behalf of RBU & Kids, LLC

REPORT: 1680-03
ADVICE: Approve

RE: ORDER OF THE BOARD OF ALDERS authorizing the City to apply for and accept planning support services from the Long Island Sound Resilience Planning Support Program to assist with an update to the City of New Haven Coastal Program.

Submitted by: Executive Director of City Plan Department

REPORT: 1680-07
ADVICE: Approve

RE: ORDER OF THE BOARD OF ALDERS <https://newhavenct-my.sharepoint.com/:f:/g/personal/sdavis_newhavenct_gov/IgBsZTwnxhm3SamshenQkRdWAQdT8gbqoEar8MyUzXmStfc?e=KWnZH8> authorizing the New Haven Board of Education to enter into an agreement with

Trifecta Ecosystems, under the Connecticut Department of Agriculture - CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026

Submitted by: Science Supervisor

REPORT: 1680-08
ADVICE: Approve

Respectfully submitted,

Laura E Brown
Executive Director, City Plan Department

ORDER TO READ AND FILE THE REPORTS FROM THE EXECUTIVE DIRECTOR OF CITY PLAN FROM THE CITY PLAN COMMISSION MEETING OF MARCH 18, 2026: REPORT: 1680-03 RE: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE ZONING DESIGNATION OF 249 LEGION AVENUE FROM BA AND BD-2 TO ENTIRELY BD-2, AND TO INCLUDE IT WITHIN THE DOWNTOWN FORM-BASED DISTRICT OVERLAY ZONE. SUBMITTED BY: BRENNER, SALTZMAN & WALLMAN LLP, ON BEHALF OF RBU & KIDS, LLC ADVICE: APPROVE REPORT: 1680-07 RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT PLANNING SUPPORT SERVICES FROM THE LONG ISLAND SOUND RESILIENCE PLANNING SUPPORT PROGRAM TO ASSIST WITH AN UPDATE TO THE CITY OF NEW HAVEN COASTAL PROGRAM. SUBMITTED BY: EXECUTIVE DIRECTOR OF CITY PLAN DEPARTMENT ADVICE: APPROVE REPORT: 1680-08 RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AN AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER THE CONNECTICUT DEPARTMENT OF AGRICULTURE - CT GROWN FOR CT KIDS PROGRAM, FOR SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026 SUBMITTED BY: SCIENCE SUPERVISOR ADVICE: APPROVE.

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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP** to change the zoning designation of 249 Legion Avenue from BA and BD-2 to entirely BD-2, and to include it within the Downtown Form-Based District Overlay Zone.

Submitted by: Brenner, Saltzman & Wallman LLP, on behalf of RBU & Kids, LLC

REPORT: **1680-03**
ADVICE: **Approval**

PROJECT ADDRESSES:

- 249 Legion Avenue (MBLU: 315 1287 00101)

APPLICANT/OWNER:

- 249 Legion Avenue - RBU & Kids Real Estate, LLC

SUBMISSION:

This petition for this ordinance amendment submitted February 5, 2026 for the February 16, 2026, Board of Alders meeting. Legistar File ID: OR-2026-0007. The submission included:

- Cover Letter
- Attachment A: Petition for Zoning Map Amendment
- Attachment B: Proposed Ordinance for Zoning Map Amendment
- Attachment C: Existing and Proposed Zoning Maps
- Attachment D: Legal Description of Parcels to be Released Filing Fee

BACKGROUND AND PARCEL HISTORY

The site of the proposed zone change is a roughly 2.36 acre parcel in the West River neighborhood and bounded by Rev. Dr. Martain Luther King Jr. Boulevard to the north, 149 Legion Avenue to the east, Legion Avenue to the south, and Orchard Street to the west. The parcel is in the general business (BA) district with BD-2 zoned parcels to the east and RM-2 zoned parcels to the north and south.

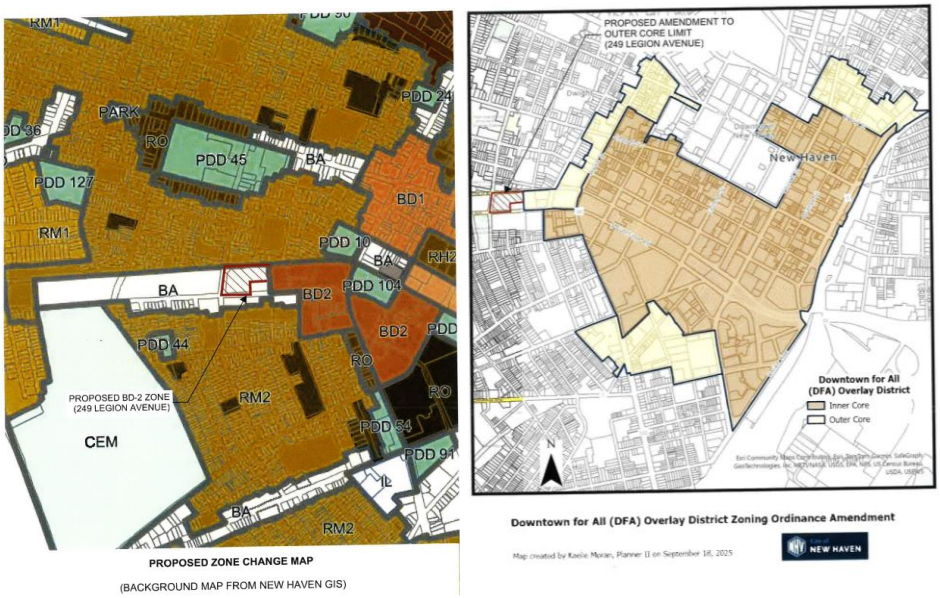


Figure 1. Proposed Zoning Map and Overlay Boundary

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Previous CPC Actions at 249 Legion Avenue:

- **CPC 1492-05A2:** Administrative Site Plan Review for changes to entry of Rite Aid
- **CPC 1529-20:** Site Plan Review for changes to approved site plan from restaurant to child day care facility in a BA/BD-2 zones.
- **CPC 1529-20A1:** Administrative Site Plan Review for minor changes to approved site plan for child daycare.

PROPOSED ZONING – BD-2 District— Central Business/Medical District

The applicant proposes to rezone the subject parcel from BA to BD-2.

As stated in Article V, Section 41 of the New Haven Zoning Ordinance, the BD-2 Zoning districts "*Includes appropriate areas in and around the city's hospitals and medical centers having high density medical institutional uses including hospitals, clinical, laboratory or bioscience research space, patient care medical offices, and supportive accessory uses, with pedestrian-friendly ground floor retail uses in some buildings. The district allows intensive use of land for such uses subject to site plan approval to further the city's policy of encouraging dense development of institutional uses within concentrated areas in and around the Central Business District while maintaining a human-scale streetscape. It is the purpose of these regulations to allow such intensity of hospital, medical, research and medical institutional uses in combination with street-level retail uses encouraging pedestrian connections between the medical areas and adjacent neighborhoods and business districts, and to exclude uses which are incompatible with or would have a negative effect upon the functioning of hospital, medical and research and medical institutional uses.*"

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations

This table demonstrates the differences between the existing BA zone and the proposed BD-2 zone.

Standard	BA *Existing Zoning*	BD-2 *Proposed Zoning*
Maximum Gross Floor Area (Floor Area Ratio – FAR)	2.0	6.0[1]
Maximum Building Height	No direct limit on building height	Shall not exceed 200 feet with provision[2]
Maximum Building Coverage	No direct limit on building coverage	No direct limit on building coverage
Minimum Front Yard	No front yard requirement	No front yard requirement
Minimum Side Yard	None, with exceptions[2]	None, with exceptions[3]
Minimum Rear Yard	**10 ft** for a building wall having an average height of 30 ft or less **1 ft for each 3 ft** of average height for a building wall having an average height of more than 30 feet	**10 ft** for a building wall having an average height of 30 ft or less **1 ft for each 3 ft** of average height for a building wall having an average height of more than 30 feet
Minimum Usable Open Space per Dwelling Unit	No minimum	50 sq ft with provision[4]
Minimum Common Amenity Space per Dwelling Unit	No minimum	50 sq ft

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Notes

1. Where a lot in a BD-2 District abuts a residence district along a rear or side lot line, the maximum permitted **FAR** is 2.5.
2. With regard to **maximum building height** a building shall be entitled ten feet of additional height if such building is registered as a Leadership in Energy and Environmental Design (LEED)-certified building for new commercial construction and major renovation projects, as established by the United States Green Building Council, or an equivalent standard, and the owner or applicant certifies its good faith intent to achieve such standard.
3. Except that in any case where a **side yard** is actually provided such side yard shall be required to be not less than five feet for a building wall having an average height of 20 feet or less, and not less than one foot for each four feet of average height for a building wall having an average height of more than 20 feet. (Section 43(h)(2)).
4. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of **usable open space** per dwelling unit shall be required.

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on March 18, 2026. A transcript of the hearing, meeting #1680, is available from the City Plan Department.

No members of the public spoke in favor or opposition to the item. No written testimony was received at the time of the hearing. The commission asked if alders from the wards in and around the site were contacted regarding this item. Attorney Danielle Bercury responded that efforts have been made to make contact, but formal discussion has yet to happen. She stated that they will reach out to President Walk-Meyers and Alder Hubbard about this proposal.

PLANNING CONSIDERATIONS

REZONE TO BD-2

Staff find the rezoning of the subject parcel from BA to BD-2 to be appropriate for this section of the city. The rezoning anticipates future redevelopment for a mixed-use project including existing and proposed ground floor retail. The BA zone, while similar to BD-2 in the allowed uses and yard requirements, is less permissive in terms of the allowed bulk of structures. Rezoning would offer greater flexibility in the scale of a development by increasing the base Floor Area Ratio (FAR) from 2.0 to 6.0. While the BD-2 district was not originally imagined for high-density residential use, the adjacent residential areas to the north, and the development of The Suites at Yale and the Cambria Hotel east of this lot indicate that the zone may be more suitable and appropriate for accommodating needed non-medical uses such as lodging and housing.

- "**Business D-2 Districts—Central Business/Medical.** This district Includes appropriate areas in and around the city's hospitals and medical centers having high density medical institutional uses including hospitals, clinical, laboratory or bioscience research space, patient care medical offices, and supportive accessory uses, with **pedestrian-friendly ground floor retail uses in some buildings.** The district allows intensive use of land for such uses subject to site plan approval to further the city's policy of encouraging dense development of institutional uses within concentrated areas in and around the Central Business District while maintaining a human-scale streetscape. It is the purpose of these regulations to allow such intensity of hospital, medical, research and medical

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

institutional uses in combination with **street-level retail uses encouraging pedestrian connections between the medical areas and adjacent neighborhoods and business districts,** and to exclude uses which are incompatible with or would have a negative effect upon the functioning of hospital, medical and research and medical institutional uses."

DOWNTOWN FOR ALL OVERLAY ZONE

The parcel is appropriate for inclusion into the Downtown for All Overlay due to the overlay's prioritization of higher density residential construction, and the density allowances it offers. 249 Legion Avenue is within the "High-Density Mixed Use" area of the Vision 2034 Future Land Use Map, which supports this change as the area is envisioned for higher density residential and mixed-use development. The DFA Overlay aligns with this goal by easing unit requirements and prioritizing greater residential density. **NOTE: Because the DFA Overlay is currently being appealed related to the boundary of the adopted overlay district, expansion of the DFA at this time is not recommended until that appeal has been settled, even if this proposal indicates consistency with the overlay's goals.**

- DFA Overlay "**Purpose:** The purpose of the creation of this Overlay District is to address challenges associated with the housing supply shortage and affordability in New Haven by reducing regulatory barriers to development in the Downtown. Limitations presented by Zoning including FAR limits, density, open space and amenity requirements create regulatory hurdles that restrict development. Incentivizing new and higher density construction in areas with existing transit infrastructure will increase housing opportunities, drive down costs, and increase Downtown vibrancy."

COMPREHENSIVE PLAN CONSISTENCY

Given the goals of this rezoning, staff find the proposal to be consistent with the Vision 2034 Comprehensive Plan. The rezoning particularly aligns with the Great Places to Live focus area of the plan, which include the following goals:

- **Goal 1: Increase the number of deeply affordable housing units.**
  - **Strategy 1.2:** Prioritize the development of housing units affordable to households at or below 30% of Area Median Income (AMI) in development of mixed-income housing.
- **Goal 2: Increase housing supply.**
  - **Strategy 2.1:** Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - **Strategy 2.2:** Amend ordinances and policies to better support housing development
- **Goal 4: Transform empty and run-down properties into affordable housing and other community resources.**
  - **Strategy 4.3:** Strengthen partnerships with housing developers and community organizations for property rehabilitation.
- **Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.**
  - **Strategy 5.4:** Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Lastly, as stated above, rezoning this property for residential and mixed-use development is in line with the Future Land Use Map of Vision 2034 (p. 183-185) which highlights this area as a future "High-Density Mixed-Use" area:

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- **"High-Density Mixed-Use:** These areas, including New Haven's downtown and Science Park, are vibrant, high- density areas that function as the City's central business district, cultural hub, and institutional centers. These areas feature a **mix of office, retail, civic, and entertainment uses, along with high-density residential development, including residential and mixed-use buildings.** They are well-served by a robust transportation network, including local and regional transit, access to larger public spaces, and pedestrian and bike-friendly streets, making these areas the most accessible and connected parts of the City."

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **Approved**.

ADOPTED: March 18, 2026 **ATTEST:** DocuSigned by: Laura E. Brown E71FA1E41A27483...

Ernest Pagan
Chair

Laura E Brown
Executive Director, Plan Department

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS authorizing the City of New Haven to apply for and accept planning support services from the Long Island Sound Resilience Planning Support Program to assist with an update to the City of New Haven Coastal Program

Submitted by: Laura Brown, Executive Director, City Plan Department

REPORT: 1680-07
ADVICE: Approval

BACKGROUND:
This request is for the Long Island Sound Resilience Planning Support Program, which is a program that provides municipalities, nonprofits, and community organizations assistance with planning for sustainability and resilience-focused projects that will benefit communities within or partially within the Long Island Sound (LIS) Coastal Boundary. The goal of this request is to obtain technical support and assistance in a full update to the New Haven Coastal Program, which was adopted in 1983 and last updated in 2006. The Coastal Program is in need of an update in order to achieve consistency with both the City's recently adopted Plan of Conservation and Development, Vision 2034, and the Connecticut Coastal Management Act and to plan for emerging challenges and opportunities.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Climate and Ecological Connections
Goal 6: Closely guide land use in the coastal management district, including waterfront development
- Strategy 6.2: Update the City's Coastal Program

Authorization and acceptance of the LIS Resilience Planning Support Program would enable New Haven to receive planning support services for an update to the New Haven Coastal Program at no cost to the City. If awarded, the grant is provided in the form of technical assistance and does not involve direct exchange of funds to the City of New Haven. The project is anticipated to begin in Fall 2026 if awarded.

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

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

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026

Submitted by: Science Supervisor

REPORT: 1680-08
ADVICE: Approval

BACKGROUND:
This request for approval by the Board of Alders would authorize an agreement with Trifecta Ecosystems – Connecticut Department of Agriculture, CT Grown for CT Kids Program for High School in the Community.

The service would support the installation of a climate-controlled shipping-container mushroom farm at a district high school located within **High School in the Community**. This innovative project is designed to provide students with authentic, hands-on learning experiences centered on agriculture, sustainability, nutrition, and entrepreneurship, while also strengthening career and technical pathways within the district.

The initiative is designed to align with the mission of High School in the Community. It aims to transform an underutilized space into a productive, revenue-generating learning environment where students engage directly in food production, environmental stewardship, and small-business operations.

The mushroom container farm will serve as a living laboratory, exposing students to modern agricultural practices—including controlled-environment agriculture, hydroponic and aquaponic systems, and traditional growing methods—while reinforcing science, technology, engineering, and math skills. Students will gain real-world experience in cultivation, data collection, quality control, logistics, and sustainability planning.

Central to this initiative is the integration of the **Weekly Harvest Micro-Business Experience**, which enables students to participate in the full farm-to-market cycle. Through this model, students will learn budgeting, marketing, workforce collaboration, and customer engagement, developing essential skills that prepare them for postsecondary education and careers in agriculture, bioscience, food systems, and entrepreneurship.

The shipping container farm would be implemented in partnership with Trifecta Ecosystems Inc., the vendor as presented. Trifecta Ecosystems, Inc. specializes in modular, controlled-environmental agriculture systems designed for educational and community-based settings.

Note: Upon investigation of this item staff learned that this project has already been implemented but ARPA funds have not yet been fully expected for related project charges. This approval is required to complete the administration of the project.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

Economic Opportunities for All

Goal 1: Connect New Haven's workers to good jobs and economic opportunities in the City.

- Strategy 1.1: Support and expand workforce development and job placement programs and continue to coordinate with those programs to develop new training pathways.
- Strategy 1.4: Promote vocational training opportunities for local youth in New Haven's most competitive and emerging industry sectors.

Goal 2: Strengthen New Haven's position as a regional employment center by building on economic strengths across multiple sectors.

- Strategy 2.7: Enrich and contribute to innovation by supporting food-based business, craft products and cultural equity.

Climate & Ecological Connections

Goal 5: Expand farming and gardening opportunities for all.

- Strategy 5.5: Increase access to information, resources, and opportunities related to food and agriculture.

Civic Services & Experiences

Goal 10: Improve quality and use of school buildings to better meet the needs of students and the community.

- Strategy 10.3: Improve schools to better support community engagement and provide multi-use spaces.

Per the applicant, this project represents a strategic investment in workforce development, sustainability, and student engagement. By aligning innovative agricultural education with economic and community impact, the shipping-container mushroom farm advances the City's goals of expanding green workforce opportunities while creating meaningful, career-connected learning experiences for New Haven students. Authorization of the agreement with Trifecta Ecosystems would enable High School in the Community to achieve these goals.

The City Plan Commission recommends the following:

- That the applicant submit a site plan to City Plan staff for review
- That the applicant reaches out to the building department for review of building code requirements
- Clarification of whether this shipping container and associated programming is temporary or will be a permanent fixture at High School in the Community

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

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

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS authorizing the City of New Haven to apply for and accept planning support services from the Long Island Sound Resilience Planning Support Program to assist with an update to the City of New Haven Coastal Program

Submitted by: Laura Brown, Executive Director, City Plan Department

REPORT: 1680-07
ADVICE: Approval

BACKGROUND:
This request is for the Long Island Sound Resilience Planning Support Program, which is a program that provides municipalities, nonprofits, and community organizations assistance with planning for sustainability and resilience-focused projects that will benefit communities within or partially within the Long Island Sound (LIS) Coastal Boundary. The goal of this request is to obtain technical support and assistance in a full update to the New Haven Coastal Program, which was adopted in 1983 and last updated in 2006. The Coastal Program is in need of an update in order to achieve consistency with both the City's recently adopted Plan of Conservation and Development, Vision 2034, and the Connecticut Coastal Management Act and to plan for emerging challenges and opportunities.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Climate and Ecological Connections
Goal 6: Closely guide land use in the coastal management district, including waterfront development
- Strategy 6.2: Update the City's Coastal Program

Authorization and acceptance of the LIS Resilience Planning Support Program would enable New Haven to receive planning support services for an update to the New Haven Coastal Program at no cost to the City. If awarded, the grant is provided in the form of technical assistance and does not involve direct exchange of funds to the City of New Haven. The project is anticipated to begin in Fall 2026 if awarded.

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP** to change the zoning designation of 249 Legion Avenue from BA and BD-2 to entirely BD-2, and to include it within the Downtown Form-Based District Overlay Zone.

Submitted by: Brenner, Saltzman & Wallman LLP, on behalf of RBU & Kids, LLC

REPORT: **1680-03**
ADVICE: **Approval**

PROJECT ADDRESSES:
- 249 Legion Avenue (MBLU: 315 1287 00101)

APPLICANT/OWNER:
- 249 Legion Avenue - RBU & Kids Real Estate, LLC

SUBMISSION:
This petition for this ordinance amendment submitted February 5, 2026 for the February 16, 2026, Board of Alders meeting. Legistar File ID: OR-2026-0007. The submission included:
- Cover Letter
- Attachment A: Petition for Zoning Map Amendment
- Attachment B: Proposed Ordinance for Zoning Map Amendment
- Attachment C: Existing and Proposed Zoning Maps
- Attachment D: Legal Description of Parcels to be Released Filing Fee

BACKGROUND AND PARCEL HISTORY
The site of the proposed zone change is a roughly 2.36 acre parcel in the West River neighborhood and bounded by Rev. Dr. Martain Luther King Jr. Boulevard to the north, 149 Legion Avenue to the east, Legion Avenue to the south, and Orchard Street to the west. The parcel is in the general business (BA) district with BD-2 zoned parcels to the east and RM-2 zoned parcels to the north and south.

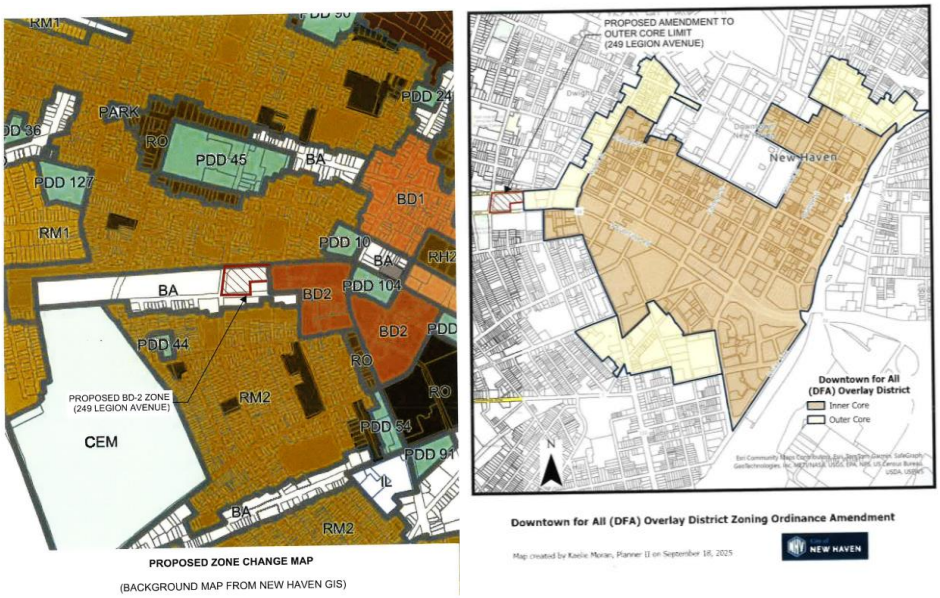


Figure 1. Proposed Zoning Map and Overlay Boundary

Previous CPC Actions at 249 Legion Avenue:

- **CPC 1492-05A2:** Administrative Site Plan Review for changes to entry of Rite Aid
- **CPC 1529-20:** Site Plan Review for changes to approved site plan from restaurant to child day care facility in a BA/BD-2 zones.
- **CPC 1529-20A1:** Administrative Site Plan Review for minor changes to approved site plan for child daycare.

PROPOSED ZONING – BD-2 District— Central Business/Medical District

The applicant proposes to rezone the subject parcel from BA to BD-2.

As stated in Article V, Section 41 of the New Haven Zoning Ordinance, the BD-2 Zoning districts "*Includes appropriate areas in and around the city's hospitals and medical centers having high density medical institutional uses including hospitals, clinical, laboratory or bioscience research space, patient care medical offices, and supportive accessory uses, with pedestrian-friendly ground floor retail uses in some buildings. The district allows intensive use of land for such uses subject to site plan approval to further the city's policy of encouraging dense development of institutional uses within concentrated areas in and around the Central Business District while maintaining a human-scale streetscape. It is the purpose of these regulations to allow such intensity of hospital, medical, research and medical institutional uses in combination with street-level retail uses encouraging pedestrian connections between the medical areas and adjacent neighborhoods and business districts, and to exclude uses which are incompatible with or would have a negative effect upon the functioning of hospital, medical and research and medical institutional uses.*"

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations

This table demonstrates the differences between the existing BA zone and the proposed BD-2 zone.

Standard	**BA** ***Existing Zoning***	**BD-2** ***Proposed Zoning***
Maximum Gross Floor Area (Floor Area Ratio – FAR)	2.0	6.0[1]
Maximum Building Height	No direct limit on building height	Shall not exceed 200 feet with provision[2]
Maximum Building Coverage	No direct limit on building coverage	No direct limit on building coverage
Minimum Front Yard	No front yard requirement	No front yard requirement
Minimum Side Yard	None, with exceptions[2]	None, with exceptions[3]
Minimum Rear Yard	**10 ft** for a building wall having an average height of 30 ft or less **1 ft for each 3 ft** of average height for a building wall having an average height of more than 30 feet	**10 ft** for a building wall having an average height of 30 ft or less **1 ft for each 3 ft** of average height for a building wall having an average height of more than 30 feet
Minimum Usable Open Space per Dwelling Unit	No minimum	50 sq ft with provision[4]
Minimum Common Amenity Space per Dwelling Unit	No minimum	50 sq ft

Notes

1. Where a lot in a BD-2 District abuts a residence district along a rear or side lot line, the maximum permitted **FAR** is 2.5.
2. With regard to **maximum building height** a building shall be entitled ten feet of additional height if such building is registered as a Leadership in Energy and Environmental Design (LEED)-certified building for new commercial construction and major renovation projects, as established by the United States Green Building Council, or an equivalent standard, and the owner or applicant certifies its good faith intent to achieve such standard.
3. Except that in any case where a **side yard** is actually provided such side yard shall be required to be not less than five feet for a building wall having an average height of 20 feet or less, and not less than one foot for each four feet of average height for a building wall having an average height of more than 20 feet. (Section 43(h)(2)).
4. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of **usable open space** per dwelling unit shall be required.

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on March 18, 2026. A transcript of the hearing, meeting #1680, is available from the City Plan Department.

No members of the public spoke in favor or opposition to the item. No written testimony was received at the time of the hearing. The commission asked if alders from the wards in and around the site were contacted regarding this item. Attorney Danielle Bercury responded that efforts have been made to make contact, but formal discussion has yet to happen. She stated that they will reach out to President Walk-Meyers and Alder Hubbard about this proposal.

PLANNING CONSIDERATIONS

REZONE TO BD-2

Staff find the rezoning of the subject parcel from BA to BD-2 to be appropriate for this section of the city. The rezoning anticipates future redevelopment for a mixed-use project including existing and proposed ground floor retail. The BA zone, while similar to BD-2 in the allowed uses and yard requirements, is less permissive in terms of the allowed bulk of structures. Rezoning would offer greater flexibility in the scale of a development by increasing the base Floor Area Ratio (FAR) from 2.0 to 6.0. While the BD-2 district was not originally imagined for high-density residential use, the adjacent residential areas to the north, and the development of The Suites at Yale and the Cambria Hotel east of this lot indicate that the zone may be more suitable and appropriate for accommodating needed non-medical uses such as lodging and housing.

- "**Business D-2 Districts—Central Business/Medical.** This district Includes appropriate areas in and around the city's hospitals and medical centers having high density medical institutional uses including hospitals, clinical, laboratory or bioscience research space, patient care medical offices, and supportive accessory uses, with **pedestrian-friendly ground floor retail uses in some buildings.** The district allows intensive use of land for such uses subject to site plan approval to further the city's policy of encouraging dense development of institutional uses within concentrated areas in and around the Central Business District while maintaining a human-scale streetscape. It is the purpose of these regulations to allow such intensity of hospital, medical, research and medical

institutional uses in combination with **street-level retail uses encouraging pedestrian connections between the medical areas and adjacent neighborhoods and business districts,** and to exclude uses which are incompatible with or would have a negative effect upon the functioning of hospital, medical and research and medical institutional uses."

DOWNTOWN FOR ALL OVERLAY ZONE

The parcel is appropriate for inclusion into the Downtown for All Overlay due to the overlay's prioritization of higher density residential construction, and the density allowances it offers. 249 Legion Avenue is within the "High-Density Mixed Use" area of the Vision 2034 Future Land Use Map, which supports this change as the area is envisioned for higher density residential and mixed-use development. The DFA Overlay aligns with this goal by easing unit requirements and prioritizing greater residential density. **NOTE: Because the DFA Overlay is currently being appealed related to the boundary of the adopted overlay district, expansion of the DFA at this time is not recommended until that appeal has been settled, even if this proposal indicates consistency with the overlay's goals.**

- DFA Overlay "**Purpose:** The purpose of the creation of this Overlay District is to address challenges associated with the housing supply shortage and affordability in New Haven by reducing regulatory barriers to development in the Downtown. Limitations presented by Zoning including FAR limits, density, open space and amenity requirements create regulatory hurdles that restrict development. Incentivizing new and higher density construction in areas with existing transit infrastructure will increase housing opportunities, drive down costs, and increase Downtown vibrancy."

COMPREHENSIVE PLAN CONSISTENCY

Given the goals of this rezoning, staff find the proposal to be consistent with the Vision 2034 Comprehensive Plan. The rezoning particularly aligns with the Great Places to Live focus area of the plan, which include the following goals:

- **Goal 1: Increase the number of deeply affordable housing units.**
  - **Strategy 1.2:** Prioritize the development of housing units affordable to households at or below 30% of Area Median Income (AMI) in development of mixed-income housing.
- **Goal 2: Increase housing supply.**
  - **Strategy 2.1:** Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - **Strategy 2.2:** Amend ordinances and policies to better support housing development
- **Goal 4: Transform empty and run-down properties into affordable housing and other community resources.**
  - **Strategy 4.3:** Strengthen partnerships with housing developers and community organizations for property rehabilitation.
- **Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.**
  - **Strategy 5.4:** Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Lastly, as stated above, rezoning this property for residential and mixed-use development is in line with the Future Land Use Map of Vision 2034 (p. 183-185) which highlights this area as a future "High-Density Mixed-Use" area:

- **"High-Density Mixed-Use:** These areas, including New Haven's downtown and Science Park, are vibrant, high- density areas that function as the City's central business district, cultural hub, and institutional centers. These areas feature a **mix of office, retail, civic, and entertainment uses, along with high-density residential development, including residential and mixed-use buildings.** They are well-served by a robust transportation network, including local and regional transit, access to larger public spaces, and pedestrian and bike-friendly streets, making these areas the most accessible and connected parts of the City."

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **Approved**.

ADOPTED: March 18, 2026 **ATTEST:** _____

Ernest Pagan — Chair

Laura E Brown — Executive Director, Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026

Submitted by: Science Supervisor

REPORT: 1680-08
ADVICE: Approval

BACKGROUND:
This request for approval by the Board of Alders would authorize an agreement with Trifecta Ecosystems – Connecticut Department of Agriculture, CT Grown for CT Kids Program for High School in the Community.

The service would support the installation of a climate-controlled shipping-container mushroom farm at a district high school located within **High School in the Community**. This innovative project is designed to provide students with authentic, hands-on learning experiences centered on agriculture, sustainability, nutrition, and entrepreneurship, while also strengthening career and technical pathways within the district.

The initiative is designed to align with the mission of High School in the Community. It aims to transform an underutilized space into a productive, revenue-generating learning environment where students engage directly in food production, environmental stewardship, and small-business operations.

The mushroom container farm will serve as a living laboratory, exposing students to modern agricultural practices—including controlled-environment agriculture, hydroponic and aquaponic systems, and traditional growing methods—while reinforcing science, technology, engineering, and math skills. Students will gain real-world experience in cultivation, data collection, quality control, logistics, and sustainability planning.

Central to this initiative is the integration of the **Weekly Harvest Micro-Business Experience**, which enables students to participate in the full farm-to-market cycle. Through this model, students will learn budgeting, marketing, workforce collaboration, and customer engagement, developing essential skills that prepare them for postsecondary education and careers in agriculture, bioscience, food systems, and entrepreneurship.

The shipping container farm would be implemented in partnership with Trifecta Ecosystems Inc., the vendor as presented. Trifecta Ecosystems, Inc. specializes in modular, controlled-environmental agriculture systems designed for educational and community-based settings.

Note: Upon investigation of this item staff learned that this project has already been implemented but ARPA funds have not yet been fully expected for related project charges. This approval is required to complete the administration of the project.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Economic Opportunities for All

Goal 1: Connect New Haven's workers to good jobs and economic opportunities in the City.

- Strategy 1.1: Support and expand workforce development and job placement programs and continue to coordinate with those programs to develop new training pathways.
- Strategy 1.4: Promote vocational training opportunities for local youth in New Haven's most competitive and emerging industry sectors.

Goal 2: Strengthen New Haven's position as a regional employment center by building on economic strengths across multiple sectors.

- Strategy 2.7: Enrich and contribute to innovation by supporting food-based business, craft products and cultural equity.

Climate & Ecological Connections

Goal 5: Expand farming and gardening opportunities for all.

- Strategy 5.5: Increase access to information, resources, and opportunities related to food and agriculture.

Civic Services & Experiences

Goal 10: Improve quality and use of school buildings to better meet the needs of students and the community.

- Strategy 10.3: Improve schools to better support community engagement and provide multi-use spaces.

Per the applicant, this project represents a strategic investment in workforce development, sustainability, and student engagement. By aligning innovative agricultural education with economic and community impact, the shipping-container mushroom farm advances the City's goals of expanding green workforce opportunities while creating meaningful, career-connected learning experiences for New Haven students. Authorization of the agreement with Trifecta Ecosystems would enable High School in the Community to achieve these goals.

The City Plan Commission recommends the following:

- That the applicant submit a site plan to City Plan staff for review
- That the applicant reaches out to the building department for review of building code requirements
- Clarification of whether this shipping container and associated programming is temporary or will be a permanent fixture at High School in the Community

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura Brown
Executive Director, City Plan Department

City of New Haven

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

Text File

File Number: LM-2026-0068

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 1)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Crystal Fernandez to the Affordable Housing Commission for a term ending August 1, 2027 as a member of the public with lived experience be and hereby is approved. Crystal will be filling a vacancy left by Luz Colville.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

Comments: Legistar File ID: LM-2026-0068

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Crystal Fernandez of 207 Rosette Street, New Haven CT, 06519 for appointment to the Affordable Housing Commission. Crystal will be filling a vacancy left by Luz Colville.

This appointment would become effective upon your Honorable Board's approval and expire on August 1, 2027.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF CRYSTAL FERNANDEZ TO THE AFFORDABLE HOUSING COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Crystal Fernandez to the Affordable Housing Commission for a term ending August 1, 2027 as a member of the public with lived experience be and hereby is approved. Crystal will be filling a vacancy left by Luz Colville.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Evelyn Rodriguez**
Ward # 4

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Ms. Crystal Fernandez of 207 Rosette Street, New Haven CT, 06519 to the Affordable Housing Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on August 1, 2027. Ms. Fernandez will be filling a vacancy left by Luz Colville.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Crystal Fernandez
207 Rosette Street
New Haven, CT 06519

Dear Ms. Crystal Fernandez,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Affordable Housing Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on August 1, 2027.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Affordable Housing Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Michael Piscitelli, Economic Development Administrator
Arlevia Samuel, Deputy Administrator, Housing Administration and Development
Mark Wilson, Manager, Neighborhood & Commercial Development
Malachi Bridges, Economic Development Officer
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Crystal (First Name) | A (Middle Initial) | Fernandez (Last Name)

ms.crystalfernandez@gmail.com
Email Address

207 Rosette Street
Home Address

Suite or Apt

New Haven (City) | CT (State) | 06519 (Postal Code)

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 4

Mobile: (860) 913-1904
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

primary and yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

LEAP, Inc.
Employer

Q House Manager
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Affordable Housing Commission: Submitted
City Plan Commission: Submitted
Commission on Equal Opportunities: Submitted
Development Commission: Submitted
Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Question applies to multiple boards

Are you seeking a mayoral appointment/reappointment or a appointment/reappointment from the Board of Alders? Mayoral appointments go through the Mayor's Office, while Aldermanic appointments go through the Alders Office of Legislative Services. *

☑ Mayoral Appointment

Question applies to multiple boards

*Note: If this is an appointment or reappointment request for a Board of Alders slot, please contact the Office of Legislative Services (OLS) at (203) 946-8371 or at alucas@newhavenct.gov if you have any questions on the progress of your appointment. The Mayor's Office is not involved in the timeline of Aldermanic appointees, but forwards any interested applicants for those slots to OLS.

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Crystal_A._Fernandez_Resume.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/A

Question applies to Youth Commission,Peace Commission

Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

n/a

Why are you interested in serving on a board or commission?

I am interested in serving on a board or commission because I am deeply committed to New Haven's future and to ensuring that our policies, programs, and planning processes reflect the needs, strengths, and lived experiences of our communities. Much of my professional life has been dedicated to youth development, economic mobility, community engagement, and equitable program design. Serving on a commission is a meaningful way to contribute that experience to citywide decision-making while helping advance inclusive growth, fairness, and opportunity for residents across neighborhoods.

Why do you believe you would be a good fit for your selected board and commission(s)?

I believe I would be a strong fit for the commissions I selected because my career has centered around building partnerships, strengthening community institutions, and designing programs that support families, youth, and marginalized communities. I bring 17 years of experience working at the intersection of youth development, workforce pathways, and community planning—experience that aligns directly with the work of the City Plan, Affordable Housing, Development, Youth, and Commission on Equal Opportunities. My leadership roles have required strategic thinking, data-informed decision-making, collaboration across sectors, and a deep commitment to social justice and equitable access. I understand the importance of transparent processes, community voice, and policies that promote long-term stability and opportunity. I would bring a grounded, community-centered, equity-focused perspective to any commission I serve on, along with the ability to work collaboratively, ask thoughtful questions, and help advance solutions that strengthen New Haven's future.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

Not at this time

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Alex Guzhnay

CRYSTAL A. FERNÁNDEZ

ms.crystalfernandez@gmail.com || (860) 913-1904 || www.linkedin.com/in/crystalfndz

SUMMARY

Visionary leader with 17+ years of experience leading people and programs in youth development, workforce education, and community engagement, with a strong focus on economic empowerment and youth leadership initiatives. Proven ability to build coalitions, drive systemic change, and develop strategic programs that support diverse populations. Experienced at leading cross-sector collaborations, managing budgets, and amplifying the voices of marginalized communities

CORE COMPETENCIES

- Trust Based Relationship Building & Stakeholder Engagement
- Strategic Program Design & Management
- Grant Acquisition, Compliance & Financial Oversight
- Coalition Building & Cross Sector Collaboration
- Staff Leadership, Coaching & Development
- Public Speaking & Communications

PROFESSIONAL EXPERIENCE

Manager, Dixwell Q House *Leap, Inc.* | *Oct 2025-Present*

- Provide executive oversight for Q House operations, ensuring strategic alignment between programs, partnerships, and community needs
- Lead cross-functional program delivery across youth, teen, and adult services, driving quality, consistency, and community impact
- Oversee regulatory compliance and operational standards for the teaching kitchen and serve as the primary liaison with CitySeed and city agencies
- Build and manage a high-performing team by recruiting, coaching, and supervising staff and specialized contractors
- Strengthen institutional partnerships and represent the Q House in high-level city, partner, and stakeholder engagements
- Guide facility operations, including access, safety, and vendor management, to ensure an efficient and community-centered environment

Director, Green Jobs Corps *Common Ground/ New Haven Ecology Project* | *Apr 2019- July 2025*

- Led strategic planning and implementation, transforming a school based program into a citywide initiative serving 100 youth between Common Ground and NHPS high schools annually
- Expanded partnerships by 50%, building a robust network to host internships and support youth career exploration and economic stability
- Integrated transferable career skills into the academic curriculum, advancing workforce readiness and long-term career success
- Secured a competitive $500,000 multi-year federal grant, the only awardee in the state, and grew the program budget by 133%
- Provided academic advising, career mapping, and leadership development to youth participants
- Directed large-scale events including career fairs, college fairs, apprenticeship fairs, and partner summits
- Presented at conferences and facilitated workshops on best practices in youth leadership, recognized by state and federal leaders

YouthBuild Case Manager *Human Resources Agency of New Britain* | *Jan 2015- Mar 2019*

- Co-facilitated workshops on youth workforce development for justice-involved youth at the CT Dept. of Labor's 2017 Youth Conference, showing student support experience
- Provided comprehensive case management services, connecting youth with employment opportunities and post-secondary education resources

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- Co-created and presented a national webinar on best practices in YouthBuild programming, influencing policy and practice shifts in youth development

Lead Employment Specialist & Job Developer *Women and Families Center* | *Sep 2011- Jan 2015*
- Developed employer partnerships to create job opportunities for youth and adults, increasing placements and career advancement.
- Designed and delivered job readiness training programs to enhance participants' employability and economic mobility.

Youth Development Specialist & Program Coordinator *Urban League of Greater Hartford* | *Jan 2008- Aug 2010*
- Supervised and mentored over 200 youth participants, providing academic and career guidance to support success
- Coordinated with 15 worksites to ensure safe and productive experiences for youth interns, fostering partnerships that benefited both youth and employer

VOLUNTEER EXPERIENCE

Advisor/ Conference Panelist *CT Urban Opportunity Collaborative (CUOC) & UpTogether* | *Oct 2023- June 2024*
- Served on a community advisory council designing a Guaranteed Basic Income initiative in Bridgeport, Hartford, and New Haven
- Collaborated with resident leaders to develop recommendations on payment structures, eligibility criteria, and community engagement strategies
- Promoted equitable, community-driven outcomes through policy insight and advocacy

Co-Founder & Community Organizer *Friends of Kimberly Field* | *Apr 2022- Present*
- Spearheaded a greenspace restoration initiative in the Hill neighborhood, engaging over 50 residents to plant trees, create pollinator gardens, and improve local habitat

RECOGNITION

Pi Alpha Alpha Global Honor Society for Public Affairs and Administration | *University of Connecticut* | *April 2025*
Recognizing academic excellence and commitment to public service

Grit, Perseverance, and Success Award | *Southern Connecticut State University Multicultural Center* | *Nov 2022*
Awarded for leadership, courage, and dedication to uplifting and inspiring SCSU students

M.E.T.A.S. Mentor of the Year Award | *University of Connecticut Puerto Rican/Latin American Cultural Center* | *Apr 2007*
Recognized for leadership, dedication, and service to the university and Latino community

PROFESSIONAL DEVELOPMENT

Non-Profit Management for Emerging Leaders of Color | *Community Foundation for Greater New Haven* |*Sep 2022- May 2024*
Youth Mentor/ Leadership Coach Training | *Youth Coaching Institute* | *Jan 2017- Nov 2017*
Middle Management Institute | *City of Hartford Office of Youth Services* | *Sep 2012- Jun 2013*
Youth Development Practitioner Academy | *City of Hartford Office of Youth Services* | *Sep 2008- May 2009*

EDUCATION

Master of Public Administration- Executive Leadership | *UConn School of Public Policy* |*May 2025*| **GPA:** 3.8
Bachelor of Arts- General Studies | *Charter Oak State College* | *Aug 2012- May 2016*

City of New Haven

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

Text File

File Number: LM-2026-0062

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 2)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Lisa Brandes to the Development Commission for a term ending July 1, 2028 be and hereby is approved. Lisa Brandes will be filling a vacancy.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

Comments: Legistar File ID: LM-2026-0062

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Lisa Brandes of 162 Willard Street, New Haven CT, 06515 for appointment to the Development Commission. Lisa will be filling a vacancy.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LISA BRANDES TO THE DEVELOPMENT COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Lisa Brandes to the Development Commission for a term ending July 1, 2028 be and hereby is approved. Lisa Brandes will be filling a vacancy.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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2003★2022★2008
★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Adam J. Marchand**
Ward **# 25**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Ms. Lisa Brandes of 162 Willard Street, New Haven CT, 06515 to the Development Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2028. Ms. Brandes will be filling a vacancy.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

February 24, 2026

Ms. Lisa Brandes
162 Willard Street,
New Haven, CT 06515

Dear Ms. Lisa Brandes,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Development Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Development Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Michael Piscitelli, Economic Development Administrator
Carlos Eyzaguirre, Deputy Economic Development Administrator
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Lisa (First Name) | C.o. (Middle Initial) | Bran (Last Name)

brandesl1@southernct.edu
Email Address

162 Willard Street
Home Address

Suite or Apt

New Haven
City

CT
State

06515
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 25

Mobile: (203) 671-9383
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Retired from Yale University, now a Grad Student at SCSU
Employer

Student Affairs, Director of the McDougal Center, Yale Grad School
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Aging Commission: Submitted
Cultural Affairs Commission: Submitted
Development Commission: Submitted
Historic District Commission: Submitted
New Haven Parking Authority: Submitted
Tweed New Haven Airport Authority Board: Submitted
Commission on Parks, Programs, & Recreational Facilities: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Brandes_Resume_general_8-2025_4_page_Rev.doc
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

resume submitted

Why are you interested in serving on a board or commission?

Originally from Louisiana, I have spent my adult life in New Haven, where I have engaged with the city and its residents as a graduate student, renter, homeowner, voter, university employee, parent of a NHPS graduate, volunteer, consumer, transit user, activist and event participant. Living in Westville for 27 years, my family and I have watched and tried to help the city continue to grow to serve all of its residents and visitors. I have always found the deep history, diverse peoples, and creative spirit of New Haven energizing and welcoming. For 25 years, I served as the Founding Director of the McDougal Graduate Student Center where I led a team to create events and services to welcome, engage, and build community for Yale's 3,000 graduate school students. In my work, I developed great appreciation for and established strong collaborative relationships with city staff and services, merchants, non-profits, and other residents. I am a huge cheerleader for New Haven, as neighbors and colleagues will tell you. My experience as a Fall 2025 Graduate of New Haven Democracy School increased my general knowledge about the City and my interest in serving.

Why do you believe you would be a good fit for your selected board and commission(s)?

I retired early and now am taking classes part-time at SCSU in Tourism & Hospitality, Public Policy, especially Local and State Government, and Local History, so I want to give back by serving on a Board or Commission. I am actively engaged in our community as a Board Member of the Shubert Theater and the Westville Village Renaissance Alliance (WVRA), as VP for Events for the Yale Club of New Haven, the local Yale Alumni Association group, and am a volunteer with DESK, Trinity Church on the Green, New Haven Promise, United Way of GNH, Town Green District Events, and various political campaigns. I enjoy discussing public policy issues and seek to provide just and responsive government services. I feel I could best contribute my expertise, connections, enthusiasm, and interest especially in areas like Cultural Affairs, Tweed New Haven Airport Authority, City Plan, Parking Authority, or others as indicated. For example, I could help the Cultural Affairs Commission plan events to celebrate the arts and the varied histories of our city and assist city cultural stakeholders to promote economic development through increased and sustainable tourism. Or I might participate in Parking Authority plans to promote parking and its intermodal transit connections for residents, students and visitors. I look forward to using my time and talents serving New Haven in a new role on a Board or Commission if selected.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

no

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Friends and neighbors, Mayor, Democracy School.

LISA CATHERINE OLGA BRANDES
Westville - New Haven, Connecticut 06515

lisaco.brandes@gmail.com
brandesl1@southernct.edu
mobile: 203-671-9383
LinkedIn: https://www.linkedin.com/in/lisa-brandes-a96a933/

SUMMARY OF QUALIFICATIONS

Locally engaged and city-focused public advocate, researcher, event planner, and writer; active non-profit board member and volunteer; currently SCSU graduate student in history, politics, and tourism. Creative, high-energy leader and director, now retired, and former faculty member; expertise in building community, academic and student support services for diverse populations of undergraduate and graduate students in various educational settings.

EDUCATION

Ph.D. **Yale University,** Political Science, Graduate School of Arts & Sciences, New Haven, CT
Dissertation: "Public Opinion, International Security Policy, and Gender:
The United States and Great Britain Since 1945"

B.A. **Louisiana State University (LSU), Baton Rouge,** Political Science
magna cum laude, with College Honors and Thesis Honors

Certificate, in progress **Southern Connecticut State University**, School of Graduate & Professional Studies, New Haven, CT
Currently enrolled student, Graduate Certificate program in American History. GPA: 4.0
Taking Courses in History, Political Science and Tourism:
History – HIS 262: CT History; HIS 259: Digital New Haven Project; HIS 552: Remembering the American Revolution; HIS 340: The Crusades.
Political Science – PSC 511: State and Local Politics, Spring 2025, Research Paper: "Visit CT: CT State Tourism Policy – A Comparative Public Policy Analysis with Recommendations."
Tourism, Hospitality & Event Management (THEM) – THE 321: Destination New England; THE 323: Tourism Principles and Practices; THE 260: Introduction to THEM

WORK EXPERIENCE – paid employment

1996-2021, Yale University, New Haven, Connecticut
Assistant Dean for Student Affairs and Director, Office of Graduate Student Life, McDougal Graduate Student Center,
Graduate School of Arts and Sciences and Office of the Vice-President for Student Life

- Appointed in 1996 as the founding Director of the McDougal Graduate Student Center, a multi-million-dollar student life programmatic initiative and facility in the Yale Graduate School of Arts and Sciences (GSAS)
- Led programs to build community and provide student services for 3,000 students at Yale Graduate School, and professional students and postdocs and their family members
- Created and supervised robust graduate student life, academic support and professional development services in an integrated academic and student affairs program;
- Connected students & families with campus and community resources, organizations and events year round
- Selected, trained & oversaw 19 graduate student life Fellows, part-time student program assistants who organized activities in to provide over 120 holistic events per year in areas of arts & culture, blue dog café, family life, international, public service, religious & spiritual life, social life, sports & recreation, wellness & health; coordinate activities, communications, budgets, and program evaluation
- Managed facilities, professional staff, student staff and program budgets of over $350,000 annually
- In a highly decentralized student affairs environment, coordinated with student services offices in housing, health, mental health, dining, transit, security, religious life, international students, worklife, sustainability, etc.
- Served on GSAS Dean's Senior Staff, making policy and implementing new initiatives
- Oversaw initiatives in the office of the VP for Student Life and help lead the Advisory Committee on Student Life
- Directed and coordinated major Graduate School events including weeklong New Student Orientation, GSAS Dean's Receptions and Lectures, and GSAS Commencement, with hospitality and logistics for up to 2,200 people
- Major responsibilities: *Student Life; New Student Recruitment, Transitions and Orientation; Diversity, Women's and Student Parent Programs; Student Organizations and Government; Crisis Management and Personal Advising; Global Education and International Student Service; Project Management; Facility Management*

1995-96, Visiting Assistant Professor, Department of Government, Wesleyan University, Middletown, Connecticut
Full time visiting faculty member, taught four undergraduate courses per year in the subfield of international relations and world politics

- advised majors and first-year students
- supervised senior these projects
- organized curricular and co-curricular programs
- served the university community on committees

1991-95, Assistant Professor/Instructor, Department of Political Science, Tufts University, Medford, Massachusetts
Full time faculty member teaching 4 undergraduate courses per year in international relations and politics, foreign policy and security studies

- advised large number of PS and IR majors and first-year students
- supervised several independent study and senior thesis projects
- organized curricular and co-curricular programs
- served university on women's studies & peace studies program committee, and as orientation faculty leader
- taught and advised ROTC and military students, collaborated with military science faculty & ROTC units
- advised student organization and participated in faculty roundtables

HONORS AND AWARDS, selected

- 2023 Outstanding Professional Award, Administrators in Graduate and Professional Student Services (AGAPSS) Knowledge Community, NASPA.
- Various awards for Teaching, Student Leadership, Public Service.
- Fellowships and Grants including Title IV Course Grant and NSF Graduate Research Fellowship.
- MacArthur Graduate Fellowship in Security Studies, Yale University. National Merit Scholar.

COMMUNITY SERVICE AND INVOLVEMENT

Southern CT State University

- Student member, Graduate Student Association (GSA, graduate student council)
- Adult Learner Office Volunteer
- History club member

Civic & Volunteer Activism, Greater New Haven:

- Westville Village Renaissance Alliance, Past President; current Board Member and volunteer, neighborhood revitalization, arts, and historic preservation group, CT Main Streets Affiliate, 2000-present. http://Westvillect.org
- Volunteer & fundraiser, Development Committee, Downtown Evening Soup Kitchen (DESK), 1998-present.
- Shubert Theater, Board of Directors, 2024-present. Member of Education and External Relations Comm.
- International Festival of Arts & Ideas – Gala Committee Volunteer, 2023.
- Yale Alumni Club of New Haven (YCNH), Board of Directors - Vice President, Events; Committee Co-Chair, 2017-present. Planned events & outreach for local Yale alumni, fundraising for student scholarships in NH area.
- Ambassador and Parent Volunteer, New Haven Promise.
- Women United of United Way of Greater New Haven, Steering Committee & Volunteer, 2020- present
- Champion, Yale Campaign for United Way of Greater New Haven, 2005-2015. Leadership donor.
- Friends of Edgewood Park, West River Watershed and Friends of New Haven Green, volunteer for cleanup days and community events.
- New Haven Museum, New Haven Preservation Trust – active volunteer and supporting member.
- Trinity Episcopal Church on the Green, member and volunteer, 2017-present.
- First and Summerfield United Methodist church, volunteer, various lay leadership roles, 1998-2015.

Political Activism: Democratic Town Committee, 25th Ward, New Haven; campaigning for local and national elections

- Public Testimony & Advocacy, CT General Assembly, on Transportation, and Arts, Culture & Tourism 2024-25.
- Public Participation & Comment: Tweed New Haven HVN Airport Authority Mtgs; Community Mgmt. Team.

STUDENT AFFAIRS PUBLICATIONS

Co-Author, "Supporting Graduate and Professional Student Success: Celebrating 25 Years of NASPA's Administrators in

Graduate and Professional Student Services Knowledge Community." Matthew Imboden and Lisa C. O. Brandes. NASPA Leadership Exchange, Summer 2023 https://www.naspa.org/leadershipexchange/summer-2023

Author: "Introduction" with Katherine Hall Hertel and Valerie Shepard and sole Author, "Appendix of Resources and Associations." A Practitioner's Guide to Supporting Graduate and Professional Students, edited by Valerie Shepard and April Perry. February 2022. Routledge. Book link

Author: "Graduate Student Centers: Building Community and Involving Students," in Supporting Graduate and Professional Students: The Role of Student Affairs. Edited by Melanie Guentzel and Becki Elkins. New Directions in Student Services #115, Fall 2006. Jossey-Bass http://onlinelibrary.wiley.com/doi/10.1002/ss.218/abstract

Co-Author: Jessica Edonick, Katherine Hall-Hertel and Lisa Brandes, "Graduate Students…They Need An Orientation Too!?" Spring 2012 NASPA KC publication, page 3-4, http://www.naspa.org/kc/KCspring.pdf

Co-Author: "Broadening the Reach of Student Affairs: Graduate & Professional Student Services." Lisa C.O.Brandes and Katherine G. O'Dair. NASPA Leadership Exchange Vol 7: 1 Spring 2009: 24-27 http://www.leadershipexchange-digital.com/leadershipexchange/2009spring?pg=29#pg29

Associate Chair & Co-author, Standard 6: Students Committee, NEASC Reaccreditation Self-Study Report of Yale University 2009. Co-chaired university wide committee, wrote Standard 6 report; met with Visiting Team; drafted 5 year out report section. http://www.yale.edu/accreditation/self-study.html

Council for the Advancement of Standards in Higher Education (CAS), new Standard on Graduate & Professional Student Programs & Services, created in 2009 CAS edition. Consulted directly with CAS committee to write new standards for publication www.cas.edu

STUDENT AFFAIRS PRESENTATIONS & PROFESSIONAL ACTIVITY (selected)

Invited Keynote or Plenary Speaker

- "Why Graduate Student Life & Services Matter Graduate Program Administrators and Coordinators - Regional Conference Vanderbilt University, Nashville, TN, 10-2018
- "The Future and Growth of Graduate Student Affairs." North Carolina Council of Graduate Schools (CGS) annual meeting, Chapel Hill, NC, 10-2018.
- "Mental Health Issues for Graduate Students & Postdoctoral Fellows," GREAT Group (PhD & Postdoctoral Programs), American Association of Medical Colleges (AAMC), New Orleans, LA, 10-2010.
- "Graduate Student Mental Health Issues" Canadian Association of Graduate Schools (CAGS), annual meeting, Edmonton, Alberta www.cags.ca, 10-2008.

NASPA – Student Affairs in Higher Education Association Presentations

2007-2022: Presenter, Panelist, Moderator and/or Session Organizer at NASPA National & Regional Conferences:

- Careers in Graduate Student Affairs
- 20 years of Graduate Student Affairs
- The Future and Growth of Graduate and Professional Student Affairs
- Hot Topics in Graduate Student Services
- Graduate Student Mental Health Issues
- Book Author Roundtable: "A Practitioners Guide to Supporting Graduate and Professional Students" (2022)
- Book Author Roundtable: "Supporting Graduate & Professional Students- A Role for Student Affairs" (2007)
- Online Webinar Co-Presenter, "The Impact of "Wellness" on the Graduate and Professional Student Community," Joint NASPA – ACPA webinar with 150 participants.

Presentations at Student Affairs Various Conferences

- Supporting Student Parents in Graduate School, Student Parent Support Symposium (SPSS), 2013
- Collaborative Programming: Reaping the Benefits of Shared Program Development, NAFSA, 2012
- Graduate & Professional Student Orientation, NODA, 2011

External University Program Reviewer for G&P Student Services: NYU, Boston College, UCLA.

National Association of Student Personnel Administrators (NASPA) - Student Affairs in Higher Education, **1997-**

- **NASPA Administrators in Graduate and Professional Student Services (AGAPSS) Knowledge Community, member, 1998-present:**

National Chair, 2006-07: Coordinated national activities, information sharing, best practices, preconference workshops and meetings of national network of G&P student services professionals
Region 1 (New England) AGAPSS Chair, 2000-2006

- **NASPA Pre-Conference Workshop Co-Organizer and Presenter, "(R)Evolution in Graduate Education: Serving and Involving Graduate and Professional Students."** With Harvard Dudley House colleague, organized first-ever daylong pre-conference AGAPSS workshop at NASPA Meeting, Boston, March 3, 2002. Over 50 grad student services professionals attended; has become standard pre-conf. model for AGPAPSS NASPA community.
- **Region 1 (New England) NASPA Advisory Board**, 2000-2006
- **Panel Organizer, Presenter and Reviewer**, **NASPA National and Regional Meetings,** 1999-2022
- **Member, NASPA Knowledge Communities:** AGAPSS (Graduate students), Adult Learners & Students with Children, Women in Student Affairs (WISA).

YALE UNIVERSITY SERVICE (selected)

Campus Health and Safety Leader for Graduate School of Arts & Sciences, Yale, March 2020-May 2021. Responsible for all COVID-19 safety policies, compliance, and communications for 3,000+ students and their families.
Member, Advisory Committee on Student Life (ACSL), 2016-2021. Active member of university group of SA & SL professionals led by Office of the Vice President for University Life.
Member, Implementation Committee, Inauguration of Peter Salovey, 23rd President of Yale, July-October 2013. group planning Inauguration events Oct. 2013; ran events & communications for 1,000+ graduate & professional students.
Administrative delegate, Yale Delegation, Ivy Plus Graduate Summit, 2003-2019; Administrative Chair, 2005 Ivy Graduate Summit hosted at Yale. Attended annual summit regularly to network with grad life colleagues; worked closely with graduate student leaders to prepare Yale presentations & materials. Updated GSAS Dean and other campus administrators on possible initiatives for Yale from peer institution activities & promising practices.
Administrative Coordinator, Graduate Affiliate Program with the Residential Colleges 2005-2021. With graduate student coordinators, revived program to connect graduate students and undergraduates. Managed application & selection processes, budgets, policies, and issues as needed with faculty heads of college and staff.
Administrative Member, Gryphon's Pub Supervisory Committee, meeting quarterly to oversee operations of graduate student run bar and social center on campus, including financial and legal affairs, staff issues, operations, and facilities.
Yale Delegation Leader, National Conference on Graduate Student Leadership (NCGSL), Washington University, St. Louis, 2003, 2005, 2007: Student leadership and issue conference co-sponsored with W. Wilson National Fellowship Foundation for Responsive Ph.D. Program.
Selected Professional Development courses or workshops: Working with Millennial College Students; Multicultural Service Excellence; Communication for Supervisors; Online Orientation; Social Media for Student Affairs

POLITICAL SCIENCE LEADERSHIP, RESEARCH & PROFESSIONAL ACTIVITY

American Political Science Association (APSA)

- **Committee on the Status of Women,** 2001-2003:
  2001. Report by Committee on the Status of Women in the Profession."The Status of Women in Political Science: Female Participation in the Professoriate and the Study of Women and Politics in the Discipline" PS June 2001
- **Foreign Policy (FP) Section, Secretary-Treasurer and Executive Committee,** 1999-2006

Women's Caucus for Political Science (WCPS)

- **Officer, WCPS Northeast Region, 1998-2008**: President; Program Chair; Treasurer; Award Committee
- **WCPS Committee on Assessing Progress in the Discipline** 1992-94; conducted survey on climate for women at US Ph.D. granting Political Science Departments, gave awards for departments making gender equity progress

International Studies Association (ISA, association of international politics scholars)

- **ISA Executive Committee and Governing Council Member, 2000-01; ISA Committee on Diversity, 2001-03**
- **ISA-Northeast Region, 1994-2001: President, 1999-2000; Vice-President and Program Chair, 1997-1998; Secretary, 1995-1997**

Politics research paper presentations and conference participations, 1989-2025 (list upon request); occasional manuscript reviewer.

Invited lectures and presentations for seminars, campus and community groups, various.

City of New Haven

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New Haven, CT 06510
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Text File

File Number: LM-2025-0572

Agenda Date: **Version:** 3 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 3)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Nkenge Hook to the Commission on Disabilities for a term ending February 11, 2028 be and hereby is approved. Nkenge Hook will be filling a vacancy left by Sally Esposito as a relative of a person with a disability / citizen active in the disability community.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NKENGE HOOK TO THE COMMISSION ON DISABILITIES.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: October 23, 2025

Meeting Submitted For: November 6, 2025

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NKENGE HOOK TO THE COMMISSION ON DISABILITIES.

Comments: Legistar File ID: LM-2025-0572

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

October 23, 2025

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Nkenge Hook of 321 Eastern Street Apt A1120, New Haven CT, 06513 for appointment to the Commission on Disabilities. Nkenge Hook will be filling a vacancy left by Sally Esposito as a relative of a person with a disability / citizen active in the disability community.

This appointment would become effective upon your Honorable Board's approval and expires on February 11, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NKENGE HOOK TO THE COMMISSION ON DISABILITIES.

..body
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2003★2022★2008
★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Henry Rodney Murphy Sr.**
Ward **# 11**

Date: **October 23, 2025**

From: Department/Office Person(s) — Mayor's Office; Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Nkenge Hook of 321 Eastern Street Apt A1120, New Haven CT 06513 to the Commission on Disabilities. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on February 11, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

October 23, 2025

Ms. Nkenge Hook
321 Eastern Street A1120
New Haven CT, 06513

Dear Ms. Hook,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for appointment to the Commission on Disabilities. This appointment would become effective upon the Honorable Board of Alders' approval and expire on February 11, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Commission on Disabilities will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Gretchen Knauff, Director of Disability Services
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Nkenge
First Name

Middle Initial

Hook
Last Name

nkenge73@gmail.com
Email Address

321 Eastern Street A1120
Home Address

APT A1120
Suite or Apt

New Haven
City

CT
State

06513
Postal Code

What ward do you live in (optional - please select ward if you know)?

None Selected

Mobile: (203) 909-0407
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

Access to Law-Yale Racial and Justice Center
Employer

Law Fellow
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Aging Commission: Not Submitted
Citation Hearing Officers for Housing Code, Anti-Blight, & Residential Licensing: Submitted
City Plan Commission: Submitted
Commission on Disabilities: Submitted
Cultural Affairs Commission: Submitted
Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Nkenge_Hook_Resume_08_2023_Updated__1_.docx
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume, you can write n/a.

n/a

Question applies to Youth Commission,Peace Commission
Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

over

Why are you interested in serving on a board or commission?

I am interested in serving on the Youth Commission. I am a lifelong resident of the City of New Haven. As a teen, there were services in place to assist me in my growth and development. For example, I grew up attending the Dixwell Q House where there were all types of services which were educational, social, and enriching. I desire to have a seat at the table to advocate for more services for our youth. I have strong communication skills, and a desire to see the youth of New Haven have all of the resources that they need to be successful in their present and future endeavors. I am vested in them winning in every area of their lives. I am interested in serving on the Commission on Cultural Affairs. I have a background in Diversity Studies, and I had privilege to grow up in New Haven and to be exposed to the richness of its history through enrichment programs such as Ullysses Grant, Arts and Ideas, and a host of events through the Dixwell Q House. I was a trailblazer in high school at Suffield Academy to advocate and to establish the first MLK Day in 1991. Furthermore, as a student at Albertus Magnus College, I have participated in the DEI initiatives. Also, as a current fellow with the Access to Law Program through the Yale Racial and Justice Center, my goal is to become a human rights lawyer to gain expert skills to better serve the undeserved population of this promising city.

Why do you believe you would be a good fit for your selected board and commission(s)?

As a person on the Commission on Disabilities, I would bring an array of experience as a person who has advocated for services for my aged parents and for myself. I am passionate about advocacy and equity for able bodied individuals in every sector of society. I have assisted my dad with getting adequate Veterans and healthcare benefits. Also, I have been instrumental with getting wrap around services for my mother for dual diagnoses. Post an on the job injury, I had to shift my perspective in order to get the wrap around services for myself. To serve as a hearing officer for the Citation for Housing Code, Anti-Blight and Residential Licensing would be an honor and privilege. As a renter throughout my adult life in New Haven, I understand the importance of landlords having properties up to code for the safety and welfare of the tenants. I am a fast learner, and I am detailed oriented. I do believe that there should be adequate representation of individuals who have compassion on the welfare of the undeserved population. I believe that I would be a great candidate.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Alex Guzhnay

Nkenge Hook

321 Eastern ST #A-1120, New Haven, CT 06513 | (203) 909-0407 | nkenge73@gmail.com

EDUCATION

Albertus Magnus College | New Haven, CT In Progress: Anticipated Completion March 2026
Master of Public Administration

Charter Oak State College | New Britain, CT August 2020
Bachelor of Arts in General Studies

Gateway Community College | New Haven, CT January 2015
Associate of Arts in Liberal Arts Studies

TECHNICAL SKILLS

Microsoft (Teams, Word, PowerPoint, Excel), Google (Meet, Gmail, Docs, Drive, Slides, Calendar), Zoom, Millenium

PROFESSIONAL EXPERIENCE

***Skilled Worker / Election Official, Seasonal (Twice per election)*|** City of New Haven November 2017 to September 2020

- Served as a Checker, Ballot Clerk, Tabulator, and Assistant Registrar on Election Day; assisted Moderator with maintaining order at polling sites.
- Oversaw official checkers, ballot clerks, and tabulators.
- Handled 100+ phone calls for the City of New Haven Registrar of Voters to verify voter information (confirming demographics, name, address, contact information).
- Maintained voter physical records and forms accurately and updated voter information on physical forms.
- Assisted with polling check-in's-confirmed ID's, verified voter information based on paperwork, and assisted voters with questions or concerns.

Recovery Assistant, Part-Time (25 Hours) | Continuum of Care April 2011 to September 2013

- Assisted 6-10 individuals, taught independent living skills such as cooking, housekeeping, and interpersonal skills to re-acclimate them back into the community.
- Drove and accompanied residents to various locations in the community such as grocery stores, banks, doctor's appointments, and social outings.
- Provided clients with medications via pre poured medical boxes, , and maintained logs via Word documents.
- Fill out encounter sheets daily, independent living skills, patient progress, challenges for the week, to track improvements of patients (ex. behavioural concerns, medication side effects, activities).

Library Assistant | New Haven Free Public Library September 1998 to August 2007

- Supported neighborhood youth with the completion of daily homework assignments and tutoring
- Assisted library patrons with library card registration and transferred patrons' library card applications into the Millenium system.

- Provided customer service by answering patron questions both in person, and via telephone.
- Sorted, shelved, and revised library collections-books, magazines, and audiovisual materials.
- Trained twenty part-time team members in library operations.
- Checked library patron's books in and out, removed library fines once fees were paid, and

removed them from accounts via Millenium.
- Collected cash transactions and processed receipts for payments.

INTERNSHIP/ACADEMIC EXPERIENCE

Fellow | Law and Racial Justice Center-Yale Law School February 2024 to August 2025
- A participant in an innovative law school pipeline program called Access to Law
- Actively involved in academies and one-on-one mentorship sessions
- A recipient of 1 on 1 LSAT instruction and LSAT small group tutoring.

Student Intern | New Haven Probate Court September 2022 to December 2022
- Observed a wide variety of cases at the New Haven Probate Court in bankruptcy, conservatorship, end-of-life determination, and guardianship for adults with special needs, wills, and trusts
- Shadowed trials in the New Haven Regional Children's Probate Court-guardianship, termination of parental rights, adoption, and name change

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NKENGE HOOK TO THE COMMISSION ON DISABILITIES.

Comments: Legistar File ID: LM-2025-0572

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Nkenge Hook of 321 Eastern Street Apt A1120, New Haven CT, 06513 for appointment to the Commission on Disabilities. Nkenge Hook will be filling a vacancy left by Sally Esposito as a relative of a person with a disability / citizen active in the disability community.

This appointment would become effective upon your Honorable Board's approval and expires on February 11, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NKENGE HOOK TO THE COMMISSION ON DISABILITIES.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Nkenge Hook to the Commission on Disabilities for a term ending February 11, 2028 be and hereby is approved. Nkenge Hook will be filling a vacancy left by Sally Esposito as a relative of a person with a disability / citizen active in the disability community.

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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Henry Rodney Murphy Sr.**
Ward **# 11**

Date: **February 24, 2026**

From: Department/Office Person(s) — Mayor's Office; Alex Guzhnay, Legislative Liaison to the Board of Alders

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:

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[X] Democrat

[ ] Republican

[ ] Unaffiliated

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CITY OF NEW HAVEN

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NATIONAL CIVIC LEAGUE
2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Ms. Nkenge Hook
321 Eastern Street A1120
New Haven CT, 06513

Dear Ms. Hook,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for appointment to the Commission on Disabilities. This appointment would become effective upon the Honorable Board of Alders' approval and expire on February 11, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Commission on Disabilities will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Gretchen Knauff, Director of Disability Services
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Nkenge
First Name

Middle Initial

Hook
Last Name

nkenge73@gmail.com
Email Address

321 Eastern Street A1120
Home Address

APT A1120
Suite or Apt

New Haven
City

CT
State

06513
Postal Code

What ward do you live in (optional - please select ward if you know)?

None Selected

Mobile: (203) 909-0407
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

Access to Law-Yale Racial and Justice Center
Employer

Law Fellow
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Aging Commission: Not Submitted
Citation Hearing Officers for Housing Code, Anti-Blight, & Residential Licensing: Submitted
City Plan Commission: Submitted
Commission on Disabilities: Submitted
Cultural Affairs Commission: Submitted
Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Nkenge_Hook_Resume_08_2023_Updated__1_.docx
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume, you can write n/a.

n/a

Question applies to Youth Commission,Peace Commission
Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

over

Why are you interested in serving on a board or commission?

I am interested in serving on the Youth Commission. I am a lifelong resident of the City of New Haven. As a teen, there were services in place to assist me in my growth and development. For example, I grew up attending the Dixwell Q House where there were all types of services which were educational, social, and enriching. I desire to have a seat at the table to advocate for more services for our youth. I have strong communication skills, and a desire to see the youth of New Haven have all of the resources that they need to be successful in their present and future endeavors. I am vested in them winning in every area of their lives. I am interested in serving on the Commission on Cultural Affairs. I have a background in Diversity Studies, and I had privilege to grow up in New Haven and to be exposed to the richness of its history through enrichment programs such as Ullysses Grant, Arts and Ideas, and a host of events through the Dixwell Q House. I was a trailblazer in high school at Suffield Academy to advocate and to establish the first MLK Day in 1991. Furthermore, as a student at Albertus Magnus College, I have participated in the DEI initiatives. Also, as a current fellow with the Access to Law Program through the Yale Racial and Justice Center, my goal is to become a human rights lawyer to gain expert skills to better serve the undeserved population of this promising city.

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Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Alex Guzhnay

Nkenge Hook

321 Eastern ST #A-1120, New Haven, CT 06513 | (203) 909-0407 | nkenge73@gmail.com

EDUCATION

Albertus Magnus College | New Haven, CT In Progress: Anticipated Completion March 2026
Master of Public Administration

Charter Oak State College | New Britain, CT August 2020
Bachelor of Arts in General Studies

Gateway Community College | New Haven, CT January 2015
Associate of Arts in Liberal Arts Studies

TECHNICAL SKILLS

Microsoft (Teams, Word, PowerPoint, Excel), Google (Meet, Gmail, Docs, Drive, Slides, Calendar), Zoom, Millenium

PROFESSIONAL EXPERIENCE

***Skilled Worker / Election Official, Seasonal (Twice per election)*|** City of New Haven November 2017 to September 2020

- Served as a Checker, Ballot Clerk, Tabulator, and Assistant Registrar on Election Day; assisted Moderator with maintaining order at polling sites.
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Recovery Assistant, Part-Time (25 Hours) | Continuum of Care April 2011 to September 2013

- Assisted 6-10 individuals, taught independent living skills such as cooking, housekeeping, and interpersonal skills to re-acclimate them back into the community.
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- Provided customer service by answering patron questions both in person, and via telephone.
- Sorted, shelved, and revised library collections-books, magazines, and audiovisual materials.
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removed them from accounts via Millenium.
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INTERNSHIP/ACADEMIC EXPERIENCE

Fellow | Law and Racial Justice Center-Yale Law School February 2024 to August 2025
- A participant in an innovative law school pipeline program called Access to Law
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- A recipient of 1 on 1 LSAT instruction and LSAT small group tutoring.

Student Intern | New Haven Probate Court September 2022 to December 2022
- Observed a wide variety of cases at the New Haven Probate Court in bankruptcy, conservatorship, end-of-life determination, and guardianship for adults with special needs, wills, and trusts
- Shadowed trials in the New Haven Regional Children's Probate Court-guardianship, termination of parental rights, adoption, and name change

City of New Haven

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

Text File

File Number: LM-2025-0577

Agenda Date: **Version:** 3 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 4)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Corey Creedon to the Environmental Advisory Council as an alternate member for a term ending October 1, 2026 be and hereby is approved. Corey will be filling a vacancy left by Xochitl (Cindy) Garcia.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF COREY CREEDON TO THE ENVIRONMENTAL ADVISORY COUNCIL AS AN ALTERNATE MEMBER.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: October 23, 2025

Meeting Submitted For: November 6, 2025

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF COREY CREEDON TO THE ENVIRONMENTAL ADVISORY COUNCIL AS AN ALTERNATE MEMBER.

Comments: Legistar File ID: LM-2025-0577

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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October 23, 2025

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Corey Creedon of 506 Whitney Avenue #1, New Haven CT, 06511 for appointment to the Environmental Advisory Council as an alternate member. Corey will be filling a vacancy left by Xochitl (Cindy) Garcia.

This appointment would become effective upon your Honorable Board's approval and expires on October 1, 2026.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF COREY CREEDON TO THE ENVIRONMENTAL ADVISORY COUNCIL AS AN ALTERNATE MEMBER.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Corey Creedon to the Environmental Advisory Council as an alternate member for a term ending October 1, 2026 be and hereby is approved. Corey will be filling a vacancy left by Xochitl (Cindy) Garcia.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven
All-America City
NATIONAL CIVIC LEAGUE
2003★2022★2008
★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Troy Streater**
Ward **# 21**

Date: **October 23, 2025**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Corey Creedon of 506 Whitney Avenue, New Haven CT 06511 to the Environmental Advisory Council as an alternate member. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on October 1, 2026. Corey will be filling a vacancy left by Xochitl (Cindy) Garcia.

☐ Democrat

☐ Republican

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4. Copies to: Alder(s); sponsoring department; attached to submission to Board of Alders.

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October 23, 2025

Corey Creedon
506 Whitney Avenue
New Haven CT, 06511

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I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Environmental Advisory Council will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

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Mayor

CC: Sean Matteson, Chief of Staff
Giovanni Zinn, City Engineer
Dawn Henning, Assistant City Engineer
Steve Winter, Executive Director, Office of Climate & Sustainability
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Corey (First Name) | J (Middle Initial) | Creedon (Last Name)

corey.creedon@gmail.com
Email Address

506 Whitney Ave
Home Address

Apt 1
Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

None Selected

Home: (860) 201-3593
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Climate Emergency Task Force: Submitted
Environmental Advisory Council: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Resume_-_Corey_Creedon_-_February_2025.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

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Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

(•) Yes ( ) No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Male

How did you hear about serving on our Boards & Commissions?

online

COREY JAMES CREEDON

+1-(860) 201-3593 | corey.creedon@gmail.com

EDUCATION

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Master of Environmental Management

Bates College Lewiston, ME
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Environment Maine, *Legislative Intern* Portland, ME | January 2011-April 2011

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Connecticut Department of Environmental Protection, *Seasonal State Park Staff* Torrington, CT | May 2010-August 2010

- Strategically engaged in land use planning by maintaining and developing park trails; engaged in education and public outreach

SKILLS

- Full Professional Proficiency in Spanish; Proficient in Microsoft Office, ArcGIS, Maxent, and Circuitscape

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF COREY CREEDON TO THE ENVIRONMENTAL ADVISORY COUNCIL AS AN ALTERNATE MEMBER.

Comments: Legistar File ID: LM-2025-0577

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

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To: **Alder Troy Streater**
Ward **# 21**

Date: **October 23, 2025**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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☐ Democrat

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Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Corey (First Name) | J (Middle Initial) | Creedon (Last Name)

corey.creedon@gmail.com
Email Address

506 Whitney Ave (Home Address) | Apt 1 (Suite or Apt)

New Haven (City) | CT (State) | 06511 (Postal Code)

What ward do you live in (optional - please select ward if you know)?

None Selected

Home: (860) 201-3593 (Primary Phone) | (Alternate Phone)

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Are you currently employed by the City of New Haven or the New Haven Public School System?

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(Employer) | (Job Title)

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Which Boards would you like to apply for?

Climate Emergency Task Force: Submitted
Environmental Advisory Council: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Resume_-_Corey_Creedon_-_February_2025.pdf
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COREY JAMES CREEDON

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- Researched and promoted clean energy policy through developing policy briefs, op-eds, and public relations outreach
- Engaged in state committee meetings and sessions

Connecticut Department of Environmental Protection, *Seasonal State Park Staff* Torrington, CT | May 2010-August 2010

- Strategically engaged in land use planning by maintaining and developing park trails; engaged in education and public outreach

SKILLS

- Full Professional Proficiency in Spanish; Proficient in Microsoft Office, ArcGIS, Maxent, and Circuitscape

City of New Haven

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

Text File

File Number: LM-2025-0571

Agenda Date: **Version:** 3 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 5)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Nicole Allen to the Food Policy Council for a term ending July 1, 2028 be and hereby is approved. Nicole Allen will be filling a vacancy.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NICOLE ALLEN TO THE FOOD POLICY COUNCIL.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: October 23, 2025

Meeting Submitted For: November 6, 2025

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NICOLE ALLEN TO THE FOOD POLICY COUNCIL.

Comments: Legistar File ID: LM-2025-0571

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

October 23, 2025

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Nicole Allen of 265 College Street, Unit #1C, New Haven CT, 06510 for appointment to the Food Policy Council. Nicole will be filling a vacancy.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NICOLE ALLEN TO THE FOOD POLICY COUNCIL.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Nicole Allen to the Food Policy Council for a term ending July 1, 2028 be and hereby is approved. Nicole Allen will be filling a vacancy.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven
All-America City
NATIONAL CIVIC LEAGUE
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★1958★1988★
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Kiana Flores**
Ward **# 1**

Date: **October 23, 2025**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Ms. Nicole Allen of 265 College Street, Unit #1C, New Haven CT, 06510 to the Food Policy Council. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2028. Ms. Allen will be filling a vacancy.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

October 23, 2025

Ms. Nicole Allen
265 College Street, Unit #1C
New Haven, CT 06510

Dear Ms. Nicole Allen,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Food Policy Council. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Food Policy Council will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Latha Swamy, Director of Food System Policy
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Nicole
First Name

Middle Initial

Allen
Last Name

nicole.allen@yale.edu
Email Address

265 College Street
Home Address

Unit 1C
Suite or Apt

New Haven
City

CT
State

06510
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 1

Home: (781) 400-4267
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

New Haven Food Policy Council: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Nicole_Allen_Resume.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Why are you interested in serving on a board or commission?

In my undergraduate at Georgia Tech, I was able to be very involved in my school community and the broader Atlanta community (a bit) through my work at the campus gardens, and teaching students to cook with seasonal, local food, or donating food to on-campus and nearby food pantries. Now as a graduate student, I'm excited that I'll be in New Haven longer and be able to be involved for a longer period of time. I've also become interested in food policy. It's lovely when groups such as the ones I was a part of at GT distribute food and make it easier to use whole foods, but it feels like changing city policy could have a larger, longer-lasting impact.

Why do you believe you would be a good fit for your selected board and commission(s)?

I have no previous experience with any government positions, and would hope that as a member of the general public I could bring some creative ideas and perspectives to the table. Also, as a student and a young adult, I understand well the difficulties that can come with learning how to cook and eat, and establishing these habits for life, while busy with the day-to-day.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Question applies to New Haven Food Policy Council
The New Haven Food Policy Council currently does not have a set meeting time. If appointed, what time of day / day of the week works best for you?

Evening

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Ward 1 Alder Campaign Event

Nicole Allen

Education

Yale University, PhD in Biomedical Engineering — Enrolled: Aug 2025
Georgia Institute of Technology (GT), B.S. in Biomedical Engineering (*summa cum laude*) — May 2025

Research Roles

Undergraduate Researcher, GT and Emory University — 2021 - 2025
Neural Circuits for Visual Perception | Advisors: Prof. Bilal Haider, Dr. Kayla Peelman

- Train mice in a visual spatial attention task. Record neural signals using wide-field calcium imaging. Analyze resulting neural and behavioral data (MATLAB) to explore how visual attention propagates.

Young Science and Engineering Researchers Program (YSEP), Tokyo Institute of Technology — Summer 2024
Photonic Neurons for Neuromorphic Computing Architecture | Advisor: Prof. Yuya Shoji

- Work to create a neuromorphic photonic circuit for computing systems using the lab's magnetic materials (CoFeB and Ce:YIG). Create a spiking neural network model of the proposed fabrication to determine feasibility.

Nakatani Research and International Experience for Students Fellow, Osaka University — Summer 2022
Cultivation of Terahertz Biotechnology | Advisors: Prof. Masayoshi Tonouchi, Prof. Kazunori Serita

- Tested non-invasive THz imaging techniques on a mouse cochlear sample, analyzed results (Origin and MATLAB) to create simulation models of the sample. Work is towards creating better non-invasive ear diagnostic tools.

Publications

Zheng, L., Chen, H., Fujita, T., Kakigi, A., **Allen, N.**, Murakami, H., Tonouchi, M., & Serita, K. (2025). Three-dimensional terahertz near-field imaging evaluation of cochlea. Optica, 12(4), 437. https://doi.org/10.1364/optica.543436

Selected Fellowships and Awards

National Science Foundation Graduate Research Fellowship, 3 years stipend and tuition for PhD — 2025 - Present
Outstanding Mentor Award, GT, Award for outstanding mentorship in women engineers' program — 2024, 2025
Mayo Clinic Convergence Science Award, Team selected for competitive Mayo Clinic capstone — 2024 - 2025
United Nations Millenium Fellowship, Project to increase campus education about local and seasonal food — Fall 2024
Memu Landscape Studio Fellow, UTokyo, Fully funded week-long food research program in Hokkaido — Summer 2024
Japan Student Services Organization (JASSO) Scholarship, JP¥80,000 monthly stipend — Spring 2024
Women In Engineering Scholarships, GT, Recognizing academics and leadership — 2022, 2023, 2024
Nakatani RIES Fellowship, Osaka University, Fully funded research program — Summer 2022

Presentations

Undergraduate (2021-2025): BMES 2022 (Poster, San Antonio, TX), WE Local (Poster, Baltimore, MD), WE23 (Poster, Los Angeles, CA), 8th Global Botanic Garden Congress (Poster, Singapore), SFN 2024 (Poster, Chicago, IL), New York Climate Exchange AI Innovation Challenge (Finalist, NYC, NY), IBM TechXChange (Speaker, Las Vegas, NV), WE24 (Speaker, Chicago, IL), Mayo Clinic Alligator Tank (Finalist, Jacksonville, FL), SOWTH by Georgia Organics (Speaker, Atlanta, GA).

Teaching

Undergraduate Teaching Assistant — Fall 2023, 2024
BMED 3410 – *Intro to Biomechanics* | Professor: Dr. Fatiesa Sulejmani, Dr. Denis Tsygankov

- Review content and evaluate course pacing. Assist with grading and answering student questions on Piazza. Host review sessions. Obtained the 'Gold Standard' for TAing.

Service

Students Organizing for Sustainability (Executive Board, VP of Finance, Urban Agriculture Project) (2022-2025)
League of Women Voters

- Of the United States, Data Modeling Working Group (2023)
- Of Georgia, Legislative Session Reporter (2023-2025)

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NICOLE ALLEN TO THE FOOD POLICY COUNCIL.

Comments: Legistar File ID: LM-2025-0571

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Nicole Allen of 265 College Street, Unit #1C, New Haven CT, 06510 for appointment to the Food Policy Council. Nicole will be filling a vacancy.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF NICOLE ALLEN TO THE FOOD POLICY COUNCIL.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Nicole Allen to the Food Policy Council for a term ending July 1, 2028 be and hereby is approved. Nicole Allen will be filling a vacancy.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Elias Theodore**
Ward **# 1**

Date: **October 23, 2025**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Ms. Nicole Allen of 265 College Street, Unit #1C, New Haven CT, 06510 to the Food Policy Council. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2028. Ms. Allen will be filling a vacancy.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
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New Haven All-America City
NATIONAL CIVIC LEAGUE
2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Ms. Nicole Allen
265 College Street, Unit #1C
New Haven, CT 06510

Dear Ms. Nicole Allen,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Food Policy Council. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Food Policy Council will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Carlos Sosa-Lombardo, Deputy Community Services Administrator
Latha Swamy, Director of Food System Policy
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Nicole
First Name

Middle Initial

Allen
Last Name

nicole.allen@yale.edu
Email Address

265 College Street
Home Address

Unit 1C
Suite or Apt

New Haven
City

CT
State

06510
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 1

Home: (781) 400-4267
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

New Haven Food Policy Council: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Nicole_Allen_Resume.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Why are you interested in serving on a board or commission?

In my undergraduate at Georgia Tech, I was able to be very involved in my school community and the broader Atlanta community (a bit) through my work at the campus gardens, and teaching students to cook with seasonal, local food, or donating food to on-campus and nearby food pantries. Now as a graduate student, I'm excited that I'll be in New Haven longer and be able to be involved for a longer period of time. I've also become interested in food policy. It's lovely when groups such as the ones I was a part of at GT distribute food and make it easier to use whole foods, but it feels like changing city policy could have a larger, longer-lasting impact.

Why do you believe you would be a good fit for your selected board and commission(s)?

I have no previous experience with any government positions, and would hope that as a member of the general public I could bring some creative ideas and perspectives to the table. Also, as a student and a young adult, I understand well the difficulties that can come with learning how to cook and eat, and establishing these habits for life, while busy with the day-to-day.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Question applies to New Haven Food Policy Council
The New Haven Food Policy Council currently does not have a set meeting time. If appointed, what time of day / day of the week works best for you?

Evening

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

Ward 1 Alder Campaign Event

Nicole Allen

Education

Yale University, PhD in Biomedical Engineering — Enrolled: Aug 2025
Georgia Institute of Technology (GT), B.S. in Biomedical Engineering (*summa cum laude*) — May 2025

Research Roles

Undergraduate Researcher, GT and Emory University — 2021 - 2025
Neural Circuits for Visual Perception | Advisors: Prof. Bilal Haider, Dr. Kayla Peelman

- Train mice in a visual spatial attention task. Record neural signals using wide-field calcium imaging. Analyze resulting neural and behavioral data (MATLAB) to explore how visual attention propagates.

Young Science and Engineering Researchers Program (YSEP), Tokyo Institute of Technology — Summer 2024
Photonic Neurons for Neuromorphic Computing Architecture | Advisor: Prof. Yuya Shoji

- Work to create a neuromorphic photonic circuit for computing systems using the lab's magnetic materials (CoFeB and Ce:YIG). Create a spiking neural network model of the proposed fabrication to determine feasibility.

Nakatani Research and International Experience for Students Fellow, Osaka University — Summer 2022
Cultivation of Terahertz Biotechnology | Advisors: Prof. Masayoshi Tonouchi, Prof. Kazunori Serita

- Tested non-invasive THz imaging techniques on a mouse cochlear sample, analyzed results (Origin and MATLAB) to create simulation models of the sample. Work is towards creating better non-invasive ear diagnostic tools.

Publications

Zheng, L., Chen, H., Fujita, T., Kakigi, A., **Allen, N.**, Murakami, H., Tonouchi, M., & Serita, K. (2025). Three-dimensional terahertz near-field imaging evaluation of cochlea. Optica, 12(4), 437. https://doi.org/10.1364/optica.543436

Selected Fellowships and Awards

National Science Foundation Graduate Research Fellowship, 3 years stipend and tuition for PhD — 2025 - Present
Outstanding Mentor Award, GT, Award for outstanding mentorship in women engineers' program — 2024, 2025
Mayo Clinic Convergence Science Award, Team selected for competitive Mayo Clinic capstone — 2024 - 2025
United Nations Millenium Fellowship, Project to increase campus education about local and seasonal food — Fall 2024
Memu Landscape Studio Fellow, UTokyo, Fully funded week-long food research program in Hokkaido — Summer 2024
Japan Student Services Organization (JASSO) Scholarship, JP¥80,000 monthly stipend — Spring 2024
Women In Engineering Scholarships, GT, Recognizing academics and leadership — 2022, 2023, 2024
Nakatani RIES Fellowship, Osaka University, Fully funded research program — Summer 2022

Presentations

Undergraduate (2021-2025): BMES 2022 (Poster, San Antonio, TX), WE Local (Poster, Baltimore, MD), WE23 (Poster, Los Angeles, CA), 8th Global Botanic Garden Congress (Poster, Singapore), SFN 2024 (Poster, Chicago, IL), New York Climate Exchange AI Innovation Challenge (Finalist, NYC, NY), IBM TechXChange (Speaker, Las Vegas, NV), WE24 (Speaker, Chicago, IL), Mayo Clinic Alligator Tank (Finalist, Jacksonville, FL), SOWTH by Georgia Organics (Speaker, Atlanta, GA).

Teaching

Undergraduate Teaching Assistant — Fall 2023, 2024
BMED 3410 – *Intro to Biomechanics* | Professor: Dr. Fatiesa Sulejmani, Dr. Denis Tsygankov

- Review content and evaluate course pacing. Assist with grading and answering student questions on Piazza. Host review sessions. Obtained the 'Gold Standard' for TAing.

Service

Students Organizing for Sustainability (Executive Board, VP of Finance, Urban Agriculture Project) (2022-2025)
League of Women Voters

- Of the United States, Data Modeling Working Group (2023)
- Of Georgia, Legislative Session Reporter (2023-2025)

City of New Haven

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(203) 946-7476 (fax)
cityofnewhaven.com

Text File

File Number: LM-2026-0071

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 12)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Leland Moore to the Port Authority Board of Commissioners for a term ending December 31, 2027 be and hereby is approved. Leland Moore will be replacing Sal Punzo on the Board of Commissioners.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

Comments: Legistar File ID: LM-2026-0071

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven, Connecticut 06510
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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Hon. Leland Moore of 189 Concord Street, New Haven CT, 06512 for appointment to the Port Authority Board of Commissioners. Alder Moore will be replacing Alder Punzo on the Board of Commissioners.

This appointment would become effective upon your Honorable Board's approval and expire on December 31, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF LELAND MOORE TO THE PORT AUTHORITY BOARD OF COMMISSIONERS AS THE BOARD OF ALDERS REPRESENTATIVE.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Leland Moore to the Port Authority Board of Commissioners for a term ending December 31, 2028 be and hereby is approved. Leland Moore will be replacing Sal Punzo on the Board of Commissioners.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Leland Moore**
Ward **# 18**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Mr. Leland Moore of 189 Concord Street, New Haven CT, 06512 to the Port Authority Board of Commissioners as the Board of Alders Representative. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on December 31, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

February 24, 2026

Alder Leland Moore
189 Concord Street
New Haven, CT 06512

Dear Alder Moore,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Port Authority Board of Commissioners. This appointment would become effective upon the Honorable Board of Alders' approval and expire on December 31, 2028.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Port Authority Board of Commissioners will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Sally Kruse, Port Authority Executive Director
Office File

City of New Haven

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

Text File

File Number: LM-2026-0065

Agenda Date:

Version: 1

Status: Second Reading

In Control: Board of Alders

File Type: Order

Agenda Number: 8)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Sefora Clemente to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Sefora will be filling a vacancy left by Elissa Matthews.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

Comments: Legistar File ID: LM-2026-0065

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Sefora Clemente of 160 Hazel Street, Apt 47, New Haven, CT 06511 for appointment to the Youth Commission as a Youth Representative. Sefora will be filling a vacancy left by Elissa Matthews.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2026.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF SEFORA CLEMENTE TO THE YOUTH COMMISSION AS A YOUTH REPRESENTATIVE.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Sefora Clemente to the Youth Commission for a term ending July 1, 2026 be and hereby is approved. Sefora will be filling a vacancy left by Elissa Matthews.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
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New Haven
All-America City
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SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Troy Streater**
Ward **# 21**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Ms. Sefora Clemente of 160 Hazel Street Apt 47, New Haven CT, 06511 to the Youth Commission as a Youth Representative. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2026. Sefora will be filling a vacancy left by Elissa Matthews on the Commission.

☐ Democrat

☐ Republican

☐ Unaffiliated/Other Party N/A – YOUTH REPRESENTATIVE

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City
NATIONAL CIVIC LEAGUE
2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Sefora Clemente
160 Hazel Street Apt 47
New Haven CT, 06511

Dear Ms. Clemente,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Youth Commission as a Youth Representative. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2026.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Youth Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Gwendolyn Busch, Director of Youth and Recreation
Erika Blake, Business Manager/Program Manager
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Sefora (First Name) | L (Middle Initial) | Clemente (Last Name)

s48770446@gmail.com
Email Address

160 Hazel street apt 47
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

None Selected

Mobile: (475) 477-6859
Primary Phone

Mobile: (203) 654-5365
Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

Both and yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

I am very eager to serve on the New Haven Youth Commission because I want to be a voice for young people in our city and help create opportunities that make a real difference. As a high school student, I have been involved in volunteering with younger children at my old middle school and current church, which has shown me the importance of supporting and empowering the youth. I am extremely passionate about advocating for programs that improve education of students, mental health resources, and community engagement for young people. Serving on the Youth Commission would allow me to contribute ideas, participate in very meaningful projects, and collaborate with others who share the goal of making the town New Haven a better place for youth. I am committed , very responsible, hardworking, and excited to bring energy,creativity, and dedication to this role.

Question applies to Youth Commission,Peace Commission

Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

09/16/2010

Why are you interested in serving on a board or commission?

I want to serve because I care deeply about improving opportunities and resources for the youth in New Haven. Being on a board allows me to actively participate in decision making that impacts my community and to ensure young people’s voices are represented well.

Why do you believe you would be a good fit for your selected board and commission(s)?

I believe I would be a great addition for the Youth Commission because I have experience volunteering with younger children and am passionate about advocating for youth. I also bring a perspective that is different from many of my peers, which allows me to think creatively and approach challenges in unique ways. Serving on this commission would give me hands-on experience in community engagement and leadership, which aligns with my future goal of becoming a child advocate attorney. I am motivated, responsible, and eager to bring energy, creativity, and a strong commitment to improving the lives of youth in New Haven.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

N/A

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

○ Yes ◉ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

School

City of New Haven

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

Text File

File Number: LM-2026-0063

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Alayna Stone to the Youth Commission for a term ending July 1, 2027 be and hereby is approved. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

Comments: Legistar File ID: LM-2026-0063

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Hon. Alayna Stone of 121 Elm Street, New Haven CT, 06511 for appointment to the Youth Commission. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

This appointment would become effective upon your Honorable Board's approval and expire on July 1, 2027.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE APPOINTMENT OF ALAYNA STONE TO THE YOUTH COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Alayna Stone to the Youth Commission for a term ending July 1, 2027 be and hereby is approved. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **ALL**
Ward **# ALL**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 appointment of Ms. Alayna Stone of 121 Elm Street, New Haven CT, 06511 to the Youth Commission. This appointment would become effective upon the final approval of the Honorable Board of Alders and will expire on July 1, 2027. Alayna will be replacing Lisa McDowell-Kellman on the Commission.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
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New Haven All-America City
NATIONAL CIVIC LEAGUE
2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Hon. Alayna Stone
121 Elm Street
New Haven, CT 06511

Dear Hon. Alayna Stone,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for an appointment to the Youth Commission. This appointment would become effective upon the Honorable Board of Alders' approval and expire on July 1, 2027.

I am confident you will serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Youth Commission will provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Gwendolyn Busch, Director of Youth and Recreation
Erika Blake, Business Manager/Program Manager
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Alayna (First Name) | M. (Middle Initial) | Stone (Last Name)

alaynamstone@gmail.com
Email Address

121 Elm Street
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

[redacted]

Mobile: (607) 727-0269
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

(•) Yes ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

( ) Yes (•) No

State of Connecticut Judicial Branch
Employer

Superior Court Judge
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Youth Commission: Submitted

Is this an appointment or reappointment request? *

☑ Appointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Alayna_Stone_Resume_November_2025.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Question applies to Youth Commission,Peace Commission
Are you under 18 or over 18? If under 18, please provide your DOB. If over 18, you can write n/a

n/a

Why are you interested in serving on a board or commission?

I feel that being on boards, and the Youth Commission in particular, is an important and impactful way to give back to a community that I have been a part of for more than 25 years. I have always had an interest in helping youth, whether it be through being on the board of Elm City Montessori School or working at Leadership, Education, and Athletics in Partnership (LEAP) before law school. I believe that municipal boards can be effective drivers of change and support, and can have a greater impact on a community that just working with individual organizations and groups. Boards can be the unifying factor that helps disparate groups work together, which expands and maintains the networks of services. As I entering a new phase in my career, I am looking for new ways to work with youth and families in New Haven to ensure that they are successful.

Why do you believe you would be a good fit for your selected board and commission(s)?

Although I did not grow up in New Haven, I lived here almost exclusively for the past 25 years. I am committed to ensuring that our children and families in New Haven are receiving all of the resources and support that we can give them. My children attend schools located in New Haven and my husband was a New Haven Public School teacher for a number of years, so I am well aware of both the challenges that New Haven families face as well as the opportunities that exist to help them. I believe that communicating with a wide variety of stakeholders and working collaboratively to develop programs that will help New Haven children and families is essential to ensuring that New Haven thrives.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ African American

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

current board member Robin Wilson

ALAYNA M. STONE

(607) 727-0269 • alaynamstone@gmail.com

EXPERIENCE

State of Connecticut Judicial Branch, New Haven, CT
Superior Court Judge, March 2024-current
Presides over all housing matters including summary process proceedings, appeals from fair rent commission decisions, forcible entry and detainer, actions involving violations of health, safety or welfare codes, statutes and regulations, and civil actions stemming from landlord-tenant relationships

Connecticut Office of the Attorney General, Hartford, CT
Associate Attorney General/Chief of the Division of Civil Litigation, May 2022-March 2024
Assisted Attorney General in developing litigation policies and legal positions of the Office of the Attorney General. Supervised the litigation of several defensive litigation Sections through interactions with Section Chiefs and Assistant Attorneys General. Reviewed and assigned claims against the State of Connecticut. Led a team implementing a settlement agreement involving nearly 3,000 current and former state employees.

Assistant Attorney General, July 2014-May 2022
Represented the State of Connecticut and state agencies in federal and state courts as well as before administrative bodies. Successfully defended client agencies and individual state employees at the trial and appellate level. Advised client agencies on legal issues that arose prior to litigation. Conducted discovery, depositions, and evidentiary hearings.

Georgetown University, Juvenile Justice Clinic, Washington, DC
Student Attorney, September 2009-May 2010
Successfully represented clients in juvenile delinquency and child protection cases in DC Superior Court. Developed factual and legal theory of the case, prepared client and additional witnesses for testimony. Conducted investigations including interviewing witnesses and taking statements. Drafted and defended pre-trial motions. Provided post-disposition representation for youth offenders.

Office of the Public Defender, New Haven Juvenile Matters, New Haven, CT
Legal Intern, May-July 2009
Interviewed and prepared clients in advance of court proceedings. Negotiated plea agreements and counseled clients. Accompanied attorneys to court on juvenile delinquency and child protection matters.

Center for Juvenile Justice Reform at Georgetown University, Washington, DC
Research Assistant, June 2008-May 2010
Collaborated with the Director and other organizations to present symposia, conferences and seminars on various topics related to the issues facing youth involved in both the juvenile justice and child welfare systems. Performed research associated with the commission of a paper on cross-systems collaboration for the education of juveniles in the child welfare and juvenile justice systems. Researched and compiled juvenile detention statutes for all fifty states.

ALAYNA M. STONE

(607) 727-0269 • alaynamstone@gmail.com

Professor Kristin Henning, Georgetown University Law Center, Washington, DC
Research Assistant, January 2008-August 2009
Researched juvenile justice issues including the intersection of parental rights and third-party consent of a minor's property and affects, disproportionate minority contact and the restorative justice model, and prison rape standards in juvenile facilities.

Center for Children's Law and Policy (CCLP), Washington, DC
Legal Intern, May 2008-May 2009
Researched and wrote on topics related to juvenile justice and reform including graduated sanctions, cultural competency standards and state emancipation statutes. Reviewed and commented on juvenile justice-related state and federal legislation and regulation.

Center for Community Change, Washington, DC
Fellow, September 2006-May 2007
Researched and drafted reports on various policy-related issues that include immigration, health care, low-wage work, education and energy.

CLERKSHIPS

Connecticut Supreme Court, Hartford, CT
Term Clerk to Justice Carmen E. Espinosa, September 2013-July 2014

Connecticut Appellate Court, Hartford, CT
Term Clerk to Judge (now Retired Chief Justice) Richard A. Robinson, June 2012-August 2013

Connecticut Superior Court, Office of Legal Research, New Haven, CT
Law Clerk, September 2010-August 2012

EDUCATION

Georgetown University Law Center, Washington, DC
Juris Doctor, May 2010

- *Clinics*: Street Law and Juvenile Justice Clinic

Georgetown University McCourt School of Public Policy (formerly Georgetown Public Policy Institute), Washington, DC
Master in Public Policy, May 2010

- *Honors:* Pablo Eisenberg Public Interest Fellow
- *Thesis:* Justice for Juveniles? How Funding Affects the Delinquency Outcomes for Juvenile Justice Reforms

Yale University, New Haven, CT
Bachelor of Art in Psychology, May 2004

- *Senior Honors' Thesis:* From the End of the School Day Until the End of the Work Day: A Comparison of Child-Care Arrangements for Low-Income Children

ALAYNA M. STONE

(607) 727-0269 • alaynamstone@gmail.com

BAR ADMISSIONS

New York
Connecticut
United States Court of Appeals for the Second Circuit
United States District Court for District of Connecticut
United States Bankruptcy Court for the District of Connecticut

City of New Haven

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

Text File

File Number: LM-2026-0054

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

WHEREAS, on August 6, 2014, the City of New Haven (the "City") acquired Unit 104 at 46 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 46 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

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	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 aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

OFFICE OF THE CORPORATION COUNSEL
165 Church Street 4th Floor, New Haven 06510
Tel: 203.946.7958 Facsimile: 203.946.7942
www.cityofnewhaven.com

Justin Elicker
Mayor

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,



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."

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.

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	**X**
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.

City of New Haven

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

Text File

File Number: LM-2026-0034

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

FROM BRIAN DAVIS, PATHWAYS PHYSICIANS OF TEXAS, SUBMITTING A REQUEST TO CONDUCT AN INFORMATIONAL WORKSHOP REGARDING A PROPOSED COMMUNITY HEALTH IMPROVEMENT PROGRAM (CHIP).

From: Albert Lucas
To: Billie Jo Wilson
Subject: this will be a communication
Date: Tuesday, January 27, 2026 1:21:06 PM

From: Brian Davis <bdavis@mdhealthpathways.com>
Sent: Monday, January 26, 2026 13:59
To: Albert Lucas <alucas@newhavenct.gov>
Subject: Referred by Alder Honda Smith

You don't often get email from bdavis@mdhealthpathways.com. Learn why this is important

Please be cautious
This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear President Walker Myers,

At a recent National League of Cities Conference in Salt Lake City, I was able to share with Alder Smith and Alder Hamilton how nearly 20 cities throughout the country are providing EVERY CITIZEN with instant access to a doctor, every day of the year, from 7 am to 10 pm.

The impact of this program has been stunning. EMS dispatch and transport had dropped by nearly 20% in participating cities.

Citizens are getting prescription drugs for less than $10.

Kids are getting back to school days earlier.

As I shared the program with your colleagues, it was suggested that this be placed on a workshop for the Alders to review/consider.

I have written a brief synopsis below that explains how we can create a Community Health Improvement Program in New Haven that will, no doubt, lead to healthy families and residents for years to come.

Check out the public response this past week in a North Texas city. Citizens simply don't show up to meetings to say thank you and we had around 15 people do just that!

I hope we get the opportunity to visit.





Community Support: Jan 20 Garland
youtu.be

Kind regards,

Brian Davis
214-476-3430
TAP - Text a Physician
bdavis@mdhealthpathways.com

City of New Haven, Connecticut

Community Health Improvement Program (CHIP)

Executive Summary

The City of New Haven's Community Health Improvement Program (CHIP), in partnership with Pathways Physicians of Texas (PPTX) is a structured, locally governed initiative designed to:

- Expand affordable, instant access to licensed physicians for all residents
- Reduce avoidable emergency department utilization and EMS strain
- Strengthen behavioral health response and crisis intervention
- Advance health equity across neighborhoods disproportionately impacted by chronic disease, housing instability, and limited access to care
- Align city-level action with Greater New Haven Community Health Needs Assessment (CHNA) priorities, including chronic disease, mental & behavioral health, preventive care, health equity, and data-driven public health practice

The CHIP is intentionally designed as health infrastructure, not a one-off program — creating a consistent, trusted front door to care for residents before conditions escalate into emergencies.

The end goal is create a true "Pre-Claim Infrastructure" for acute health care for the

residents and small businesses of New Haven.

Program Funding Framework

The program is funded through a locally controlled, opt-out model designed to maximize participation while protecting residents and businesses:

1. Optional Community Health Improvement Fee placed on city services bills (residential and commercial).
2. A separate monthly escrow contribution from a committed healthcare, technology, or philanthropic partner to support implementation, stabilization, and innovation.

This structure ensures:

- Predictable funding
- Transparency and council oversight
- Protection against revenue volatility
- Capacity for pilot programs and rapid response initiatives

Five Core Initiatives

1. **Instant Access to Care & Preventive Health**

(Foundational Access Layer)

Goal:
Provide every New Haven resident and business with affordable, instant access to a physician — creating a "doctor in your pocket" model that serves as the front door to the entire healthcare system.

This initiative directly supports Greater New Haven CHNA priorities related to:

- Chronic disease management
- Preventive care access
- Maternal & child health
- Health equity and access gaps

Program Components

- 7 a.m. – 10 p.m. Physician Access (Every Day):
  On-demand access via text, phone, or video to licensed physicians and advanced practitioners for:
  - Acute concerns (cold/flu, infections, minor injuries)
  - Chronic disease support (asthma, diabetes, hypertension)
  - Preventive counseling and medication management
- Preventive Outreach & Follow-Ups:
  Proactive engagement with higher-risk residents, including:

- Asthma and COPD patients
- Residents with uncontrolled hypertension or diabetes
- Postpartum mothers and pediatric populations

• Care Navigation & Warm Referrals:
Seamless coordination with:
- Yale New Haven Health
- Community Health Centers / FQHCs
- Local primary care and specialty providers

when in-person evaluation, imaging, or specialty care is required.

• Discounted Diagnostics:
Access to deeply discounted imaging and lab services for residents to reduce cost-related care delays.

Why this is Initiative #1:
Affordable, instant physician access reduces pressure on every other system — EMS, emergency rooms, behavioral health response, schools, and social services — making all other CHIP initiatives more effective.

2. **Behavioral Health Crisis Response & Community Outreach**

Goal:
Strengthen New Haven's response to behavioral health crises, substance use, and homelessness through coordinated, non-law-enforcement-first interventions.

Program Components

• Sustainable Crisis Response Funding:
Dedicated CHIP resources to support:
- Behavioral health clinicians
- Co-response models with EMS
- Follow-up visits after crisis encounters

• "No Wrong Door" Behavioral Health Model:
Residents can enter care through:
- 911 or non-emergency lines
- Telehealth access
- Community organizations, schools, or faith partners

and still reach appropriate services.

• Homelessness & Housing Navigation:
Coordination with:
- City housing initiatives
- Regional shelter systems
- Continuum of Care partners

to reduce repeat crisis encounters and stabilize high-utilization individuals.

3. **Healthy New Haven: Active Living, Nutrition & Mental Wellness**

Purpose:
Serve as the preventive backbone of the CHIP by expanding access to programs that support physical activity, nutrition, mental wellness, and social connection.

Core Pillars

1. Active Living – Accessible recreation and fitness opportunities for all ages
2. Healthy Eating – Nutrition education and improved food access
3. Mental Wellness – Stress reduction, social connection, and resilience
4. Community Engagement – Neighborhood-based programming and partnerships

Program Components

- Low-cost or free fitness and recreation programming
- Partnerships with schools, nonprofits, and food access organizations
- Mental wellness workshops and peer-support initiatives
- Integration with physician access and behavioral health services for escalation when needed

4. **Extreme Weather & Public Health Resilience**

Goal:
Protect vulnerable populations during extreme heat, cold, and public health emergencies.

Program Components

- Designated Cooling & Warming Centers:
  Libraries, community centers, and partner facilities activated during extreme weather events.
- Proactive Outreach:
  Coordination with outreach teams and community partners to identify and assist high-risk individuals.
- On-Site Medical Triage:
  Telehealth access points at major centers to address:
  - Heat-related illness
  - Respiratory issues
  - Medication concerns

5. **Data-Driven Health Equity & Community Partnerships**

Goal:
Make New Haven a model city for transparent, data-driven public health decision-making.

Program Components

• Shared CHNA & City Health Dashboards:
Track outcomes such as:
    • Avoidable ER utilization
    • Telehealth usage by neighborhood
    • Behavioral health encounters
    • Participation in preventive programs
• Health Equity Metrics:
Focus resources where disparities are greatest.
• Community Voice & Accountability:
Regular listening sessions with residents, neighborhood leaders, and community organizations.

In Closing

This CHIP positions New Haven not as a payer of healthcare, but as a builder of access — ensuring that when a resident asks, *"What should I do when I become ill?"*, the city has already provided the answer.

Sent from my iPhone

City of New Haven

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

Text File

File Number: LM-2026-0050

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Resolution

WHEREAS, the City of New Haven, through its Public Safety Communications Department, seeks to promote effective communications in order to maintain public safety; and

WHEREAS, the State of Connecticut, through the Division of Statewide Emergency Telecommunications (DSET) of the Department of Emergency Services and Public Protection (DESPP), has made funds available to cities throughout the state for radio tower and associated equipment for emergency communications centers; and

WHEREAS, the Public Safety Communications Department of the City of New Haven requires equipment upgrades to provide effective emergency communications; and

WHEREAS, the total cost of the project is $3,000,000.00; and

WHEREAS, the State of Connecticut requires a match, and the Public Safety Communications Department of the City of New Haven has agreed to contribute the balance of the cost of the project; and

WHEREAS, the Public Safety Communications Department of the City of New Haven has available Capital funds to cover this project; and

WHEREAS, specific equipment installations at 1 Union Ave, and satellite communications locations throughout the City of New Haven will provide improved and secured radio coverage; and

WHEREAS, the funds available from the State of Connecticut, DSET of the DESPP, and the City may be used to purchase and install the needed equipment; and

NOW THEREFORE BE IT RESOLVED THAT the Board of Alders of the City of New Haven supports efforts to improve emergency communications throughout the City; and

BE IT FURTHER RESOLVED THAT the Board of Alders of the City of New Haven authorizes the Mayor of the City of New Haven apply for funds offered by the State of Connecticut, DSET of the DESPP, in an amount not to exceed $205,467.68 and to accept such funds, if offered, and to execute all documents and contracts as necessary.
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT, DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION (DESPP), DIVISION OF STATEWIDE EMERGENCY TELECOMMUNICATIONS (DSET), FOR A CAPITAL EXPENSE GRANT NOT TO EXCEED $205,467.68 TO PURCHASE AND INSTALL

EQUIPMENT TO UPDATE AND IMPROVE FIXED PUBLIC SAFETY COMMUNICATIONS DEPARTMENT COMMUNICATIONS ASSETS IN SUPPORT OF THE SAFETY OF THE PUBLIC AND THE NEW HAVEN POLICE AND FIRE DEPARTMENTS AND TO ACCEPT SUCH FUNDS IF OFFERED AND TO EXECUTE ALL CONTRACTS AND DOCUMENTS AS NECESSARY.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 6, 2026

Meeting Submitted For: February 17, 2026

Regular or Suspension Agenda: Regular

Submitted By: Joe Vitale, PSAP Director

Title of Legislation:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT, DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION (DESPP), DIVISION OF STATEWIDE EMERGENCY TELECOMMUNICATIONS (DSET), FOR A CAPITAL EXPENSE GRANT NOT TO EXCEED $205,467.68 TO PURCHASE AND INSTALL EQUIPMENT TO UPDATE AND IMPROVE FIXED PUBLIC SAFETY COMMUNICATIONS DEPARTMENT COMMUNICATIONS ASSETS IN SUPPORT OF THE SAFETY OF THE PUBLIC AND THE NEW HAVEN POLICE AND FIRE DEPARTMENTS AND TO ACCEPT SUCH FUNDS IF OFFERED AND TO EXECUTE ALL CONTRACTS AND DOCUMENTS AS NECESSARY.

Comments: Legistar File ID: LM-2026-0050

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

CITY OF NEW HAVEN
JUSTIN ELICKER
MAYOR

JUSTIN MCCARTHY
CHIEF ADMINISTRATIVE OFFICER

JOSEPH F. VITALE, JR.
DIRECTOR
PUBLIC SAFETY COMMUNICATIONS

1 UNION AVE.
NEW HAVEN, CT 06519
(203) 946-6316
FAX (203) 946-8703

February 4, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached documentation, which will be used to apply for the 2026 State of Connecticut Capital Expense Grant. This grant is made available to 911/Public Safety Communications Centers throughout the State of Connecticut by the Connecticut Department of Emergency Services and Public Protection, Division of Statewide Emergency Telecommunications.

As one of the busiest Public Safety Answering Points in our State, our department's grant amount available this year, based on our call volume, will be $205,467.68. This is a 50% matching grant, and our portion of the funding match would come from from our current capital budget, which is being used for our communications equipment upgrades and would be used soley for communications equipment upgrades.

The Applicable Statutes and Regulations for this grant are:

- State statute for the Enhanced 9-1-1 Telecommunications Fund is C.G.S. section 28-30a
- Regulations of Connecticut State Agencies (Enhanced 9-1-1 Telecommunications Fund Regulations) sections 28-24-1a through 28-24-12a

Our call volume for the calendar year 2025 was:

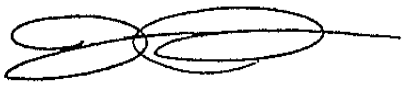
- 137,149 Emergency Calls (911)
- 181,600 Routine Phone Calls
- 194,400 Computer Dispatch Calls Entered

Along with these statistics are countless fire and police radio transmissions handled by our employees every hour, every day of the year.

I thank you for taking the time to consider my request to apply for the Public Safety Communications Centers equipment grant.

I urge you to provide a favorable review and action on this matter.

Very truly yours,



Joseph F. Vitale, Jr
Director
Public Safety Communications
City of New Haven
1 Union Ave.
New Haven, CT 06519

..title
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT, DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION (DESPP), DIVISION OF STATEWIDE EMERGENCY TELECOMMUNICATIONS (DSET), FOR A CAPITAL EXPENSE GRANT NOT TO EXCEED $205,467.68 TO PURCHASE AND INSTALL EQUIPMENT TO UPDATE AND IMPROVE FIXED PUBLIC SAFETY COMMUNICATIONS DEPARTMENT COMMUNICATIONS ASSETS IN SUPPORT OF THE SAFETY OF THE PUBLIC AND THE NEW HAVEN POLICE AND FIRE DEPARTMENTS AND TO ACCEPT SUCH FUNDS IF OFFERED AND TO EXECUTE ALL CONTRACTS AND DOCUMENTS AS NECESSARY.

..body
WHEREAS, the City of New Haven, through its Public Safety Communications Department, seeks to promote effective communications in order to maintain public safety; and

WHEREAS, the State of Connecticut, through the Division of Statewide Emergency Telecommunications (DSET) of the Department of Emergency Services and Public Protection (DESPP), has made funds available to cities throughout the state for radio tower and associated equipment for emergency communications centers; and

WHEREAS, the Public Safety Communications Department of the City of New Haven requires equipment upgrades to provide effective emergency communications; and

WHEREAS, the total cost of the project is $3,000,000.00; and

WHEREAS, the State of Connecticut requires a match, and the Public Safety Communications Department of the City of New Haven has agreed to contribute the balance of the cost of the project; and

WHEREAS, the Public Safety Communications Department of the City of New Haven has available Capital funds to cover this project; and

WHEREAS, specific equipment installations at 1 Union Ave, and satellite communications locations throughout the City of New Haven will provide improved and secured radio coverage; and

WHEREAS, the funds available from the State of Connecticut, DSET of the DESPP, and the City may be used to purchase and install the needed equipment; and

NOW THEREFORE BE IT RESOLVED THAT the Board of Alders of the City of New Haven supports efforts to improve emergency communications throughout the City; and

BE IT FURTHER RESOLVED THAT the Board of Alders of the City of New Haven authorizes the Mayor of the City of New Haven apply for funds offered by the State of Connecticut, DSET of the DESPP, in an amount not to exceed $205,467.68 and to accept such funds, if offered, and to execute all documents and contracts as necessary.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: February 6, 2026

FROM: Department/Office: Public Safety Communications

Person: Joseph F. Vitale, Jr., Director Telephone: 203-752-6639

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:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT, DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION (DESPP), DIVISION OF STATEWIDE EMERGENCY TELECOMMUNICATIONS (DSET), FOR A CAPITAL EXPENSE GRANT NOT TO EXCEED $205,467.68 TO PURCHASE AND INSTALL EQUIPMENT TO UPDATE AND IMPROVE FIXED PUBLIC SAFETY COMMUNICATIONS DEPARTMENT COMMUNICATIONS ASSETS IN SUPPORT OF THE SAFETY OF THE PUBLIC AND THE NEW HAVEN POLICE AND FIRE DEPARTMENTS AND TO ACCEPT SUCH FUNDS IF OFFERED AND TO EXECUTE ALL CONTRACTS AND DOCUMENTS AS NECESSARY.

Check one if this is 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 6, 2026		
FROM (Dept.):	Public Safety Communications		
CONTACT:	Joseph F. Vitale, Jr., Director	**PHONE**	203-752-6639

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT, DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION (DESPP), DIVISION OF STATEWIDE EMERGENCY TELECOMMUNICATIONS (DSET), FOR A CAPITAL EXPENSE GRANT NOT TO EXCEED $205,467.68 TO PURCHASE AND INSTALL EQUIPMENT TO UPDATE AND IMPROVE FIXED PUBLIC SAFETY COMMUNICATIONS DEPARTMENT COMMUNICATIONS ASSETS IN SUPPORT OF THE SAFETY OF THE PUBLIC AND THE NEW HAVEN POLICE AND FIRE DEPARTMENTS AND TO ACCEPT SUCH FUNDS IF OFFERED AND TO EXECUTE ALL CONTRACTS AND DOCUMENTS AS NECESSARY.

BOA File ID: LM-2026-0050

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**	**$205,467.68**
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	**X**
YES	

1. One-time

2. Annual

Other Comments: To be utilized in conjunction with current capital funding, which is earmarked for communications-related equipment

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

PROGRAM NAME: Public Safety Communications Equipment Upgrade and Improvement

( ) NEW (X) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $205,467.68

FUNDING SOURCE: Annual PSAP Grant, State of Connecticut Department of Public Safety and Emergency Protection, Division of Statewide Emergency Telecommunications

PURPOSE OF PROGRAM: To continue to improve the reliability of communications systems in support of Public Safety, the NHFD, and the NHPD.

BRIEF SUMMARY OF CITY'S PROPOSAL: Replacement of obsolete radio equipment with up-to-date equipment, adding to the reliability of the system

MATCH REQUIREMENT FROM GENERAL FUND (if any): Match required, which funding will be covered by the current capital budget earmarked for PSAP equipment upgrades.

ALLOWABLE INDIRECT COST: N/A

DEPARTMENT SUBMITTING APPLICATION: New Haven Public Safety Communications

CONTACT PERSON: Joseph F. Vitale, Jr., Director

DATE: February 6, 2026

GRANT SUMMARY	
Grant Title:	Public Safety Communications Radio improvement and upgrade
MUNIS #:	
City Department:	New Haven Public Safety Communications
City Contact Person & Phone:	Joseph F.Vitale, Jr. Director
Funding Level:	$205,467.68
Funding Period:	July 1, 2026-June 30, 2027
Funding Source:	State of Connecticut, Department of Emergency Services and Public Protection, Division of Statewide Emergency Telecommunications
Funding Source Contact Person & Phone	Mark Gorka 860-685-8531
Purpose of Program:	Replacement and upgrade of communications equipment
Personnel (salary):	NONE
Personnel (Worker's Comp):	NONE
Personnel (Med. Benefit):	NONE
Non-Personnel (total):	NONE
Non-Personnel (M & U):	NONE
New or Renewal?	NEW
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: Fiscal	Upon completion of the project, submit a letter requesting reimbursement that references the PO number within 120 days of approval. Include invoices and proof of payment.
Reporting requirements: Programmatic	N/A
Due date of first report:	N/A
Audit Requirements:	N/A

CITY OF NEW HAVEN
JUSTIN ELICKER
MAYOR

JUSTIN MCCARTHY
CHIEF ADMINISTRATIVE OFFICER

JOSEPH F. VITALE, JR.
DIRECTOR
PUBLIC SAFETY
COMMUNICATIONS

1 UNION AVE.
NEW HAVEN, CT 06519
(203) 946-6316
FAX (203) 946-8703

EXECUTIVE SUMMARY
GRANT NAME State of Connecticut Department of Emergency Services and Public Protection Division of Statewide Emergency Telecommunications

DEPARTMENT New Haven Department of Public Safety Communications

DATE February 6, 2026

Funding request: $205,467.68, July 1, 2026, to June 30, 2027

The New Haven Department of Public Safety Communications is seeking funding from the State of Connecticut to upgrade and improve communications equipment for the City, for both the Police and Fire Departments, thereby enhancing system reliability with up-to-date equipment.

The project focuses on replacing communications equipment nearing the end of its support and service life.

The PSC capital account will provide matching funds for equipment upgrades.

City of New Haven

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

Text File

File Number: LM-2026-0022

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 2.

WHEREAS: EIR Urban Youth Boxing Inc is a non-profit organization, and

WHEREAS: EIR Urban Youth Boxing Inc owns property at 540 Ella T. Grasso Blvd and two motor vehicles, and

WHEREAS: EIR Urban Youth Boxing Inc did not submit the required tax-exempt paperwork on time to the Assessor's office, and

WHEREAS: This property was assessed property taxes for GL2023 and GL 2024 and

WHEREAS: These the tax-exempt paperwork has been submitted and will be effective for the GL 2025.

NOW THERFORE BE IT ORDERED that the taxes, interest, and fees on account numbers 947093, 83873, and 65766 be forgiven.
ORDER CONCERNING EIR URBAN YOUTH BOXING INC REQUESTING TAX ASSISTANCE ON ACCOUNT NUMBERS 947093, 83873, AND 65766.

LM-2026-0022

Inquiry Report — CITY OF NEW HAVEN — Interest Date : 01/22/2026 — Page :1

Bill# / Unique_id / Dist	Name / Address / City/State/Zip	Prop Loc/Veh.Info./Plan-Sew / MBL/LINK # / Flags	TOT Inst / TOT Adj / TOT Paid	Tax Due / Int Due / L/F/Bint Due	Balance Due Now / Discount
2023-02-0947093-00 016104	EIR URBAN YOUTH BOXING INC 540 ELLA T GRASSO BLVD NEW HAVEN CT 06519	540 ELLA T GRASSO BLVD	882.82 0.00 441.41	441.41 86.08 0.00	527.49 527.49 0.00
2023-04-0083873-00 83873	EIR URBAN YOUTH BOXING INC 208 LEE STREET WEST HAVEN CT 06516	C016577/1FBNE31L68DB42170/2008/FORD/ECONOLIN LINK # 2023-MS-0003108 MV-O/DMV CIVLS: 5927354-104917-N	115.62 0.00 0.00	115.62 22.55 0.00	138.17 138.17 0.00
2024-02-0947093-00 016104	EIR URBAN YOUTH BOXING INC 540 ELLA T GRASSO BLVD NEW HAVEN CT 06519	540 ELLA T GRASSO BLVD Warrant/Back Taxes	1,129.20 0.00 0.00	1,129.20 59.28 6.00	1,194.48 1,194.48 0.00
2024-03-0065766-00 65766	EIR URBAN YOUTH BOXING INC 208 LEE STREET WEST HAVEN CT 06516	C016577/1FBNE31L68DB42170/2008/FORD/ECONOLIN LINK # 2024-MV-0011555 Warrant/Back Taxes/MV-O/DMV CIVLS: 5927354-104917-N	147.70 0.00 0.00	147.70 7.75 6.00	161.45 161.45 0.00
# Of Acct (s) : 4			2,275.34 0.00 441.41	1,833.93 175.66 12.00	2,021.59 2,021.59 0.00

Deyonna Canady
203-675-2837
urbanyouthboxing@yahoo.com

City of New Haven

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

Text File

File Number: LM-2026-0029

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 3.

WHEREAS: Ms. Santiago has five old motor vehicle tax accounts; and

WHEREAS: Ms. Santiago has sold one of her cars, a 2016 Mazda, account number 95875, and

WHEREAS: Ms. Santiago still has a 2020 Mazda that has four outstanding tax accounts due, and

WHEREAS: Ms. Santiago has stated that she is too poor to pay, and

WHEREAS: Ms. Santiago is asking for assistance from the Board of Alders with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the taxes, interest, and fees for accounts number 95875, 93732, 95892, 98079, and 98106 be forgiven.
ORDER CONCERNING REAL PROPERTY TAXES OF ELIZABETH SANTIAGO ON MOTOR VEHICLE TAX ACCOUNTS 95875, 93732, 95892, 98079, and 98106.

LM-2026-0029

Inquiry Report CITY OF NEW HAVEN Interest Date : 01/27/2026 Page :1

Bill# / Unique_id / Dist	Name / Address / City/State/Zip	Prop Loc/Veh.Info./Plan-Sew / MBL/LINK # / Flags	TOT Inst / TOT Adj / TOT Paid	Tax Due / Int Due / L/F/Bint Due	Balance Due Now / Discount
2020-03-0095875-00	SANTIAGO ELIZABETH	AU55986/JM1BM1U74G1348429/2016/MAZDA/MAZDA3 S			
95875	63 PALMIERI AVE NEW HAVEN CT 06513-1507	sold LINK # 2020-MV-0031661 Warrant /MV-O/DMV CIVLS: 2645884-4115457-N	379.56 0.00 0.00	379.56 296.06 6.00	681.62 681.62 0.00
2020-04-0093732-00	SANTIAGO ELIZABETH	AU55986/3MZBPBDM7LM139439/2020/MAZDA/3 PREFER			
93732	63 PALMIERI AVE NEW HAVEN CT 06513-1507	LINK # 2020-MS-0011322 Warrant /Back Taxes/MV-O/DMV CIVLS: 2645884-6164313-N	191.62 0.00 0.00	191.62 140.84 6.00	338.46 338.46 0.00
2021-03-0095892-00	SANTIAGO ELIZABETH	AU55986/3MZBPBDM7LM139439/2020/MAZDA/3 PREFER			
95892	63 PALMIERI AVE NEW HAVEN CT 06513-1507	LINK # 2021-MV-0031945 Warrant /Back Taxes/MV-O/DMV CIVLS: 2645884-6164313-N	565.78 0.00 0.00	565.78 339.46 6.00	911.24 911.24 0.00
2022-03-0098079-00	SANTIAGO ELIZABETH	AU55986/3MZBPBDM7LM139439/2020/MAZDA/3 PREFER			
98079	63 PALMIERI AVE NEW HAVEN CT 06513-1507	LINK # 2022-MV-0034959 Warrant /Back Taxes/MV-O/DMV CIVLS: 2645884-6164313-N	583.96 0.00 0.00	583.96 245.26 6.00	835.22 835.22 0.00
2023-03-0098106-00	SANTIAGO ELIZABETH	AU55986/3MZBPBDM7LM139439/2020/MAZDA/3 PREFER			
98106	63 PALMIERI AVE NEW HAVEN CT 06513-1507	LINK # 2023-MV-0035230 Back Taxes/MV-O/DMV CIVLS: 2645884-6164313-N	509.62 0.00 0.00	509.62 122.31 0.00	631.93 631.93 0.00
# Of Acct (s) : 5			**2,230.54** **0.00** **0.00**	**2,230.54** **1,143.93** **24.00**	**3,398.47** **3,398.47** **0.00**

203-751-5694

City of New Haven

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

Text File

File Number: LM-2026-0081

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 4.

WHEREAS: this project is located at 12 East Ferry Street, and

WHEREAS: the Property will consist of seven affordable units; and

WHEREAS: 12 East Ferry Street, LLC, and the City have agreed to enter into a fifteen (15) year agreement and

WHEREAS: 12 East Ferry Street, LLC, will pay a tax amount for the 7 affordable units of $650 per year/per unit and will pay an escalation of 3% additional each year, beginning in year 2, for the remainder of the 15-year agreement.

NOW, THEREFORE, BE IT ORDERED, that the Board of Alders hereby authorizes the Mayor of the City of New Haven to execute and deliver all such documentation on behalf of the City.
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING A TAX AGREEMENT RELATED TO THE PROPERTY AT 12 EAST FERRY STREET.

LISHTA Application to The New Haven Board of Alders (12 East Ferry St)



LISHTA Application
12 East Ferry St

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- Exhibit G - City Plan & Approval
- Exhibit H - Disclosure Statement
- Exhibit K - Certificate of Developer
- Exhibit 1 - Project Summary
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- Exhibit 3 - Certificate of Legal Existence
- Exhibit 4 - Evidence of Site Control
- Exhibit 5 - Affordable and Restrictive Covenants
- Exhibit 6 - Evidence Taxes are Current
- Exhibit 7 - Permanent Sources and Uses
- Exhibit 8 - Three-Year Pro Forma
- Exhibit 9 - Does Not Apply
- Exhibit 10 - Corporate Resolution
- Exhibit 11 - Letter of Support
- Exhibit 12 - Does Not Apply

Tab 1

Application

City of New Haven
CONNECTICUT

CITY OF NEW HAVEN APPLICATION FOR TAX ABATEMENT
FOR LOW INCOME, MULTI-FAMILY RESIDENTIAL DEVELOPMENTS

I. APPLICANT INFORMATION

A. APPLICATION DATE: **February 9, 2026**
B. APPLICANT NAME: **Shakeema Burke**
C. IF DIFFERENT, OWNER'S NAME: **N/A**
D. PROJECT NAME: **12 East Ferry St. LLC**
E. PROJECT ADDRESS(S): **12 East Ferry St. New Haven CT 06513**
F. KEY CONTACT INFORMATION:

- Name: **Shakeema Burke**
- Title: **Owner**
- Address: **1569 Quinnipiac Ave New Haven CT 06513**
- Phone Number: **+1 203 823 2421**
- Email: **Keema32@comcast.net**

II. APPLICATION SUMMARY

A. Project Type:

- □ Renovation of Existing Structure
- ☑ New Construction
- □ Conversion of existing commercial, industrial or mixed income property
- □ Existing multi-family dwelling(s)

B. Total Number of Units: 7
Total Number of Buildings: 1
C. Total Number of Affordable Units: 7
D. Percentage of Affordable Units: 100%
E. Will Affordable Units be subsidized with federal or state or local rent subsidies, i.e. Project Based Section 8, RAP, etc.? _____ Yes __X__ No
If yes, provide documentation in Exhibit 12.
F. Description of the Property for which the tax exemption is sought, identified by metes and bounds, tax map block and lots and corresponding street address, including a surveyor's plotting from the tax map:
12 Ferry St Mblu 084/ 0994/ 01600. See Exhibit F.
G. A copy of the deed or lease as applicable. If the Property is not owned or leased at the time of application, the applicant shall provide a copy of the contract to purchase or the proposed form of lease.
Copy of deed attached. See Exhibit 4.

III. PROJECT SUMMARY

A. Statement of the nature of the proposed project: low and moderate income housing, market rate residential, commercial, industrial, etc., and whether the Property is to be owned or leased.
Attached under exhibit 1. Property is to be owned.
B. Proposed term or duration of the tax exemption is _____ 15 years or __X__ 17 years (per Sec. II: Tax Abatement Agreements, Para. 3).
C. A detailed description of the improvements to be made to the Property, including approved site plans and, if appropriate, architectural drawings: **7-unit new construction commercial building totaling about 8, 000 SF. 20 bedrooms and 7 bathrooms. See Exhibit C for more details and architectural drawings.**

D. Estimate of the total cost of the project, including an estimate of construction costs, certified by a qualified architect, engineer, general contractor, or 3rd party construction estimator: **1,200,000.00.**

E. Fiscal plan outlining the schedule of annual gross revenue or gross shelter rents, the estimated expenditures for operation and maintenance, interest, amortization of debt and all reserves. **See exhibit E.**

F. A construction schedule indicating a certain commencement date which must occur no later than one (1) year from the date of the application. **Construction is currently on-going and is planned to conclude before May 30, 2026. Project is about 90% done, just awaiting exterior finishes and sign offs to obtain a certificate of occupancy.**

G. Copies of all government approvals such as zoning, city plan, etc. granting the Project final site plan approval. **See exhibit G.**

H. Disclosure statements as to all parties, including principals, partners, parent and subsidiary companies, having any interest in the Property or the Project or any other Financial Agreements then in force and effect in which any of such parties have any interest. **See exhibit H.**

I. If new construction, conversion or significant renovation project, the Developer's good faith estimate of the number and type of temporary jobs to be created by the Project during construction and the number and type of permanent jobs to be created by the Project within one year after construction is completed. **During this project there were about 50 jobs created and after there is an anticipation of about 2 part time jobs being created.**

J. The Applicant for new construction, conversion or significant renovation projects shall also set forth the proposed Project Employment Plan of the Developer and a certification by the Developer that such plan complies with the City's employment policies. **All individuals employed in connection with the project will be compensated in full compliance with the City of New Haven Living Wage Ordinance.**

The Applicant will strictly adhere to all requirements of the Connecticut Department of Housing ("DOH") regarding affirmative action and equal opportunity. This includes the preparation, submission, and implementation of any required affirmative action plans designed to ensure the meaningful participation of minority-owned businesses and to promote equal employment opportunities for all workers. The Applicant will comply with all applicable DOH policies, procedures, guidelines, and reporting obligations throughout the term of the project.

K. Certification by the Developer that he/she confirms the accuracy of all information contained in the application and that the information is true and correct to the best of the Developer's knowledge.

The certification shall contain the original signature of the Developer notarized or witnessed. In the case of a corporation, the Developer shall submit a notarized corporate resolution, with the seal of the corporation and the signature of the Secretary of the corporation, authorizing the signatory to bind the corporation or similar bona fide evidence of authorization. In the case of a partnership, the Developer shall submit a copy of the partnership agreement, certified to be in full force and effect, authorizing the signatory to bind the partnership. In the case of a limited liability corporation or any other lawful business organization, the Developer shall submit other similar bona fide evidence of the signatory's authority. **See exhibit K (certificate of developer) and exhibit 10 (partnership agreement).**

L. Payment in full of the applicable application fee payable to the Controller. This fee is found in the New Haven Code of General Ordinances, Article XX: Section 17-201: Permit Licenses and User Fees.

The application fee is being paid with the submission of this application.

IV. REQUIRED DOCUMENTATION

A. Unless otherwise provided by the Applicant in response to previous requests for information in the application, the Applicant shall provide the City with the following information as part of request for a Tax Abatement. Additional information may be requested as deemed necessary by the Board of Alders or the City for part of their review of the applicant's request for tax abatement.

- □ 6 copies of the application and all required documentation with tabs labeled with appropriate Exhibit identified.
- ☑ Exhibit 1: Project Summary Response.
- ☑ Exhibit 2: Organizational Documents including Certificate of Incorporation, Articles of Incorporation, etc.
- ☑ Exhibit 3: Certificate of Good Standing.
- ☑ Exhibit 4: Evidence of site control by the applicant (Deed, Option/Purchase Sale Agreement) if Applicant does not yet have ownership of the property.
- ☑ Exhibit 5: Copy of recorded Affordable or Restrictive Covenants, if applicable.
- ☑ Exhibit 6: Evidence that Property and all real estate owned by principal(s) are current on New Haven taxes.
- ☑ Exhibit 7: Development budget for new construction, conversion and significant renovations projects to include all sources, method and amount of money to be subscribed through public or private capital, to fund the construction of the Project, including the amount of stock or other securities to be issued therefore, or the extent of capital invested and the proprietary or ownership interest obtained in consideration therefore. Documentation of all commitment letters is required.
- ☑ Exhibit 8: Three (3) year proforma assumptions for the development.
- □ Exhibit 9: If the applicant is requesting an abatement for a scattered site multifamily rental, the Applicant must provide proforma, budget and tax information for each property that is requesting an abatement and provide the Board of Alders and the City with a consolidated set of budget, proforma and financial information for the properties for which the abatements are being requested.
- ☑ Exhibit 10: Corporate resolution authorizing the Development to enter into a tax abatement agreement with the City of New Haven.
- ☑ Exhibit 11: Attach any and all letters of support.
- □ Exhibit 12: Documentation of any rental subsidies, if applicable.

Exhibit C

Architectural Drawings

PRELIMINARY DRAWINGS
PROPOSED 6 UNIT APARTMENT BUILDING
12 E. FERRY STREET
NEW HAVEN,CONNECTICUT

DATE: 5/15/2024

SHEET: 1 / 2

DATE	REVISIONS
12.22.2023	FIRST PRELIMINARIES
03.20.2024	SECOND PRELIMINARIES
08.01.2024	REVISIONS

PLANSAHEAD,LLC
19 IVY STREET
UT
BRANFORD,CONNECTIC
203-483-8009
plansahead@aol.com

05 15 2024 REVISED W/ OFFICE/UNIT SQ FTAGE

WEST ELEVATION 3/16" = 1'- 0"

EAST ELEVATION 3/16" = 1'- 0"

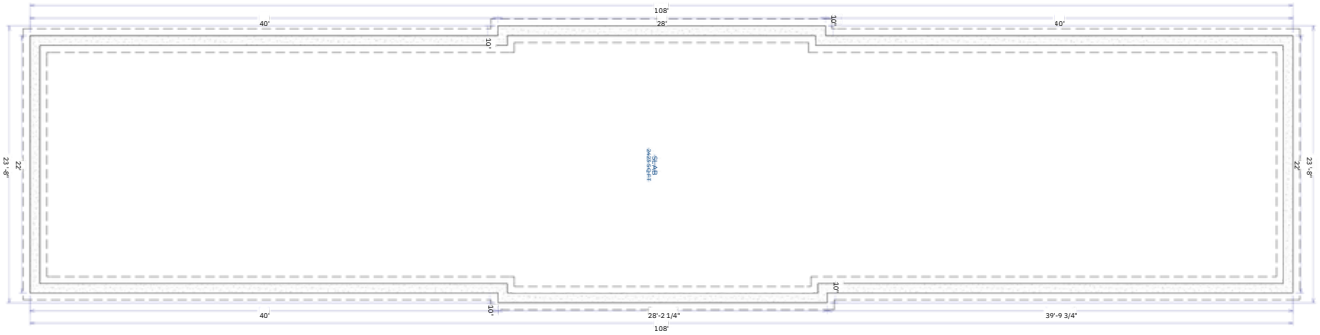
12 E. FERRY STREET

SOUTH ELEVATION 3/16" = 1'- 0"

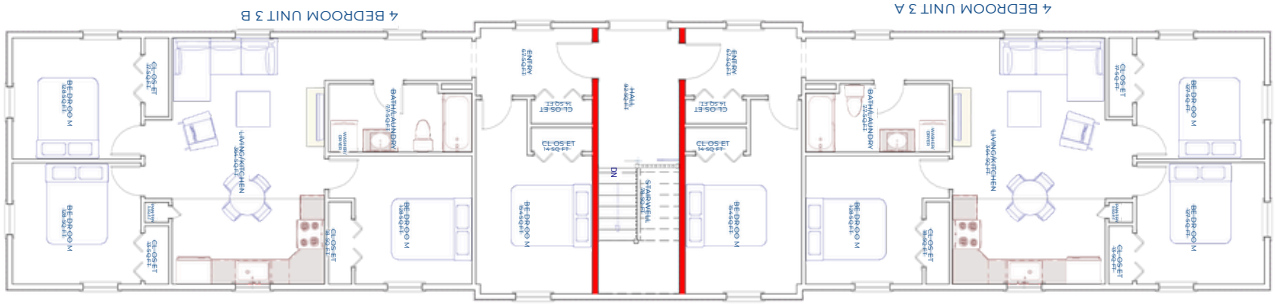
NORTH ELEVATION 1/4" = 1'- 0"

SECTION THRU NTS

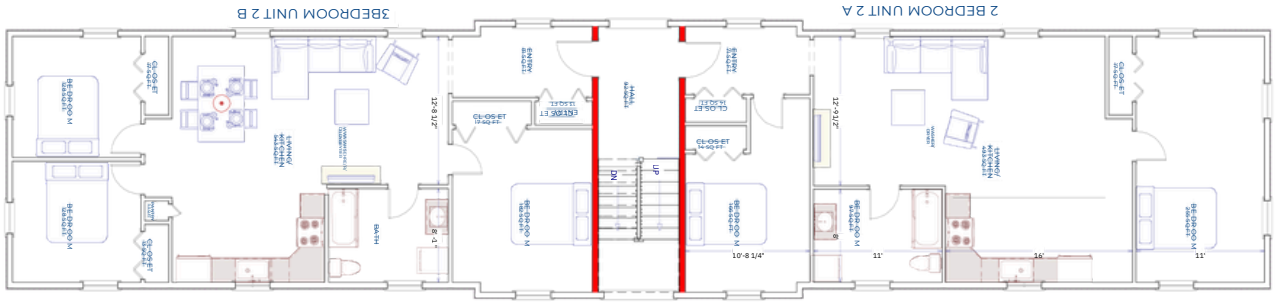
Foundation 3/16" = 1'-0"



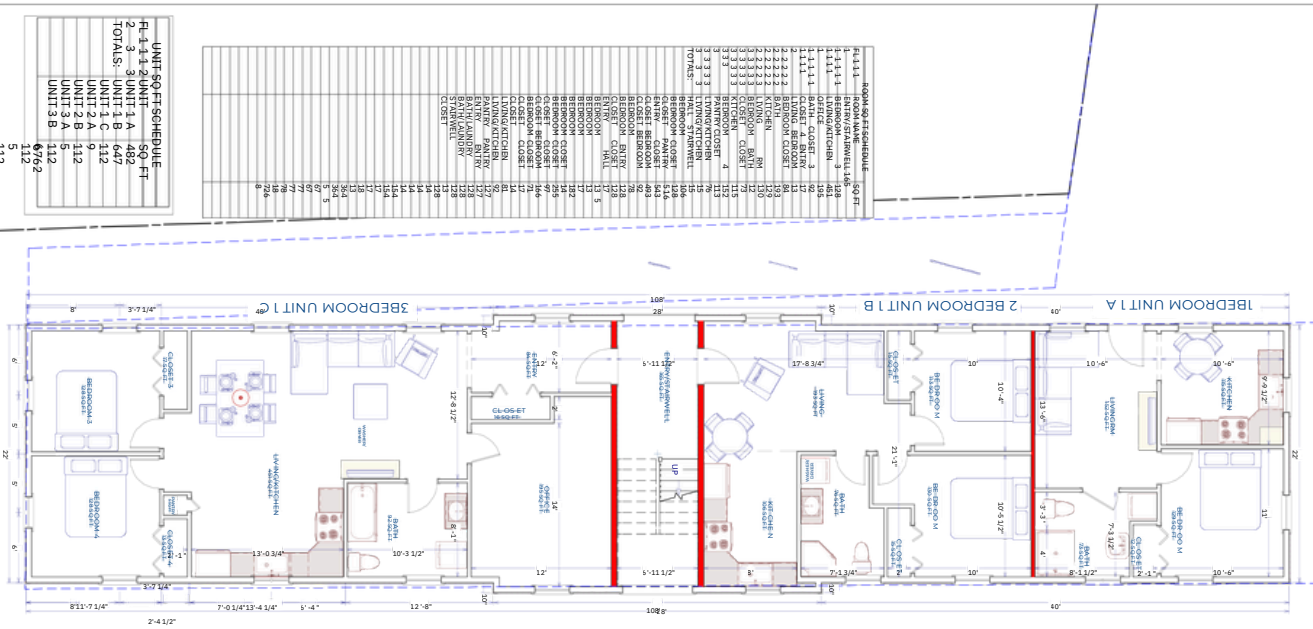
3rd Floor 3/16" = 1'-0"



2nd Floor 3/16" = 1'-0"



1st Floor 3/16" = 1'-0"



UNIT SQ FT SCHEDULE	
FL 1 1 1 2 UNIT	SQ FT
2 3 3 UNIT 1 A	482
TOTALS: 3 UNIT 1 B	647
UNIT 1 C	112
UNIT 2 A	9
UNIT 2 B	112
UNIT 3 A	112
UNIT 3 B	112
	676

ROOM SF SCHEDULE		
FL 1 1 1	ROOM NAME	SQ FT
1 1 1 1	CLOSET 4	16
1 1 1 1	CLOSET 4_ENTRY	17
1 1 1 1	BATH_CLOSET_3	92
1 1 1 1	BEDROOM	169
1 1 1 1	LIVING/KITCHEN	481
1 1 1 1	BEDROOM_CLOSET	84
2 2 2 2	BEDROOM_CLOSET	84
2 2 2 2	KITCHEN	123
2 2 2 2	LIVING	110
2 2 2 2	CLOSET	17
2 2 2 2	CLOSET_BM	17
2 2 2 2	BATH	45
3 3 3 3	CLOSET	4
3 3 3 3	PANTRY CLOSET	4
3 3 3 3	KITCHEN	115
3 3 3 3	LIVING/KITCHEN	315
3 3 3 3	HALL_STAIRWELL	156
3 3 3 3	BEDROOM_CLOSET	108
TOTALS:	BEDROOM	198
	CLOSET_BEDROOM	403
	ENTRY	643
	CLOSET	78
	BEDROOM	128
	BEDROOM_ENTRY	78
	CLOSET	113
	HALL	17
	BEDROOM	128
	BEDROOM_CLOSET	78
	CLOSET_BEDROOM	403
	ENTRY	643
	CLOSET	78
	BEDROOM	128
	BEDROOM_CLOSET	78
	LIVING/KITCHEN	315
	CLOSET	17
	BEDROOM_CLOSET	84
	BEDROOM	169
	CLOSET_BEDROOM	403
	ENTRY	643
	CLOSET	78
	BEDROOM	128
	BEDROOM_ENTRY	78
	CLOSET	113
	HALL	17

Exhibit E

Detailed 3-Year Fiscal Summary

Detailed 3-Year Fiscal Summary

Category Gross Shelter Rents	Year 1	Year 2	Year 3
Gross Shelter Rents	164,688	169,629	174,718
Effective Revenue	151,513	156,059	160,741
Operating Expenses	57,575	59,302	61,081
NOI	93,938	96,757	99,660
Interest	67,800	66,600	65,200
Principal (Amort)	17,400	18,600	20,000
Reserves	8,234	8,481	8,736
Net Fiscal Position	504	3,076	5,724
Ending Loan Balance	1,072,600	1,054,000	1,034,000

Exhibit F

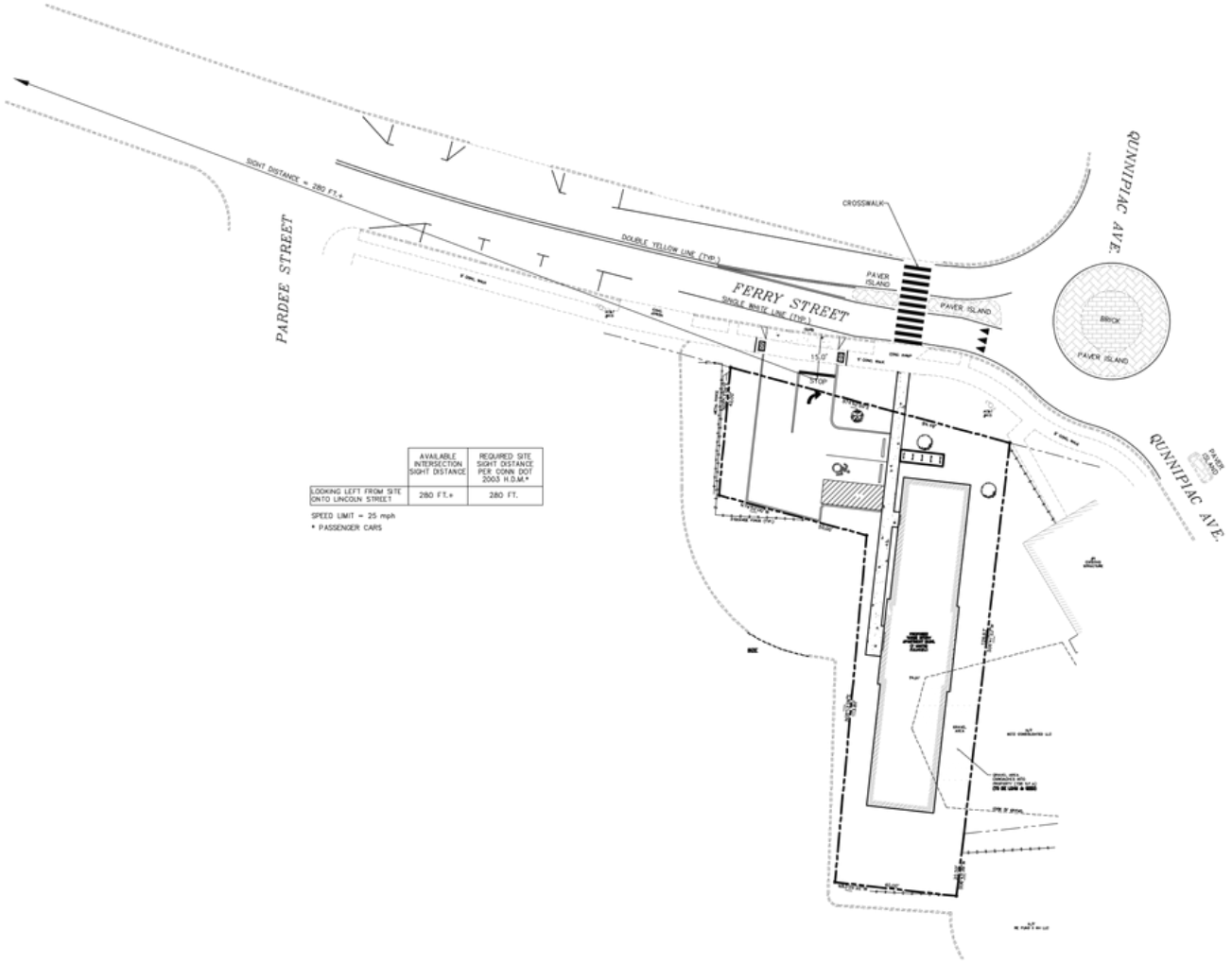
Legal Description and Survey

Property Identification

12 Ferry Street, New Haven, Connecticut, is identified as the address of the subject property according to the United States Postal Service. The City of New Haven similarly recognizes the property as 12 Ferry Street. Historically, the property has also been known as 236 Quinnipiac Avenue.

The Assessor of the City of New Haven identifies the property as Lot 1600, within Block 994, on Map 84. For tax collection purposes, the City Clerk designates the property as Account No. 084 0994 01600. Vision Revaluation Services, in connection with the most recent City of New Haven revaluation, identifies the property as Vision ID 3762.

The United States Government designates the property within Census Tract 1427, Block 4005.



	AVAILABLE INTERSECTION SIGHT DISTANCE	REQUIRED SITE SIGHT DISTANCE PER CONN DOT 2003 H.D.M.*
LOOKING LEFT FROM SITE ONTO LINCOLN STREET	280 FT.+	280 FT.

SPEED LIMIT = 25 mph
* PASSENGER CARS



Location Map
1 Inch=600± Feet

LATEST REVISION: 6/7/24

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

CCE

MERIDEN, CT. 06450
FAX 203-639-0022

DRAWN BY	DESIGN BY	CHECKED BY
JC	-	SDP

DATE	SCALE	PROJ. NO.	CAD DRWG. NO.
5/27/24	1" = 20'	CCE 2350	00-OVERALL

OVERALL VIEW

PREPARED FOR

12 EAST FERRY LLC

12 FERRY STREET

NEW HAVEN, CONNECTICUT

ZONING/DESIGN DATA

ZONE RM-2 WITH INCLUSIONARY ZONING OVERLAY ZONE (NHZO SEC. 50)		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	4,000 S.F.	8,466 S.F.
MIN. LOT AREA/DWELLING UNIT	1,200 S.F.*	1,411 S.F.
MIN. FRONT YARD	7 FT.**	16.6 FT.
MIN. REAR YARD	25 FT.	26.0 ft.
MIN. SIDE YARD	8,10 FT.	8,10 FT.
MIN. AVERAGE LOT WIDTH	50 FT.	59.66 ft.
MAX. BLDG. COVERAGE	30%	28.6%
MAX. BLDG. HEIGHT	45 FT.	35.2 FT.
MAX. SIDE BLDG. WALL HEIGHT	16 FT./20 FT.	27.58 FT./27.58 FT.

* EXCEPT 1,400 S.F. IN THE CASE OF AN EFFICIENCY UNIT AND 1,000 S.F. IN THE CASE OF AN ELDERLY HOUSING UNIT. REDUCED TO 1,200 S.F. PER DWELLING UNIT PER THE NHZO SECTION 50 – INCLUSIONARY ZONING OVERLAY ZONE.

** EXCEPT THAT WHERE 75% OR MORE OF THE ENTIRE STREET FRONTAGE (IN FEET) ON THE SAME SIDE OF THE STREET BETWEEN THE NEAREST TWO INTERSECTING STREETS HAS BEEN DEVELOPED WITH BUILDINGS AND FRONT YARDS SMALLER THAN 17 FEET, THE REQUIRED FRONT YARD IS 7 FEET (GREATEST QUANTITY OF THE STREET FRONTAGE).

TOTAL NUMBER OF RESIDENTIAL UNITS: 7
NUMBER OF IZ AFFORDABLE UNITS: 1*
NUMBER OF VOUCHER PRIORITY UNITS: 0

INCLUSIONARY ZONE (IZ) AFFORDABLE CLASSIFICATION	
UNIT OR DWELLING TYPE:	ALL UNITS (#)
STUDIO UNITS	0
1 BEDROOM UNITS	1
2 OR MORE–BEDROOM UNITS	6*
TOTAL	7

NOTES:

1. DEED REFERENCES: VOL. 9793, PGS. 132–134; VOL. 10088, PGS. 50–53; VOL: 2957 PG. 2; VOL. 10340, PGS. 193–197.
2. ZONE: RM–2
3. MBLU: 084/0994/01600
4. BZA VARIANCE WAS GRANTED TO ALLOW A SIDE BUILDING WALL HEIGHT OF 27 FEET 7 INCHES WHERE 16 FOOT (WEST) AND 20 FOOT (EAST) ARE PERMITTED.

MAP REFERENCES:

1. MAP ENTITLED, "BRIDGEWATER CONDOMINIUMS, EXHIBIT A, TO DECLARATION OF CONDOMINIUMS OF LION PRODUCTIONS INC., TRUSTEE DECLARENT, PREMISES 320 QUINNIPIAC DRIVE, NEW HAVEN, CONN.", SCALE: "=20', DATED: APR. 11, 1981, REV. NOV. 20, 1981, PREPARED BY BERNARD E. GODFREY, MAP ON FILE IN THE NEW HAVEN LAND RECORDS AS VOL. 38 PG. 25.
2. ARCHITECTURAL PLANS PREPARED BY PLANS AHEAD LLC, SCALE: 1/8" = 1'-0", DATED: DEC. 12, 2023, REVISED: MAR. 1, 2024.

ZONING REQUIREMENTS ORD. NO. 1662, 9-19-11

REDUCTION IN REFLECTED HEAT IS REQUIRED.
FIFTY PERCENT OF ALL NON–ROOFED HARDSCAPE AND PAVED AREAS WILL BE SHADED OR BE CONSTRUCTED WITH A SOLAR REFLECTIVE INDEX OF AT LEAST 29.
(ZONING ORDINANCE NO. 1662)

AREA OF HARDSCAPE= 4,840 S.F.
50%= 2,420 S.F.
PROPOSED AREA WITH SRI>29= 4,840 S.F.

HARDSCAPE AREA INCLUDES: BIT. PARKING AREA, CONCRETE WALKS, PADS

GENERAL NOTES:

1. THE CONTRACTOR/OWNER SHALL FAMILARZE HIMSELF WITH THE PLANS, SPECIFICATIONS & EXISTING SITE CONDITIONS AND BRING ANY ERRORS OR CONFLICTS TO THE ATTENTION OF THE DESIGN ENGINEER.
2. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ANY UNFORSEEN FIELD CONDITIONS, INCLUDING UNDERGROUND TANKS, UTILITIES, & CABLES (CALL BEFORE YOU DIG 1–800–922–4455) 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION & ELEVATION OF ALL UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION & MAINTENANCE OF ALL EROSION CONTROL MEASURES NECESSARY TO INSURE PROPER PROTECTOIN OF ALL UNDISTURBED &/OR DOWN STREAM AREAS.
4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL &/OR STATE AGENCIES. THESE STANDARDS & SPECIFICATIONS SHALL SUPERSEDE ANY & ALL CONFLICTING INFORMATION THAT MAY BE SHOWN ON THESE PLANS.
5. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THE EXISTENCE OF ANY & ALL LOCAL, REGIONAL, &/OR STATE APPROVALS & PERMITS REQUIRED FOR THE CONSTRUCTION, INCLUDING ANY & ALL INSPECTIONS THEREOF.

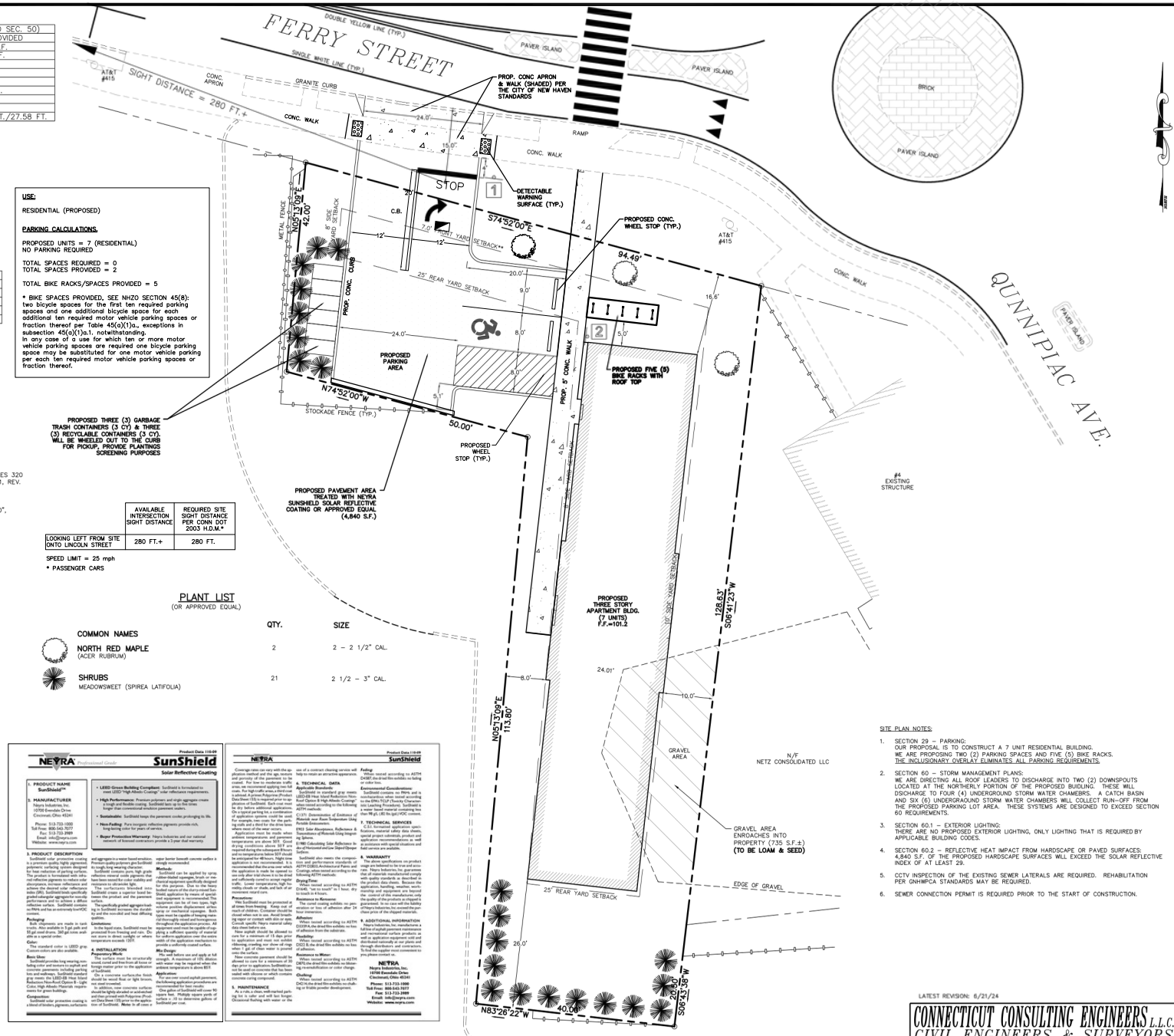
SURVEYOR'S GENERAL NOTES:

1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996.
2) THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE MAP REFERENCES.
4) THIS SURVEY CONFORMS TO A CLASS "A–2".

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

SCOTT [illegible]NDA, P.E./L.S. #19299

STATE OF CONNECTICUT SCOTT [illegible] REGISTERED LAND SURVEYOR



USE:
RESIDENTIAL (PROPOSED)

PARKING CALCULATIONS.

PROPOSED UNITS = 7 (RESIDENTIAL)
NO PARKING REQUIRED

TOTAL SPACES REQUIRED = 0
TOTAL SPACES PROVIDED = 2

TOTAL BIKE RACKS/SPACES PROVIDED = 5

* BIKE SPACES PROVIDED, SEE NHZO SECTION 45(8): two bicycle spaces for the first ten required parking spaces and one additional bicycle space for each additional ten required motor vehicle parking spaces or fraction thereof per Table 45(a)(1)a., exceptions in subsection 45(a)(1)a.1. notwithstanding. In any case of a use for which ten or more motor vehicle parking spaces are required one bicycle parking space may be substituted for one motor vehicle parking per each ten required motor vehicle parking spaces or fraction thereof.

	AVAILABLE INTERSECTION SIGHT DISTANCE	REQUIRED SITE SIGHT DISTANCE PER CONN DOT 2003 H.D.M.*
LOOKING LEFT FROM SITE ONTO LINCOLN STREET	280 FT.+	280 FT.

SPEED LIMIT = 25 mph
* PASSENGER CARS

PLANT LIST
(OR APPROVED EQUAL)

	QTY.	SIZE
COMMON NAMES		
NORTH RED MAPLE (ACER RUBRUM)	2	2 – 2 1/2" CAL.
SHRUBS		
MEADOWSWEET (SPIREA LATIFOLIA)	21	2 1/2 – 3" CAL.

Product Data 110-09
NEYRA Professional Grade
SunShield
Solar Reflective Coating

1. PRODUCT NAME
SunShield™

2. MANUFACTURER
Neyra Industries, Inc.
10700 Evendale Drive
Cincinnati, Ohio 45241

Phone: 513-733-1000
Toll Free: 800-543-7077
Fax: 513-733-2989
Email: info@neyra.com
Website: www.neyra.com

3. PRODUCT DESCRIPTION
SunShield solar protective coating is a water based, acrylic, elastomeric polymeric surfacing system designed for heat reduction of parking surfaces. The product is formulated with ultra-violet reflective pigments to reduce color fading and surface degradation and achieve the desired solar reflectance index (SRI). SunShield binds specifically engineered aggregates to provide long performance and light texture, a diffuse reflective surface. SunShield contains no PAHs and has an extremely low VOC content.

Packaging
Bulk shipments are made in tank trucks. Five gallon pails and 55 gal steel drums. 260 gal totes available as a special order.

Color:
The standard color is LEED gray. Custom colors are also available.

Basic Use:
SunShield provides long wearing, non-fading color and texture to asphalt and concrete pavements including parking lots and walkways. SunShield standard gray meets the LEED-EB Heat Island Reduction Credit Option 8 - Light Color, High Albedo Materials requirements for grass buildings.

Composition:
SunShield solar protective coating is a blend of binders, pigments, surfactants and aggregate in a water based emulsion. The finished surface is microscopically rough, long wearing character.

SunShield contains pure, high grade reflective mineral oxide pigments that have been tested for color stability and resistance to fading by UV rays.

The surfactants blended into SunShield create a superior bond between the product and the pavement surface.

The specifically graded aggregate loading in SunShield increases the durability and the non-skid and heat diffusing qualities.

Limitations:
Before application, SunShield must be protected from freezing and rain. Do not store in direct sunlight or where temperatures exceed 120°F.

4. INSTALLATION
Preparatory Work:
The surface must be structurally sound, cured and free from all loose or foreign matter prior to the application of SunShield.

On a concrete surface,the finish should be wood float or light broom, not steel troweled.

In addition, new concrete surfaces should be allowed to cure 28 days and then primed with Polyprime (Product Data Sheet 120) prior to the application of SunShield. Note: In all cases a vapor barrier beneath concrete surface is highly recommended.

Mixing:
SunShield can be applied by spray, roller-bladed squeegee, brush or mechanical equipment specifically designed for the purpose. Mix the contents of the bucket above at the top to ensure full blend. Application by means of specialized equipment is recommended.This equipment can be of two types, high pressure airless spray equipment for spray or mechanical squeegee. Both types must be capable of keeping material thoroughly mixed and homogenous throughout the application process. All equipment must be cleaned prior to use. New asphalt should be allowed to cure for a minimum of 15 days prior to application and must not exhibit ribboning, crawling, nor show oil rings when a drop of water is poured onto the surface.

New concrete pavement should be allowed to cure for a minimum of 30 days prior to application. Sunblast/sandblast all concrete surfaces to be coated with silicone or which contains concrete curing compound.

5. MAINTENANCE
As a rule, a clean, well-marked parking lot is safer and will last longer. Occasional flushing with water or the use of a contract cleaning service will help to retain an attractive appearance.

6. TECHNICAL DATA
Applicable Standards:
SunShield in standard gray meets LEED-EB Heat Island Reduction Non-Roof Option 8 High Albedo Coatings" when tested according to the following ASTM methods:

C1371 Determination of Emittance of Materials near Room Temperature Using Portable Emissometers

E903 Solar Absorptance, Reflectance & Transmittance of Materials Using Integrating Spheres.

E1980 Calculating Solar Reflectance Index of Horizontal and Low Sloped Opaque Surfaces.

SunShield also meets the composition and performance standards of ASTM D3883, Architectural Paints and Coatings, when tested according to the following ASTM methods:

Drying Time:
When tested according to ASTM D1640, "set to touch" in 1 hour, dry to touch in 4 hours.

Resistance to Kerosene:
The cured coating exhibits no penetration or loss of adhesion after 24 hour immersion.

7. TECHNICAL SERVICES
C.S.I. formatted application specifications are available. Our technical and special project submittals, product and application recommendations as well as assistance with special situations and field services are available.

8. WARRANTY
The above specifications on product usage are believed to be true and accurate. Neyra Industries, Inc guarantees that its products will perform in accordance with quality standards as described in the product data sheets. Because the application, handling, weather, workmanship and equipment are beyond the control of Neyra Industries, Inc the quality of the products as shipped is guaranteed. In no case will the liability of Neyra Industries, Inc exceed the purchase price of the shipped materials.

9. ADDITIONAL INFORMATION
Neyra Industries, Inc manufactures a full line of asphalt pavement maintenance and recreational surface products as well as line striping paints which are sold and distributed nationally at our plants and through distributors and contractors. To find the supplier most convenient to you please contact us.

NEYRA
Neyra Industries, Inc.
10700 Evendale Drive
Cincinnati, Ohio 45241
Phone: 513-733-1000
Toll Free: 800-543-7077
Fax: 513-733-2989
Email: info@neyra.com
Website: www.neyra.com

Product Data 110-09
NEYRA
SunShield

Fading:
When tested according to ASTM D4214, this film exhibits no fading or color loss.

Environmental Considerations:
SunShield contains no PAHs and is formulated in accordance with the EPA's TSCA (Toxicity Characteristic Leaching Procedure). SunShield is also free of chlorinated solvents and less than 50 g/L (.42 lb./gal.) VOC content.

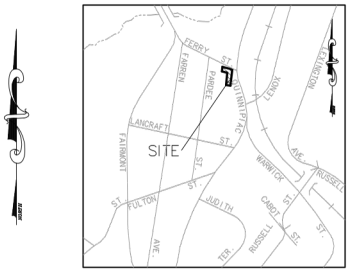
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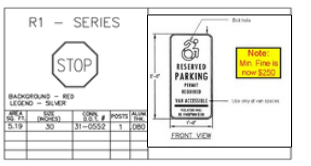
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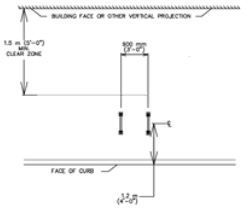
LOT AREA
8,466 sq. ft.±
0.19 acres±

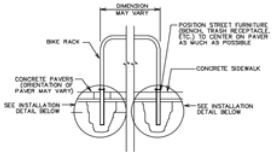


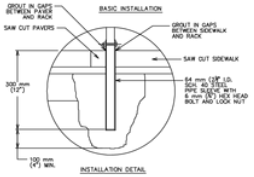
Location Map
1 Inch=600± Feet

PROPOSED SIGNAGE









SITE PLAN NOTES:

1. SECTION 29 – PARKING:
OUR PROPOSAL IS TO CONSTRUCT A 7 UNIT RESIDENTIAL BUILDING.
WE ARE PROPOSING TWO (2) PARKING SPACES AND FIVE (5) BIKE RACKS.
THE INCLUSIONARY OVERLAY ELIMINATES ALL PARKING REQUIREMENTS.
2. SECTION 60 – STORM MANAGEMENT PLANS:
WE ARE DIRECTING ALL ROOF LEADERS TO DISCHARGE INTO TWO (2) DOWNSPOUTS LOCATED AT THE NORTHERLY PORTION OF THE PROPOSED BUILDING. THESE WILL DISCHARGE TO FOUR (4) UNDERGROUND STORM WATER CHAMEBRS. A CATCH BASIN AND SIX (6) UNDERGRAOUND STORM WATER CHAMBERS WILL COLLECT RUN–OFF FROM THE PROPOSED PARKING LOT AREA. THESE SYSTEMS ARE DESIGNED TO EXCEED SECTION 60 REQUIREMENTS.
3. SECTION 60.1 – EXTERIOR LIGHTING:
THERE ARE NO PROPOSED EXTERIOR LIGHTING, ONLY LIGHTING THAT IS REQUIRED BY APPLICABLE BUILDING CODES.
4. SECTION 60.2 – REFLECTIVE HEAT IMPACT FROM HARDSCAPE OR PAVED SURFACES:
4,840 S.F. OF THE PROPOSED HARDSCAPE SURFACES WILL EXCEED THE SOLAR REFLECTIVE INDEX OF AT LEAST 29.
5. CCTV INSPECTION OF THE EXISTING SEWER LATERALS ARE REQUIRED. REHABILITATION PER GNHWPCA STANDARDS MAY BE REQUIRED.
6. SEWER CONNECTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

LATEST REVISION: 6/21/24

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTIGE DRIVE
SUITE 110
203–639–8636
CCE
MERIDEN, CT. 06450
FAX 203–639–0022

DRAWN BY	DESIGN BY		CHECKED BY
JG	–		SDP
DATE	SCALE	PROJ. NO.	CAD DRAW. NO.
3/5/24	1" = 10'	CCE 2350	01–SITE

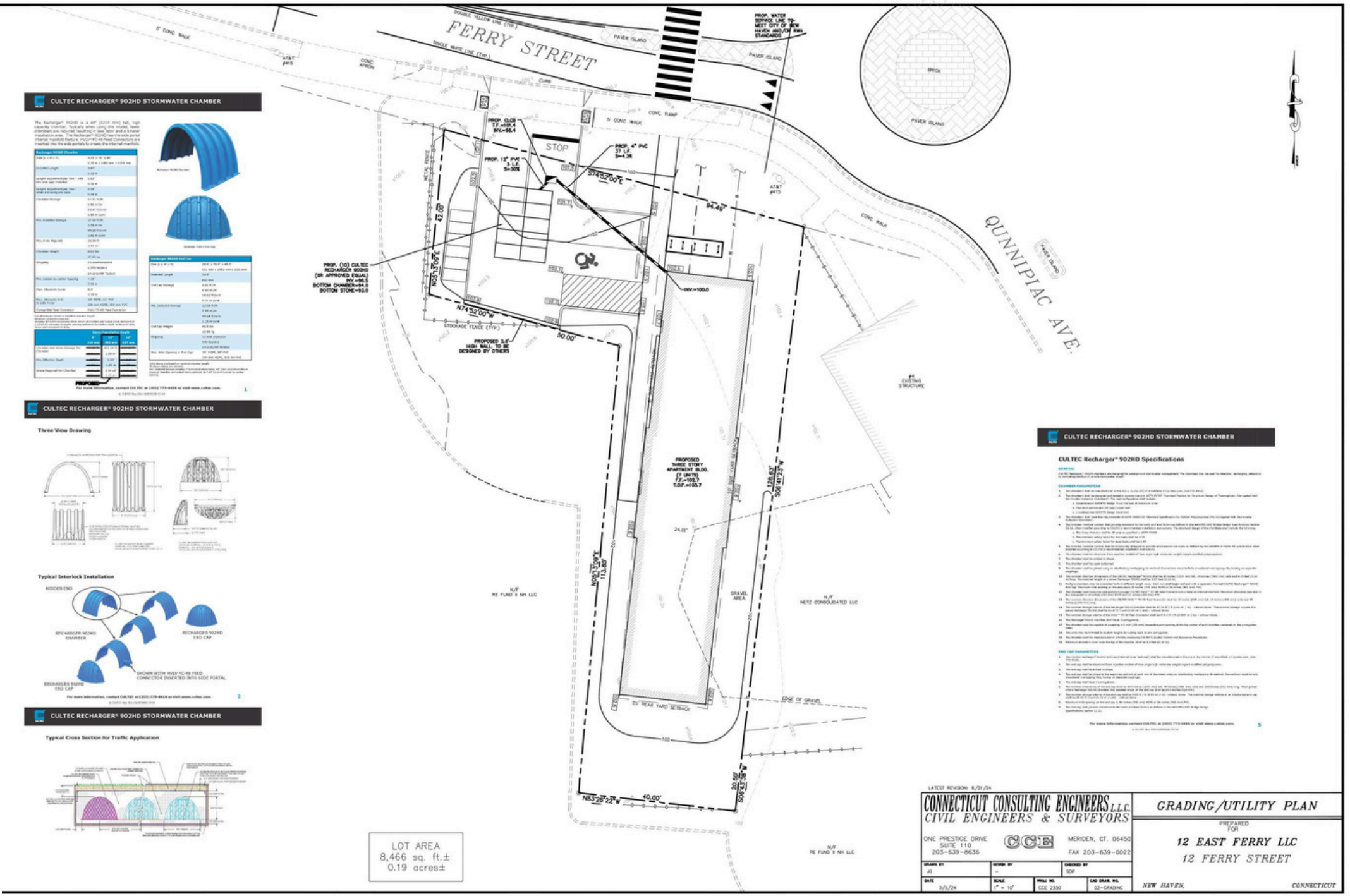
SITE/LANDSCAPING PLAN

PREPARED FOR

12 EAST FERRY LLC

12 FERRY STREET

NEW HAVEN, CONNECTICUT



CULTEC RECHARGER® 902HD STORMWATER CHAMBER

The Recharger® 902HD is a 45" (1215 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 902HD has the side portal internal manifold feature. HVLV/PC-48 Feed Connectors are inserted into the side portals to create the internal manifold.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

1

CULTEC RECHARGER® 902HD STORMWATER CHAMBER

Three View Drawing

Typical Interlock Installation

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

2

CULTEC RECHARGER® 902HD STORMWATER CHAMBER

Typical Cross Section for Traffic Application

CULTEC RECHARGER® 902HD STORMWATER CHAMBER

CULTEC Recharger® 902HD Specifications

GENERAL

CHAMBER PARAMETERS

END CAP PARAMETERS

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

5

LOT AREA
8,466 sq. ft.±
0.19 acres±

LATEST REVISION: 6/21/24

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
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SUITE 110
MERIDEN, CT. 06450
203-639-8636
FAX 203-639-0022

DRAWN BY	DESIGN BY	CHECKED BY
JG	–	SDP

DATE	SCALE	PROJ. NO.	CAD DRAW. NO.
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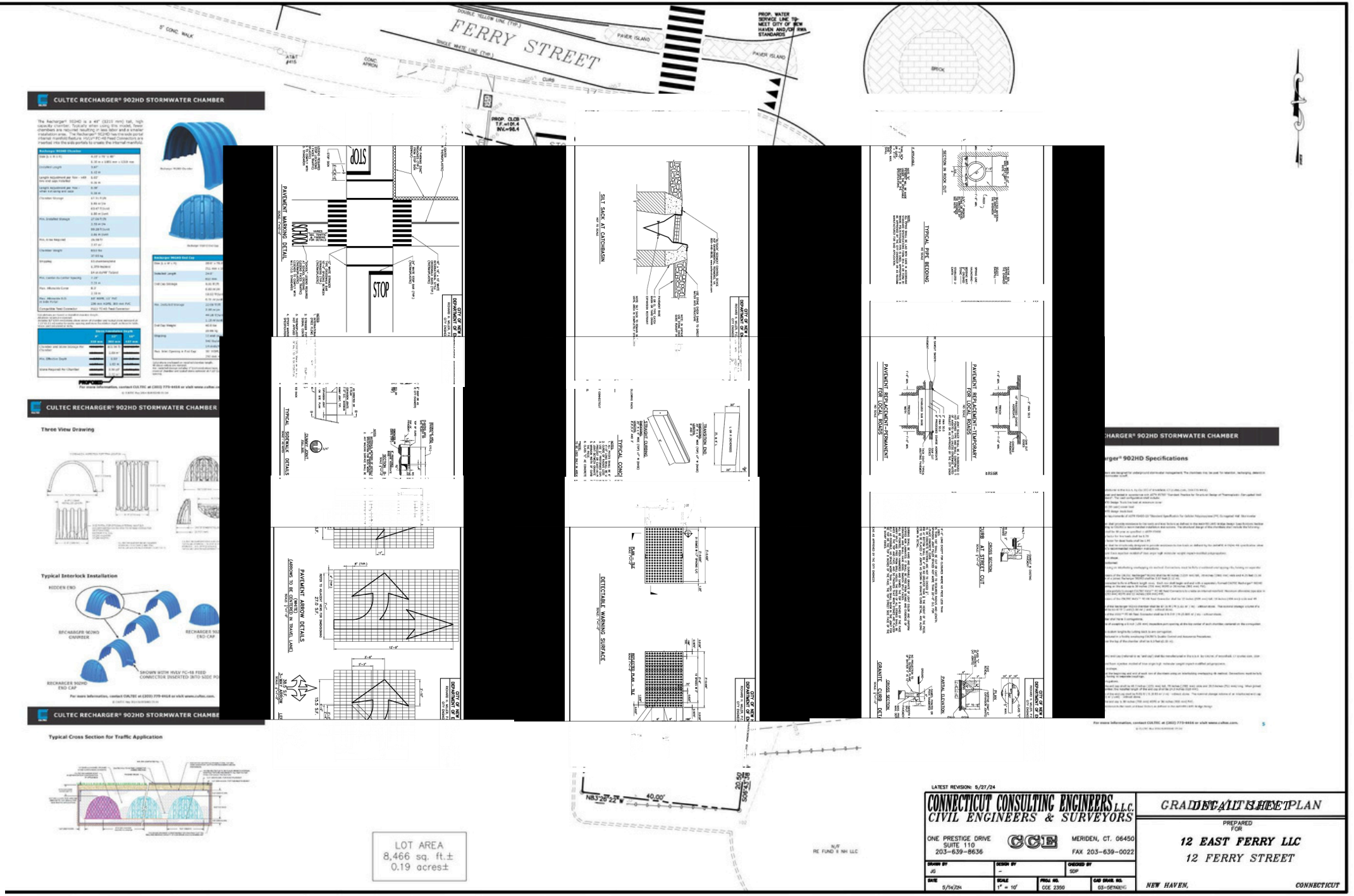
GRADING/UTILITY PLAN

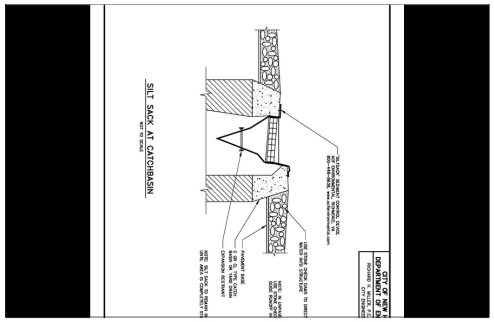
PREPARED FOR

12 EAST FERRY LLC

12 FERRY STREET

NEW HAVEN, CONNECTICUT

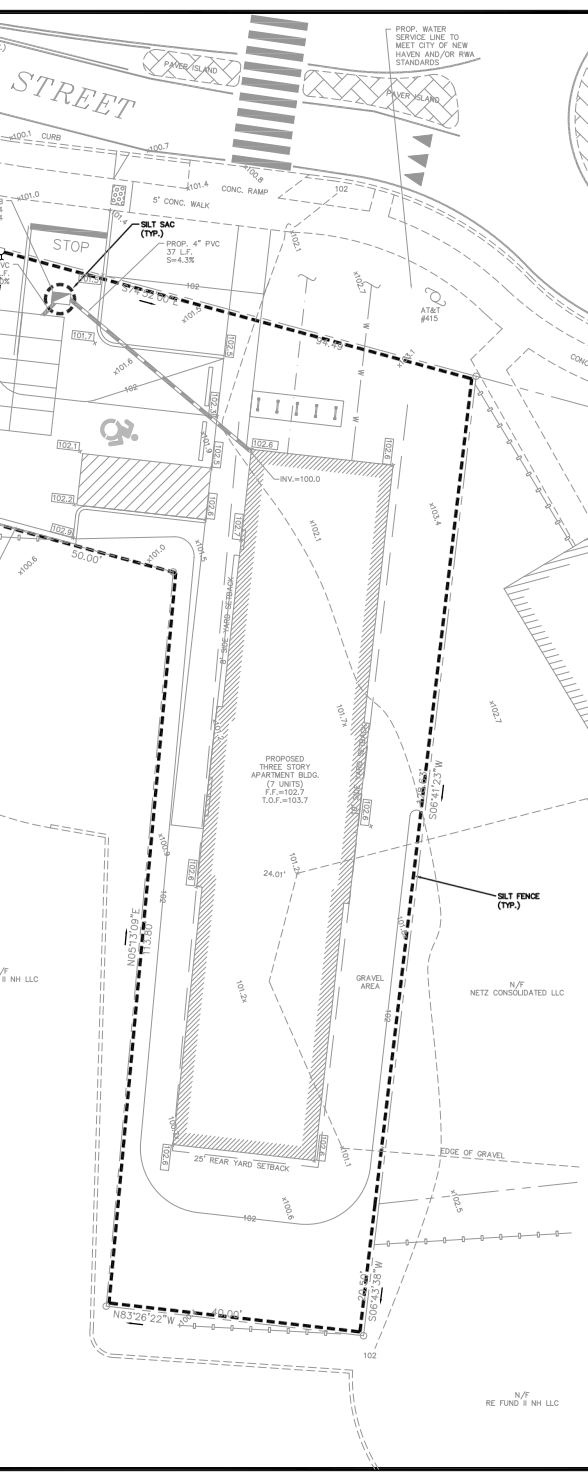

FERRY STREET
5' CONC. WALK
AT&T #415
CONC. APRON
DOUBLE YELLOW LINE (TYP.)
SINGLE WHITE LINE (TYP.)
PAVER ISLAND
PROP. WATER SERVICE LINE TIE-IN WEST CITY OF NEW HAVEN AND/OR NWA STANDARDS
BRICK
PROP. CLOS T.F.=91.4 INV.=90.1
CULTEC RECHARGER® 902HD STORMWATER CHAMBER
Three View Drawing
Typical Interlock Installation
HIDDEN END
RECHARGER 902HD CHAMBER
RECHARGER 902HD END CAP
SHOWN WITH INVERT FC-48 FEED CONNECTOR INSERTED INTO SIDE PORT
Typical Cross Section for Traffic Application
PAVEMENT MARKING DETAIL
STOP
SCHOOL
SLOPE
TYPICAL SIDEWALK DETAILS
PAVEMENT ARROW DETAILS
SET BACK AT CATCHBASIN
TYPICAL CONC.
DETECTABLE WARNING SURFACE
RAMP - TILE
TYPICAL PIPE BEDDING
PAVEMENT REPLACEMENT-TEMPORARY FOR LOCAL ROADS
PAVEMENT REPLACEMENT-PERMANENT FOR LOCAL ROADS
CROSS SECTION CURB AT STREET CUT
GRANITE CURB DETAIL
PARTIAL ELEVATION
RECHARGER® 902HD STORMWATER CHAMBER
Recharger® 902HD Specifications
LOT AREA
8,466 sq. ft.±
0.19 acres±
N/F
RE FUND II NH LLC
N83°28'27"W
40.00'
20.00'
50.00'
LATEST REVISION: 5/27/24
CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
CCE
MERIDEN, CT. 06450
FAX 203-639-0022
DRAWN BY JG
DESIGN BY –
CHECKED BY SDP
DATE 5/14/24
SCALE 1" = 10'
PROJ. NO. CCE 2350
CAD DRAW. NO. 03-GETMAPS
GRADING & UTILITY PLAN
PREPARED FOR
12 EAST FERRY LLC
12 FERRY STREET
NEW HAVEN, CONNECTICUT

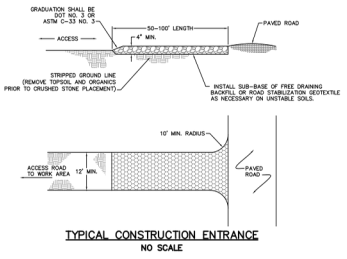


2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON PLAN PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO CONNECTICUT FORM 816.
3. CALL BEFORE YOU DIG 1-800-922-4455
4. CLEAR AND GRUB SITE AS NEEDED.
5. INITIATE MASS EARTH EXCAVATION, STABILIZE SLOPES WITH NORTH AMERICAN GREEN SC150BN EROSION CONTROL MATTING AS NECESSARY
5. BEGIN SITE DEVELOPMENT, BUILDING FOUNDATION EXCAVATION, DRIVEWAY GRADES, ETC.
7. CONSTRUCT SITE UTILITIES (SANITARY, WATER, ETC.); PROTECT CATCH BASINS WITH STAKED HAY BALES, IF NECESSARY, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
8. STAKE AND PLACE FOUNDATION, BEGIN BUILDING DEVELOPMENT.
10. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 2:1 BANKS (IF REQUIRED).
11. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
12. FINISH GRADE SITE; SPREAD TOP SOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

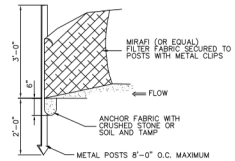
SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUE GRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS	5	0.10
	45	1.00

13. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
14. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED, SILTATION BARRIERS SHALL BE REMOVED.





TYPICAL CONSTRUCTION ENTRANCE
NO SCALE



SILT FENCE DETAIL
N.T.S.

LATEST REVISION: 6/21/24

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
CCE
MERIDEN, CT. 06450
FAX 203-639-0022

DRAWN BY	DESIGN BY	CHECKED BY	
JG	–	SDP	
DATE	SCALE	PROJ. NO.	CAD DRAW. NO.
5/14/24	1" = 10'	CCE 2350	04-EROSION

EROSION CONTROL PLAN

PREPARED FOR

12 EAST FERRY LLC

12 FERRY STREET

NEW HAVEN, CONNECTICUT

Exhibit G

City Plan & Approval

Receipt # 219030
VOL 10708 PG 151
07/12/2024 01:15:52 PM
8 Pages
NOTICE
Instr # 2024-05335
Michael B. Smart City Clerk

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **12 FERRY STREET.**
MBLU: 084 0994 01600
Owner/Applicant: East Ferry St LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review
Construction of a seven-unit multi-family residential building with parking in the RM-2 zone.

REPORT: **1651-01**
ACTION: **Approval with Conditions**

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until June 26, 2029. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to applying for Building Permit, street address(es) shall be assigned by the City Engineer.
9. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
10. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.

11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
14. As-built Survey shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).
15. The set-aside IZ Affordable Units shall be deed-restricted to ensure the units have rent limits and income limits to ensure the units are set aside and occupied as IZ Affordable Units for minimum of ninety-nine (99) years. The deed restriction shall be provided in a form acceptable to the City and recorded on the New Haven Land Records in advance of financial closing, prior to issuance of a building permit for opt-in projects under 10 units. The project shall comply with all requirements of the IZ ordinance for the term of the deed restriction.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $610. Received May 20, 2024.

- Civil plans, 3 pages, dated May 5, 2024 and May 14, 2024
- Architectural plans, 2 pages, dated May 15, 2024
- Stormwater plan, 16 pages, dated May 14, 2024

PROJECT SUMMARY:
Project: Three story multi-family (7-unit) house construction
Address: 12 Ferry Street
Site Size: 8,466 SF
Building size: 2,421 SF
Zone: RM-2
Parking: 2

Owner/Applicant: East Ferry St LLC	**Phone:**	(203) 627-9735
Agent: Benjamin Trachten	**Phone:**	(203) 864-0101
Site Engineer: John Gabel	**Phone:**	(203) 639-8636

BACKGROUND
Previous CPC Actions:
CPC 1649-15: Coastal Site Plan Review for the construction of a structure consisting of 7 dwelling units. Zone: RM-2. BZA file 24-37-CAM.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the following zoning relief granted by the Board of Zoning Appeals on May 14, 2024:

Approved at May 14, 2024 BZA Meeting:
24-26-V: 12 Ferry Street. Granted variance to allow for a building wall height of 27ft 7in where a maximum of 16ft (west) and 20ft(east) is permitted.

24-37-CAM: 12 Ferry Street. Coastal Site Plan review for the construction of a structure consisting of 7 dwelling units.

	ZONING INCENTIVES		
	Required in RM-2	**Required per IZO**	**Proposed**
Parking	7 Spaces	0	2 Spaces
FAR	N/A	N/A	N/A
Density	2,000 SF/D.U.	1,200	1,411 SF/D.U.

Site description/existing conditions:
The site is a currently vacant infill lot located on Ferry Street, near the Quinnipiac Avenue – East Ferry Street Roundabout in the Annex Neighborhood. The parcel has a history of residential use, having once been the site of a mixed-use residential and commercial structure. The site is surrounded by multi-family residential structures also zoned RM-2.

Proposed activity:
The applicant proposes the construction of a 7-unit three story residential structure. The structure will consist of one 1-bedroom unit, two 2-bedroom units, two 3-bedroom units, and two 4-bedroom units. The applicant seeks to opt-in to the inclusionary zoning standards of section 50(c), and has designated the second story two-bedroom unit (Unit 2A) as the IZ unit. Work will include the installation of stormwater management infrastructure, a paved parking area with two spaces, and site landscaping.

Motor vehicle circulation/parking/traffic:
Vehicles will access the site from a single 24-foot curb cut along Ferry Street. Vehicles entering the parking area will only be able to enter turn right into the parcel from Ferry Street. Vehicles exiting the parcel will only be able to turn right onto Ferry Street towards Quinnipiac Avenue. Two off-street parking spaces are proposed for this development, including a single handicap space.

Bicycle parking:
Five bicycle racks shall be provided, located on the north side of the property.

Trash removal:
Private trash removal and recycling shall be provided for the site. Landscaping shall be provided to screen the outdoor container area located on the eastern side of the property. Receptacles will be brought to the curb for removal.

Signage:
No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control:
☒ **Class A** (minimal impact)
☐ **Class B** (significant impact)
☐ **Class C** (significant public effect, hearing required)
Cubic Yards (cy) of soil to be moved, removed or added: 71 cy
Start Date: Within 180 days of approval Completion Date: Within 6-9 months of start date
Responsible Party for Site Monitoring:

Bryant Thomas, East Ferry St LLC
203-627-9735
bryantth2002@yahoo.com

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS
REQUIRED DOCUMENTATION
☒ Soil characteristics of site;
☒ Location of closest surface water bodies and depth to groundwater;
☒ DEEP ground and surface water classification of water bodies;
☒ Identification of water bodies that do not meet DEEP water quality standards;
☒ Proposed operations and maintenance manual and schedule;
☒ Location and description of all proposed BMPs;
☒ Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
☒ Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS
☒ Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
☒No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
☒Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;

☒Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
☒Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
☒Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
☒On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
☒Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
☒Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
☒Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS
REQUIRED SUBMISSION
Does not apply. No new exterior lighting is proposed.

STANDARDS
☒In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
☒*Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
☒ *Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
☒ *Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
☒ *Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and

☒*Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;

☒*Maximum Light Levels at the Property Line.*

a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;

b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;

c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

☒ 50% of all on-site non-roof hardscape or paved areas will be either:

☐ shaded AND/OR

☒ constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 4,840 SF
50% of non-roof hardscape: 2,420 SF

Shaded (average)	
SRI > 29	**2,420 SF**
Cement	
Parking striping	
SunShield coating	2,420 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**2,420 SF**
% SHADED/HIGH SRI PROPOSED	**50%**

Sec. 50. Inclusionary Zoning: SUBMISSION MEETS REQUIREMENTS

REQUIRED SUBMISSION

☒Inclusionary Zoning Worksheet

☐Multi-model traffic study-not required per NHZO Section 50(d)(2)

STANDARDS

☒ In areas outside of Core and Strong Market areas of the IZO, Applicable Developments that Opt-in to the IZO shall set aside not less than five percent (5%) of the total number of dwelling units as IZ Affordable Units.

☒ All IZ Affordable Units must be constructed and maintained in a manner consistent with market-rate units provided as part of the Inclusionary Development.

☒ IZ Affordable Units must be evenly distributed throughout the Inclusionary Development, including across project phases.
☒ IZ Affordable Units must be a mix of unit types and sizes that matches the overall mix of unit types and sizes in the Inclusionary Development.
☒ IZ Affordable Units must have comparable finishes and access to amenities to Market-Rate Units in the Inclusionary Development.
☒ All Applicable Developments must be reviewed and approved by the City Plan Commission as part of Site Plan Review or Detailed Site Plan Review in accordance with Section 64 and Section 50(f).
☒ Proposed Floor Area Ratio, Gross Floor Area per Dwelling Unit, and Parking Spaces are permitted as of right in the Zone *or* are permitted through IZ Zoning Incentives in accordance with Section § 50(d).

SECTION B IZ AFFORABLE UNIT CLASSIFICATION						
Unit or Dwelling Type	**All Units (#)**	**Market Rate Units (# and % of total Market Rate Units)**	**IZ Units (# and % of total IZ units)**	**Accessible Units (# market rate, # IZ)**	**IZ Affordable Unit Set-Aside (#)**	
					50% of AMI	**Voucher priority units**
Studio units	0	#: 0 0%	#: 0 0%		0	
1-bedroom units	1	#:1 17%	#: 0 0 %		0	
2 or more bedroom units	6	#:5 83%	#: 1 100%		1	
Total	7	#: 6 100%:	#: 1 100%		1	

	ZONING INCENTIVES		
	Required in RM-2	**Required per IZO**	**Proposed**
Parking	7 Spaces	0	2 Spaces
FAR	N/A	N/A	N/A
Density	2,000 SF/D.U.	1,200	1,411 SF/D.U.

Project Timetable:
Project is expected to commence within 180 days of approval and the duration will be approximately 6-9 months.

PLANNING CONSIDERATIONS
This site is currently a vacant infill lot located on Ferry Street, near the Quinnipiac Avenue – East Ferry Street Roundabout in the Annex Neighborhood and is close to the Quinnipiac River. The parcel has a history of residential use, having once been the site of a mixed-use residential and commercial structure. The site is surrounded by multi-family residential structures also zoned RM-2 and would thus blend in with the surrounding area. It would also provided additional, deeply needed housing to the neighborhood and the City, including one affordable, 2-bedroom unit as part of the Inclusionary Zoning opt-in.

SITE PLAN REVIEW
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION
The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: June 26, 2024
Leslie Radcliffe
Chair

ATTEST: 7/2/24
Laura E Brown
Executive Director, City Plan Department

07/12/2024 01:15:52 PM
Michael B. Smart City Clerk
City of New Haven

CITY OF NEW HAVEN
New Haven, Connecticut
www.cityofnewhaven.com

NEW HAVEN
IT ALL HAPPENS HERE
www.infonewhaven.com

Justin Elicker
Mayor

BOARD OF ZONING
APPEALS
ROOM 501
HALL OF RECORDS
200 Orange Street
New Haven, Connecticut
06510

Receipt # 217179
Instr # 2024-04063
VOL 10688 PG 251
05/30/2024 10:40:19 AM
2 Pages
NOTICE
Michael B. Smart City Clerk

May 17, 2024

Benjamin Trachten
679 State Street
New Haven, CT 06511

RE: 12 Ferry Street
Appeal: 24-26-V, 24-37-CAM
Owner: East Ferry Street, LLC
Applicant: Benjamin Trachten

Dear Mr. Trachten:

Your appeal seeking a Variance to allow for a building wall height of 27ft 7in where a maximum of 16ft (west) and 20ft(east) is permitted and Coastal Site Plan review for the construction of a structure consisting of 7 dwelling units in the RM-2 Zoning District was considered by the Board of Zoning Appeals on May 14, 2024. The appeal was considered in accordance with Section 63 of the New Haven Zoning Ordinance. Permission is hereby granted.

Permission granted by the Board will become null and void unless:

1. **The grant of relief has been recorded on the Land Records of the City of New Haven within 120-days of the date of publication of approval; and,**

2. **A valid permit has been issued and construction diligently pursued; or**

3. **A Certificate of Occupancy has been issued**

The effective date is considered the date of publication of the decision in a newspaper having substantial circulation in the municipality. The amended publication is scheduled for May 18, 2024. An appeal by any person aggrieved by the decision must be taken to **Superior Court Judicial District of New Haven** within fifteen(l5) days after the date of publication.

A copy of the Board's decision is required to be recorded on the Land Records at your expense. Enclosed are two copies of this decision letter, one to be recorded on the Land Records in the Office of the City/Town Clerk (2nd floor, 200 Orange Street), and one to be returned to this office showing proof of recording.

Please be advised that the request granted is to be exercised in strict accordance with the relief sought and the plans submitted in support thereof. Any deviation from this approval requires additional approval from the Board. A permit from the City of New Haven Building Department, at 200 Orange Street, Room 502, is required before commencing any work. **Please bring a copy of this decision letter showing the volume, page number, and when it was recorded on the Land Records with you when applying for a building permit. No Building Permit can be issued without proof of zoning and recording.**

Respectfully,

BOARD OF ZONING APPEALS
Nate Hougrand on behalf of M. Martinez
(5/17/2024)
Michael Martinez, Secretary

05/30/2024 10:40:19 AM
Michael B. Smart City Clerk
City of New Haven

Exhibit H

Disclosure Statement

Shakeema Burke serves as the Manager of the Applicant, East Ferry St, LLC. The current members of the Applicant are Shakeema Burke, who holds a 51% ownership interest, and Bryant Thomas, who holds a 49% ownership interest.

Upon completion of the anticipated long-term financing in April 2026, ownership of the Applicant will be restructured. At that time, East Ferry St, LLC will have a single managing member and sole owner, Shakeema Burke. The current plan provides for Bryant Thomas to be bought out of his ownership interest in connection with the refinancing.

Exhibit K

Certificate of Developer

DEVELOPER'S CERTIFICATION
IN SUPPORT OF TAX ABATEMENT APPLICATION

Property: 12 East Ferry Street
New Haven, Connecticut 06513
Seven (7) Unit Residential Building
Applicant/Owner: East Ferry St, LLC
State of Organization: Connecticut

CERTIFICATION

We, the undersigned, being the Members and Developers of East Ferry St, LLC, the owner of the property located at 12 East Ferry Street, New Haven, Connecticut 06513 (the "Property"), hereby certify as follows:

1. East Ferry St, LLC is the owner of the above-referenced seven (7) unit residential building.
2. The undersigned Members are:
   - **Shakeema Burke**, 51% Member and Manager
   - **Bryant Thomas**, 49% Member
3. We have submitted an application to the City of New Haven for a tax abatement with respect to the Property.
4. We hereby affirm and certify that all information, statements, representations, and supporting documentation provided in connection with the tax abatement application are true, accurate, and complete to the best of our knowledge, information, and belief.
5. We understand that this certification is made for the purpose of inducing the City of New Haven to consider and act upon the application, and that the City is relying upon the truthfulness and accuracy of the information provided.

We acknowledge that any material misrepresentation or omission may result in denial or revocation of the requested tax abatement and may subject the Applicant to any remedies available under applicable law.

IN WITNESS WHEREOF, the undersigned have executed this Developer's Certification on this 14th day of February, 2026.

Shakeema Burke
Member (51%) and Manager
East Ferry St, LLC Shakeema Burke

Bryant Thomas
Member (49%)
East Ferry St, LLC

NOTARY ACKNOWLEDGMENT

State of Connecticut

County of Connecticut

On this 14th day of February, 2026, before me, the undersigned officer, personally appeared **Shakeema Burke** and **Bryant Thomas**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained on behalf of East Ferry St, LLC.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

JENNIFER ALFIERI
Notary Public, State of Connecticut
My Commission Expires 03/31/2027

Exhibit 1

Project Summary

Property Summary

The development of 12 East Ferry Street was initiated by two New Haven natives who recognized the urgent need for safe, code-compliant housing and the growing gap between housing supply and affordability within the community. With a shared commitment to addressing these challenges, Bryant Thomas and I, Shakeema Burke, purchased the property under the entity 12 East Ferry St LLC with the intention of developing quality, affordable housing for local residents.

At the time of acquisition, the parcel was zoned for a four-unit building. Understanding the greater need for housing density, we pursued and successfully obtained the necessary variances and approvals to construct a seven-unit residential building. As part of this approval process, we agreed to designate the first-floor three-bedroom unit as affordable at 50% of Area Median Income (AMI), secured through a deed restriction with the City of New Haven.

The development process—including zoning variances, financing, and regulatory approvals—has been extensive and time-consuming. During this period, my partner's long-term interest in maintaining ownership of the building changed. As a result, I am currently in the process of purchasing his ownership share in order to continue and complete the project independently.

To facilitate this transition, I am working with Capital for Change, a mission-driven lender that has supported underserved communities throughout Connecticut for over 50 years. Capital for Change is providing financing to enable me to buy out my partner, assume 100% ownership, and bring the project from its current 90% completion to full completion. Their mission aligns directly with my goals as a community developer, particularly in their commitment to expanding affordable housing opportunities.

Under the terms of their financing program, all seven units will be restricted to households earning at or below 80% of AMI, with one unit further restricted to 50% of AMI through the existing city deed restriction. The loan term will be 20 years, ensuring long-term affordability and stability for residents.

Accordingly, 12 East Ferry St LLC respectfully seeks a tax abatement for the newly constructed seven-unit residential building located at 12 East Ferry Street, New Haven, CT 06513. This development directly addresses the city's critical need for affordable housing and contributes to narrowing the widening gap between housing costs and household income.

All seven units will provide high-quality, income-restricted housing for working families and individuals in New Haven. By increasing the supply of affordable units, this project promotes economic opportunity, strengthens neighborhood stability, and supports ongoing community revitalization.

The need for affordable housing in New Haven remains significant. Current data indicates that approximately 57% of renter households and 26.6% of homeowner households earn less than 50% of AMI, representing a total of 23,859 households. This development makes a meaningful contribution toward addressing that shortage while advancing inclusive and sustainable growth within the city.

Exhibit 2

Certificate of Organization

Secretary of the State of Connecticut
Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0011848068 Filed On: 6/14/2023 8:20:17 AM

Primary Details

Name of Limited Liability Company:	East Ferry St LLC
Business ALEI:	US-CT.BER:2803817
Business Email Address:	keema32@comcast.net
NAICS Information:	N/A

Business Location

Principal Office Address:	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States
Mailing Address:	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States

Appointment of Registered Agent

Type:	Individual
Agent's Name:	Shakeema Burke
Business Address:	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States
Residence Address:	1569 Quinnipiac Ave , New Haven, CT, 06513-1500, United States
Mailing Address:	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States

Agent Appointment Acceptance

Agent Signature:
This signature has been executed electronically

Manager or Member Information

Secretary of the State of Connecticut
Certificate of Organization

Domestic Limited Liability Company

Name	*Title*	*Business Address*	*Residence Address*
Shakeema Burke	Managing Member	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States
Bryant Thomas	Member	N/A	2 Lewis St, New Haven, CT, 06513, United States

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Shakeema Burke
Organizer Title: Managing Member

Filer Name: Shakeema Burke
Filer Signature: Shakeema Burke
Execution Date: 06/14/2023
This signature has been executed electronically

Exhibit 3

Certificate of Good Standing

Secretary of the State of Connecticut
Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Tuesday, February 10, 2026 5:15 PM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of organization for the below domestic limited liability company was filed in this office.

A certificate of dissolution has not been filed, and so far, as indicated by the records of this office, such limited liability company is in existence.

Business Details

Business Name	East Ferry St LLC
Business ALEI	US-CT.BER:2803817
Formation Date	06/14/2023

Secretary of the State

Business ALEI: US-CT.BER:2803817 Certificate Number: C-00198534

Note: To verify this certificate, visit Business.ct.gov

Exhibit 4

Evidence of Site Control

Property Deed

BK: 10573 PG: 167 08/17/2023 WARRANTY Image: 1 of 2

Please Return To:
Trachten Law Firm LLC
679 State Street
New Haven, CT 06511

Instr # 2023-08469
Local Tax $ 237.5
State Tax $356.25

VOL 10573PG 167
08/17/2023 09:44:18 AM
2 Pages
WARRANTY
Michael B. Smart City Clerk

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT I, Abdelwhab Mustafa aka Abdelwahab Mustafa of the Town of New Haven, County of New Haven and State of Connecticut for the consideration of **Forty-Seven Thousand Five Hundred and 00/100 ($47,500.00)** grants to **East Ferry St LLC, a Connecticut Limited Liability Company, with a mailing address of 1569 Quinnipiac Ave, New Haven, CT 06513,** with **WARRANTY COVENANTS**, property located **12 Ferry Street, New Haven, CT**, more particularly bounded and described as follows:

$356.25

$237.5

ALL THOSE TWO CERTAIN pieces and parcels of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

First Piece
Said parcel known as 336 Quinnipiac Avenue, New Haven, CT a/k/a #12 East Ferry Street a/k/a #12 Ferry Street, New Haven, CT, bounded:

NORTH: By Ferry Street, 46 feet;

EAST: In part by land of the Estate of Mollie Kramer, being the first piece herein described, and in part by land now or formerly of John Betner, in all, 199 feet;

SOUTH: By land now or formerly of Antonio Grabowski and Weronika Grabowski, 40 feet, by a line forming a right angle with the above described east boundary;

WEST: By land now or formerly of Antonio Grabowski and Weronika Grabowski, 199 feet, more or less, by a straight line.

The Second Piece is bounded:
Commencing at a point in the southerly line of Ferry Street, at the northeasterly corner of the land herein described and the northwesterly corner of land of Robert A. Mirto;

Thence running southerly along land of said Mirto, 42.0 feet;

Thence running westerly along other land of Lion Productions, Inc., 50.00 feet to a point;

Thence running northerly along remaining land of Lion Productions, Inc., 42.00 feet to the southerly line of Ferry Street;

Thence running easterly along Ferry Street, 50.00 feet to the point and place of beginning.

EXCLUDED FROM the above parcels and from the operation of the conveyance evidenced hereby is all that certain piece or parcel of land, with all the buildings and improvements thereon, situated in the City of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

Commencing at a point in the division line between land of Robert A. Mirto and Lion Productions, Inc., said point being 155.80 feet southerly of the south line of Ferry Street;

Thence running easterly along remaining land of said Mirto a distance of 41.23 feet to a point in the division line between land of Mirto and Lion Productions, Inc., said point being 149.00 feet southerly of the south line of Ferry Street;

Thence running southerly along said division line 50.00 feet to the point marked by an iron pipe set in the southeasterly corner of land of Mirto and the northwesterly corner of land of Lion Productions, Inc.;

Thence running westerly along the division line between land of Mirto and Lion Productions, Inc., 40.00 feet to the southwesterly corner of land of Mirto;

Thence running northerly 50.00 feet, along division line between land of Mirto and Lion Productions, Inc. to the point and place of beginning.

Being the same premises conveyed to Abdelwhab Mustafa by Committee Deed from Charles M. Fresher, Committee, dated September 27, 2018 and recorded December 6, 2018 in Volume 9793 at Page 132 of the New Haven Land Records.

Said Premises are conveyed subject to the following:

1. Drainage Easement as set forth in an instrument dated January 29, 1971 and recorded in Volume 2406 at Page 473 of the New Haven Land Records.

2. Easement in favor of the State of Connecticut dated May 6, 2008 and recorded in Volume 8202 at Page 148 of the New Haven Land Records. See Map No. 59-120 on file in the Office of the New Haven Town Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August 2023.

Signed, Sealed and Delivered in the Presence of:

Witness Ravneet Kaur

Witness Edward Cruz Jr

Abdelwahab Mustafa

08/17/2023 09:44:18 AM
Michael B. Smart City Clerk
City of New Haven

STATE OF CONNECTICUT) ss:
COUNTY OF NEW HAVEN)

On this the 10th day of August 2023, before me, Amada O'Toole (Print name of Notary), the undersigned officer, personally appeared, Abdelwhab Mustafa aka Abdelwahab Mustafa , known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

AMADA CELESTE O'TOOLE
Notary Public, State of Connecticut
I.D. # 59PC.0189316
My Commission Expires 05/31/2026

Notary Public

Exhibit 5

Affordable and Restrictive Covenants

Affordability restrictions will be put on all 7 units and will run with the project for 20 years.

DECLARATION OF LAND USE RESTRICTIVE COVENANT

After recording, please return to:
City of New Haven
Corporation Counsel
Attn: Michael Pinto
165 Church Street, 4th Floor
New Haven, CT 06510

Receipt # 221815
Instr # 2024-07898

VOL 10748 PG 260
10/08/2024 09:45:36 AM
6 Pages
DECLARATION
Michael B. Smart City Clerk

DECLARATION OF LAND USE RESTRICTIVE COVENANTS

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS, (this "**Declaration**") is made as of September _, 2024 by East Ferr ST LLC **a Connecticut Limited Liability Company having a mailing address** 2 Lewis Street New Haven CT 06513 its successors and assigns (the "**Owner**") and is given pursuant to the requirements of the New Haven Inclusionary Zoning Ordinance—New Haven Zoning Ordinance Section 50. Inclusionary Zoning Overlay Zone (the "IZ Ordinance") , et seq. —and the regulations promulgated in the Inclusionary Zoning Monitoring and Procedures Manual (the "IZ Manual"), as amended from time to time.

WITNESSETH:

WHEREAS, the Owner is the owner of a rental housing project located in the City of New Haven, State of Connecticut, more particularly described in **Schedule A** hereto, known as 12 Ferry Street New Haven CT (the "**Project**").

WHEREAS, the Inclusionary Zoning Ordinance does not require the Project to provide IZ Affordable Units, but the Owner has voluntarily opted in to secure the incentives of the Inclusionary Zoning Ordinance
; and]

WHEREAS, **ONE (1)** of the units situated in the Project, as more particularly itemized on **Schedule B** hereto, in compliance with the New Haven Inclusionary Zoning Ordinance, have been designated by the Owner as IZ Affordable Units (the "**IZ-Affordable Units**"); and

WHEREAS, the regulatory and restrictive covenants set forth herein governing the use, occupancy, operation, and transfer of the Project shall be and are covenants running with the land thereon for a term which, except as otherwise is expressly provided in Section 5 of this Declaration, shall terminate Ninety-Nine (99) years after the date of the recording of this Declaration and are binding upon all subsequent owners of the Project for such term, and are not merely personal covenants of the Owner.

NOW THEREFORE, the Owner agrees and covenants as follows:

Section 1 □ Recording Filing, Covenants To Run With the Land

(a) Upon execution of this Declaration by the Owner, the Owner shall cause this Declaration and all amendments hereto to be filed on the land records of the City, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the City a receipt of the same and shall cause the recorded Declaration to be returned to the City.

(b) The Owner intends, declares, and covenants, on behalf of itself and all future owners and operators of the Project during the term of this Declaration, that this Declaration and the covenants and restrictions set forth in this Declaration regulating and restricting the use, occupancy and transfer of the Project (1) shall be and are covenants running with the land, encumbering the Project for the term of this Declaration, binding upon the Owner's successors in title and all subsequent owners and operators of the Project; (2) are not merely personal covenants of the Owner; and (3) shall bind the Owner (and the benefits shall inure to the City and any past, present or prospective tenant of the Project) and its respective successors and assigns during the term of this Declaration.

(c) The Owner hereby agrees that any and all requirements of the laws of the State of Connecticut to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the Project.

(d) For the term of this Declaration, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Declaration, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Declaration.

Section 2 □ Representations, Covenants and Warranties of the Owner

The Owner hereby represents, covenants, and warrants as follows:

(a) The Owner (1) is a **Connecticut Limited Liability Company** duly organized under the laws of the State of Connecticut and is qualified to transact business under the laws of the State of Connecticut, (2) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (3) has the full legal right, power and authority to execute and deliver this Declaration.

(b) The Owner will, at the time of execution and delivery of this Declaration, have good and marketable title to the premises constituting the Project, free and clear of any lien or encumbrance (except for encumbrances created pursuant to this Declaration, or other encumbrances permitted pursuant to the terms of the Rental Agreement).

(c) The Project contains or will contain IZ Affordable Units.

(d) All IZ Affordable Units will remain habitable according to the standards for decent, safe, and sanitary housing under the New Haven Housing Code.

(e) The Owner may sell, transfer, or exchange the entire Project at any time, but the Owner shall notify in writing the City and any buyer or successor in interest or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Declaration.

(f) The Owner has not and will not execute any other declaration with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Declaration are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

Section 3 □Income, Rental, Occupancy and Use Restrictions

The determination of whether a tenant meets the income requirement for IZ Affordable Units shall be made by the Owner or his designated agent at least annually on the basis of the current income of said tenant, such that the combined total annual household income for all members does not exceed 50 percent of the New Haven Area Median Income at the time of initial occupancy. The Owner represents, warrants, and covenants throughout the term of this Declaration and in order to satisfy the requirements of the IZ Ordinance, that the IZ Affordable Units shall meet the following requirements:

a. *Rental Limits.* Pursuant to the IZ Ordinance and the zoning maps of the City of New Haven, the property located in [ ] Core; [ ] Strong; [**X**] Other, and accordingly **1** unit will be IZ Affordable Units. In the event that any unit loses qualification as an IZ Affordable Unit due to an occupant ceasing to qualify, or for any other reason, the next available comparable unit shall be designated as an IZ Affordable Unit and the rent shall be adjusted accordingly.

b. *Income Limits.* The IZ Affordable Units shall be occupied by income-eligible tenants at all times during the term of this Declaration.

Section 5-Tenant and Participant Protections and Restrictions

The Owner represents, warrants, and covenants that throughout the term of this Declaration and in order to satisfy the requirements of the IZ Ordinance, Section 50. (f),] Owner shall comply with the following (**"Tenant and Participant Requirements"**):

(a) Any lease for a IZ Affordable Unit shall be in writing and shall be for a term of not less than one (1) year, unless otherwise expressly agreed to by the tenant.

Section 6 □ Term of Declaration

(a) This Declaration, and the term of affordability specified herein (the **"Affordability Period"**), applies to the Project immediately upon recordation of this Declaration, and the Owner shall comply with all restrictive covenants herein not later than the date that the City of New Haven Office of Building Inspection and Enforcement shall have issued a Certificate of Occupancy for the Project. This Declaration shall terminate ninety-nine (99) years after the date of its recording.

(b) This Declaration and the term of affordability shall remain in effect for not less than the Affordability Period described in section 6 (a) above without regard to the term of any mortgage or other underlying security and without regard to any sale or other transfer of ownership.

Section 7□ Enforcement of Restrictions

(a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the City, to inspect any books and records of the Owner regarding the Project with respect to the incomes of tenants of IZ Affordable Units which pertain to compliance with the restrictions specified in this Declaration.

(b) The Owner shall submit any other information, documents, or certifications requested by the City which the City shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the restrictions specified in this Declaration.

(c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the City and all persons interested in Project

compliance under the IZ Ordinance and any other applicable regulations. The Owner further agrees to submit annual certifications and other reports to the City confirming that the Project is in compliance with the IZ Ordinance and the restrictions specified in this Declaration.

(d) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of the IZ Ordinance.

(e) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Declaration is to assure compliance of the Project and the Owner with the IZ Ordinance and other applicable regulations, and by reason thereof, shall be entitled, for any breach of the provisions hereof, and in addition to all other remedies provided by law or in equity, to enforce specific performance by the Owner of its obligations under this Declaration in a court of competent jurisdiction. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.

(f) The Owner agrees to take any and all actions reasonably required by the City to substantiate the Owner's compliance with the occupancy restrictions of this Declaration.

Section 8 □ Record Keeping

(a) During the term of this Declaration, the Owner shall maintain and make available to the City any and all records, documents, and policies necessary which demonstrate compliance with this Declaration.

(b) The Owner shall maintain all records as required by The IZ Ordinance and IZ Manual as applicable and shall take any and all actions reasonably required by the City to substantiate the Owner's compliance. This Declaration may be enforced by the City in the event the Owner fails to satisfy any of the requirements herein.

Section 9 □ Miscellaneous

(a) **Severability.** The invalidity of any clause, part, or provision of this Declaration shall not affect the validity of the remaining portions thereof.

(b) **Notices.** All notices to be given pursuant to this Declaration shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing. The City, and the Owner, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

If to the City:
City of New Haven
Executive Director, Livable City Initiative
165 Church Street
New Haven, Connecticut 06510

With a copy to:
Office of the Corporation Counsel
City of New Haven
165 Church Street
New Haven, Connecticut 06510

If to Owner:

East Ferry St LLC
2 Lewis Street
New Haven, CT 06513

or to such other address or person as shall be designated from time to time by notice.

(d) **Governing Law.** This Declaration shall be governed by the laws of the State of Connecticut and, where applicable, the laws of the United States of America.

Remainder of this page intentionally left blank
Signature page follows

IN WITNESS WHEREOF, the Owner hereto has set its hand and seal the day and year first written above.

Signed, Sealed and Delivered
in the presence of:

Laura S. Gullo
Laura S. Gullo

Jaime Lucas

East Ferry ST LLC

BY: _____

, Member

STATE OF CONNECTICUT)
) ss: October , 2024
COUNTY OF New Haven)

Personally appeared _____ duly authorized of East Ferry ST LLC as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his/her/their free act and deed and the free act and deed of said National Construction LLC on behalf of said entity, before me.

Laura S. Gullo
Commissioner of the Superior Court
Notary Public
My Commission Expires:

LAURA S. GULLO
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 30, 2027

SCHEDULE A

LEGAL DESCRIPTION OF PROJECT

Schedule A
Legal Description

ALL THOSE TWO CERTAIN pieces and parcels of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

First Piece
Said parcel known as 336 Quinnipiac Avenue, New Haven, CT a/k/a #12 East Ferry Street a/k/a #12 Ferry Street, New Haven, CT, bounded:

NORTH:	By Ferry Street, 46 feet;
EAST:	In part by land of the Estate of Mollie Kramer, being the first piece herein described, and in part by land now or formerly of John Betner; in all, 199 feet;
SOUTH:	By land now or formerly of Antonio Grabowski and Weronika Grabowski, 40 feet, by a line forming a right angle with the above described east boundary;
WEST:	By land now or formerly of Antonio Grabowski and Weronika Grabowski, 199 feet, more or less, by a straight line.

The Second Piece is bounded:
Commencing at a point in the southerly line of Ferry Street, at the northeasterly corner of the land herein described and the northwesterly corner of land of Robert A. Mirto;

Thence running southerly along land of said Mirto, 42.0 feet;

Thence running westerly along other land of Lion Productions, Inc., 50.00 feet to a point;

Thence running northerly along remaining land of Lion Productions, Inc., 42.00 feet to the southerly line of Ferry Street;

Thence running easterly along Ferry Street, 50.00 feet to the point and place of beginning.

EXCLUDED FROM the above parcels and from the operation of the conveyance evidenced hereby is all that certain piece or parcel of land, with all the buildings and improvements thereon, situated in the City of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

Commencing at a point in the division line between land of Robert A. Mirto and Lion Productions, Inc., said point being 155.80 feet southerly of the south line of Ferry Street;

Thence running easterly along remaining land of said Mirto a distance of 41.23 feet to a point in the division line between land of Mirto and Lion Productions, Inc., said point being 149.00 feet southerly of the south line of Ferry Street;

Thence running southerly along said division line 50.00 feet to the point marked by an iron pipe set in the southeasterly corner of land of Mirto and the northwesterly corner of land of Lion Productions, Inc.;

Thence running westerly along the division line between land of Mirto and Lion Productions, Inc., 40.00 feet to the southwesterly corner of land of Mirto;

Thence running northerly 50.00 feet, along division line between land of Mirto and Lion Productions, Inc. to the point and place of beginning.

Exhibit 6

Evidence Taxes are Current

Tax Statement

REAL ESTATE TAX BILL 2025

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

12 FERRY ST
10573 167
084 0994 01600

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2024-01-0003778			OCTOBER 1, 2024	$632.70		JAN 01,2026 $632.70
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
39.4000	32130		32130			

084 0994 01600

EAST FERRY ST LLC
1569 QUINNIPIAC AVE
NEW HAVEN CT 06513

TAX	$632.70
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	$632.70

printed Date : 01/28/2026 1:05:06 pm
[redacted]
2024010003778

REAL ESTATE TAX BILL 2025

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

12 FERRY ST
10573 167
084 0994 01600

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE		PAYMENT DUE
2024-01-0003778			OCTOBER 1, 2024	$632.70	[redacted]	JAN 01,2026 $632.70
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
39.4000	32130		32130			

084 0994 01600

TAX	$632.70
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	$632.70

EAST FERRY ST LLC
1569 QUINNIPIAC AVE
NEW HAVEN CT 06513

printed Date : 01/28/2026 1:06:06 pm
[redacted]
2024010003778

0932024010003778002000006327000000006327082

REAL ESTATE TAX BILL 2025

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
165 CHURCH ST
NEW HAVEN CT 06510
(203) 946-8054

12 FERRY ST
10573 167
084 0994 01600

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE	
2024-01-0003778			OCTOBER 1, 2024	$0.00		[redacted]
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
39.4000	32130		32130			

084 0994 01600

TAX	$0.00
INTEREST	$0.00
LIEN/FEE	$0.00
TOTAL DUE	$0.00

EAST FERRY ST LLC
1569 QUINNIPIAC AVE
NEW HAVEN CT 06513

printed Date : 01/28/2026 1:06:06 pm
[redacted]
2024010003778

0932024010003778001000000000000006327078

City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information

Taxpayer Information			
Bill #	2024-1-0003778 (REAL ESTATE)	Town Benefit	
Unique ID	084 0994 01600	Elderly Benefit	
District/Flag			
Name	EAST FERRY ST LLC	Assessment	32,130
Care of/DBA		Exemption	0
Address		Net	32,130
Detail Information	12 FERRY ST	Mill Rate	Town 39.40
Volume/Page			

Bill Information As of 02/12/2026

Installment	Due Date	Town	District	
Inst #1	07/01/2025	632.96		
Inst #2	01/01/2026	632.96		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		1,265.92		
Total Payments		633.22		

Total Due	
Tax/ Princ/ Bond Due	632.70
Interest Due	18.98
Lien Due	0.00
Fee Due	0.00
Total Due Now	651.68
Balance Due	651.68

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
07/30/2025	PAY	633.22	0.00	0.00	0.00	633.22
Total		633.22	0.00			633.22

*** Total payments made to taxes in 2025	$633.22

Exhibit 7

Permanent Sources and Uses

Detailed Expense Report	
M+A (concrete)	50,000
Plumbing Labor	50,000
Marcel Torres (Framing)	50,000
E. Haven Bldg (Framing Material)	82,536.66
Roofing Labor	15000
Alarm Install	477.58
Insulation	20,000
Bender Bldg Supply	26,815.61
Sheetrock Labor	35,000.00
White Owl const. (side walk)	10,000
Electrical Labor	60000
Heating Labor	47,000
Painting	25000
Gutter Labor + Install	5,000
Interest Only Payment-Closing Fee	112,478.35
United Site Service	6,808.96
Floors	15,000
Counter Tops	10,000
Kitchen Cabinets	22,000
Sheetrock material	20,000
Plans Ahead-arquitect	14,532
Land Acquisition	55,000
Ben Trachten	2,400
Water SEWER	62,000
Siding Labor	25,000
Permit fees	14,000
Bond Fee	6,000
Carpentry Labor	50,000
Windows	20000
Siding / Roofing Material	17,648.20
Heating Supplies	32,000
Plumbing Supplies Blenders	8,900
Electric. Supply	39,580
Insurance	6000
Taxes	647.13

UI Bills	1326.58
Home Depot Material	35000
Landscaping	5000
Dumpsters	15000
Lowes - material	10000
Amazon - material	5000
Appraisal Fee	2350
Legal fee/zoning	6000
General Contractor Expense	40000
TOTAL	1,136,501

	Money Needed to Finish Project
Sidewalk	20000
Sprinkler	6500
Paving	20000
Electrical Labor	9000
Home depot CC	4500
Other HD Card	5000
Miscelleneous	10000
	75000

TOTAL PROJECT COST 1,211,501

Sources of funds:

Mortgage/loan $805, 000.00

Own Funding $330, 000.00

Exhibit 8

Three-Year Pro Forma

12 East Ferry St - 7 Unit Pro Forma

	Year 1	Year 2	Year 3
Gross Potential Rent	164,688	169,629	174,718
Vacancy (8%)	(13,175)	(13,570)	(13,977)
Effective Gross Income	151,513	156,059	160,741
Operating Expenses (38%)	(57,575)	(59,302)	(61,081)
Net Operating Income	93,938	96,757	99,660
Debt Service	(85,200)	(85,200)	(85,200)
Cash Flow Before Taxes	8,738	11,557	14,460
DSCR	1.10	1.14	1.17

Unit Type	Monthly Rent
Studio	1,392
2 Bedroom	1,848
3 Bedroom	1,278
3 Bedroom	2,165
3 Bedroom	2,165
4 Bedroom	2,438
4 Bedroom	2,438
Total Monthly	13,724
Annual GPR	164,688

Exhibit 10

Corporate Resolution

WRITTEN CONSENT AND RESOLUTION OF THE MEMBERS
OF East Ferry St, LLC
A Connecticut Limited Liability Company
State of Connecticut

The undersigned, being all of the Members of East Ferry St, LLC (the "Company"), a Connecticut limited liability company, hereby adopt the following resolutions by written consent in lieu of a meeting pursuant to the Operating Agreement and the Connecticut Limited Liability Company Act.

RECITALS

WHEREAS, the Company is the owner of certain real property known as **12 East Ferry Street, New Haven, Connecticut 06513**, consisting of a seven (7) unit residential building (the "Property"); and

WHEREAS, the Members of the Company are Shakeema Burke, holding a fifty-one percent (51%) membership interest, and Bryant Thomas, holding a forty-nine percent (49%) membership interest; and

WHEREAS, the Members have determined that it is in the best interests of the Company to apply to the City of New Haven for a tax abatement with respect to the Property.

RESOLUTIONS

NOW, THEREFORE, BE IT RESOLVED, that the Members hereby approve and authorize the submission of an application to the City of New Haven for a tax abatement for the Property located at 12 East Ferry Street, New Haven, Connecticut 06513; and

BE IT FURTHER RESOLVED, that Shakeema Burke, as Manager and majority Member of the Company, is hereby authorized and directed to prepare, execute, and submit all applications, agreements, certifications, and related documents necessary or desirable to effectuate the foregoing resolution, and to take any additional actions required to secure such tax abatement on behalf of the Company; and

BE IT FURTHER RESOLVED, that Bryant Thomas, as Member, acknowledges and affirms his agreement with and consent to the foregoing actions and resolutions; and

BE IT FURTHER RESOLVED, that this Written Consent may be executed in counterparts and shall be effective as of the date of the last signature below.

IN WITNESS WHEREOF, the undersigned Members have executed this Written Consent as of February 14th, 2026.

Shakeema Burke
Member (51%)

Shakeema Burke

Bryant Thomas
Member (49%)

Exhibit 11

Letter of Support

CAPITAL FOR CHANGE

February 19, 2026

Board of Alders
New Haven Board of Alders
New Haven

Re: Letter of Support for 12 E. Ferry St, New Haven, CT

Dear Honorable Members of the Board of Alders:

Capital for Change is a nonprofit community development financial institution dedicated to expanding access to capital in underserved communities throughout Connecticut. Our mission centers on increasing affordable housing opportunities, promoting equitable development, and supporting projects that create long-term community impact. The proposed project at 12 E. Ferry Street, New Haven, CT directly aligns with these goals.

C4C is currently intends to provide financing to support the new construction of this property, which will result in 7 units of quality, affordable housing. This development will provide housing for families at 80% AMI & below. The tax abatement is a critical component of the project's financial feasibility and long-term sustainability.

Rising construction costs, higher interest rates, and ongoing operating expenses continue to challenge affordable housing development. The requested abatement will help stabilize operating projections, ensure long-term affordability, and allow the project to move forward in a financially responsible manner. Without this support, the feasibility of the development could be significantly constrained.

Beyond the direct housing impact, this project will contribute to the broader goals of the City of New Haven by:

- Increasing the supply of affordable housing
- Supporting neighborhood stabilization and reinvestment
- Expanding access to safe, quality housing for low- and moderate-income residents
- Strengthening the local tax base over the long term through productive use of the property

C4C believes this project represents thoughtful, mission-driven development that will positively contribute to the community. Thank you for your consideration and continued commitment to expanding affordable housing opportunities in New Haven.

Sincerely,

Courtney Brunelle

Courtney Brunelle

Commercial Lending

10 Alexander Drive
Wallingford, CT 06492
P. 860.233.5165
F. 860.920.2022

CAPITALFORCHANGE.ORG

City of New Haven

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

Text File

File Number: LM-2026-0046

Agenda Date: **Version:** 1 **Status:** Second Reading

In Control: Board of Alders **File Type:** Order

Agenda Number: 5.

WHEREAS: Mary Britton has two old motor vehicle tax accounts from GL 2022 and 2023; and

WHEREAS: Mary Britton is an 82-year-old resident of New Haven; and

WHEREAS: Desirie Brown has been appointed Conservator of her mother, Mary Britton; and

WHEREAS: Ms. Brown is asking for assistance from the Board of Alders with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the taxes, interest and fees on accounts number 56123 and 56119 be forgiven.
ORDER CONCERNING REAL PROPERTY TAXES OF MARY BRITTON ON MOTOR VEHICLE TAX ACCOUNTS 56132 AND 56119.

City of New Haven

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

Text File

File Number: LM-2026-0028

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number: 1)

WHEREAS, the Mayor of the City of New Haven has submitted the appointment of Daniel Coughlin to Chief of the New Haven Fire Department, pursuant to the authority vested in them per Article VI, §3 (A-2) of the Revised City Charter effective on January 1, 2024.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Daniel Coughlin be and hereby is approved for a term ending January 31, 2030.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE MAYOR'S APPOINTMENT OF DANIEL COUGHLIN TO THE POSITION OF CHIEF OF THE NEW HAVEN FIRE DEPARTMENT.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: January 23, 2026

Meeting Submitted For: February 2, 2026

Regular or Suspension Agenda: Regular

Submitted By: Sean Matteson, Chief of Staff

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE MAYOR'S APPOINTMENT OF DANIEL COUGHLIN TO THE POSITION OF CHIEF OF THE NEW HAVEN FIRE DEPARTMENT.

Comments: Legistar File ID: LM-2026-0028

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

Call (203) 946-7670 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683

All-America City
SINCE 1958

January 23, 2026

Honorable Board of Alders
ATTN: President Tyisha Walker-Myers
C/O Albert Lucas, Office of Legislative Services
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VI, §3 (A-2) of the Revised City Charter effective on January 1, 2024, I hereby respectfully submit for your Honorable Board's confirmation the candidate of Daniel Coughlin of 75 Warren Street, #2 for appointment to Fire Chief of the New Haven Fire Department. This appointment would become effective upon your Honorable Board's confirmation and would expire on January 31, 2030.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Sincerely,

Justin Elicker
Mayor

Copies to: Sean Matteson, Chief of Staff
Justin McCarthy, Chief Administrative Officer
Michael Smart, City Clerk

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE MAYOR'S APPOINTMENT OF DANIEL COUGHLIN TO THE POSITION OF CHIEF OF THE NEW HAVEN FIRE DEPARTMENT.

..body

WHEREAS, the Mayor of the City of New Haven has submitted the appointment of Daniel Coughlin to Chief of the New Haven Fire Department, pursuant to the authority vested in them per Article VI, §3 (A-2) of the Revised City Charter effective on January 1, 2024.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the Mayor's appointment of Daniel Coughlin be and hereby is approved for a term ending January 31, 2030.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

All-America City
SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **ALL**
Ward **#: ALL**

Date: **January 23, 2026**

From: Department/Office — Mayor's Office
Person(s) — Sean Matteson, Chief of Staff

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 APPROVING THE MAYOR'S APPOINTMENT OF DANIEL COUGHLIN TO THE POSITION OF CHIEF OF THE NEW HAVEN FIRE DEPARTMENT.

☐ Democrat

☐ Republican

☐ Unaffiliated/Green _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 1, 2026

Mr. Daniel Coughlin
75 Warren Street, #2
New Haven, CT 06511

Dear Mr. Coughlin,

Pursuant to the authority vested in me per Article VI, §3 (A-2) of the Revised City Charter effective on January 1, 2024, I hereby respectfully submit for your Honorable Board's confirmation the candidate of Daniel Coughlin of 75 Warren Street, #2 for appointment to Fire Chief of the New Haven Fire Department. This appointment would become effective upon the Honorable Board of Alders' approval and expire on January 31, 2030.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure as Fire Chief of the New Haven Fire Department will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Justin McCarthy, Chief Administrative Officer
Office File

CANIDATE FOR CHIEF OF DEPARTMENT

CONTACT
DANIEL COUGHLIN

Address: 75 Warren Street New Haven, CT 06511

Phone: 203-444-4132

Email: dantc73@gmail.com

AWARDS & RECOGNITION

Firefighter of the Year 2021 — Chief's cup: Choose by peers based off charitable work for the community.

Medal of Valor— For Actions at a triple fatal fire on Wolcott Street where several occupants were saved as a result of operations that placed members in harm's way and upholding the highest traditions of the New Haven Fire Department.

Certificate of Special Recognition— On two occasions bestowed by United States Senator Richard Blumenthal for my leadership commitment to the community.

Recognition, Outstanding Service— Top Negotiator award bestowed by New Haven Fire Fighters Local 825

PROFESSIONAL SUMMARY

As a firefighter, officer and community leader I have demonstrated a consistent set of values and standards, bringing out the very best of my personnel and peers. Growing up in New Haven I attended public schools until attending Eli Whitney Technical School focusing on carpentry. My father a city firefighter encouraged a strong work ethic, caring about the community and knowledge in building construction to help prepare me for a future career as a New Haven firefighter.

Throughout my career, I have demonstrated an organizational commitment to take on challenging assignments and the ability to bring people together for the betterment of the community we serve. I have been a student of the fire service earning the respect of my peers and fellow command officers. Operationally, I have been bestowed the departments Medal of Valor and more importantly my charitable work and leadership has been recognized by the Chief's Cup Committee as well as United States Senator Richard Blumenthal.

Furthermore, throughout my career I have demonstrated command presence by being calm, confident and competent. Under the mentorship of Chief Alston I have been able to grow as a fire officer. I have also successfully operated a small business learning proper budgeting, management and customer service. As a kid from New Haven I have worked to position myself to be successful as the Chief of Operations and bring Chief Alston's vision into practice. It would be the highest honor to serve the residents of the City of New Haven as their Fire Chief.

WORK HISTORY

ASSISTANT FIRE CHIEF- CITY OF NEW HAVEN
Senior fire service leader with extensive experience in emergency operations, station leadership, personnel management, training oversight and community risk reduction. Proven ability to lead teams under pressure, improve operational readiness, develop future leaders, and strengthen collaboration across city departments and community partners. Committed to safety, professionalism and service excellence.

Assistant Fire Chief- City of New Haven
New Haven Fire Department, New Haven CT
March 14 2023, to Current

- Served in the absence of Assistant Chief of Administration overseeing administrative, operational- support and organizationa[1]

District Attorney Award— For testimony as a Lieutenant representing the New Haven Fire Department in a Federal murder trial resulting in a conviction.

Francis Sweeney Administrative Award, nominee— Along with Chief Alston, Assistant Chief McCarthy and several other leaders in the department for bring all the fraternal organizations together for the betterment of the department including the Fire Birds, Emerald Society and the Hispanic Society.

Unit Citation— For team work and cooperation at a successful high angle rescue on East Rock.

Unit Citation— For teamwork and cooperation that led to the successful rescue of several occupants at the Wolcott Street structure fire.

Board of Alderman— For Actions at the Cove street fire Mayday.

Peter Monaco Marine Detachment for Veterans in Crisis— For leadership in raising needed funds for veterans.

CLASSES & CERTIFICATIONS

- Incident Command System FEMA 100, 200, 300 and 400
- Cultural Diversity
- Hazardous Material Technician
- Emergency Medical Technician
- Response to Terrorism
- Tactical Consideration for Fire Officers

functions for the department during periods of absence or reassignment of command staff.
- Managed budget tracking, purchasing approvals, vendor coordination, and resource allocation to ensure operational continuity across stations and divisions.
- Assisted with policy development, SOP updates, records management, and compliance reporting to city leadership and regulatory agencies.
- Supported personnel administration, including staffing, oversight, overtime monitoring, training documentation and coordination with union representative on workforce matters.
- Collaborated with command staff on capital planning, equipment acquisition, grants, and strategic initiatives to improve department readiness and service delivery.
- Provided executive- level support to the Fire Chief, preparing reports, reviewing operational metrics, and contributing to organizational decision-making.

Battalion Chief
New Haven Fire Department, New Haven CT
April 14, 2020, to Current

- Responsible for managing and leading the East Battalion by carrying the vison of the chief of department forward.
- Managing and leading 5 Engines, 2 Trucks and Emergency Unit, SOC Company, and Rescue Company.
- Serving as incident commander and division chief on emergency situations.
- Manages and mentor all emergency personnel & ensure they follow the departments policies and procedures.
- Direct and coordinate all phase of suppression, training and fire prevention in station response area.

Captain
New Haven Fire Department, New Haven CT
April 19, 2020, to April 14, 2020

- Managed and Lead Engine 10, Truck 3.
- Managed and directly supervised on duty Lieutenants and 8 firefighters.
- Ensured training and operational readiness of all junior personnel.
- Reported and documented any & all call and incidents.
- Responsible for daily operations & equipment at the firehouse.

Lieutenant
New Haven Fire Department, New Haven CT
May 15, 2015, to April 19, 2017

- Responsible for daily operations and managed crew.
- Lead one of the busiest engine companies in the city.
- Provided emergency medical services and instruct crew on scene.
- Responsible for & attended all Fire and EMS calls in the Fair Haven District.

CLASSES & CERTIFICATIONS CONTIUNED

- Applying Science for Aggressive Operations
- Tactical Leadership
- Advanced Vehicle Extrication
- Confined Space Rescue
- Tactical Considerations of Search
- EV hybrid Vehicles Emergencies
- Building Construction & Size Up
- High Angle Rescue/Low Angle Rescue
- Fire officer 1
- Fire service instructor
- Rescue Rope technician
- Trench Rescure
- Vehicle Extrication
- Confined Space technician

Firefighter
New Haven Fire Department, New Haven CT
June 19, 2002, to May 14, 2015

- Provided emergency medical services as a first responder.
- Fire Prevention training.
- Fire suppression duties.
- Housework and equipment maintainer.

Former Executive Board Member
New Haven Fire Firefighters Local 825, New Haven CT

- Co-Chair of Uniform Committee.
- Co- Chair of the Negotiations Committee.
- Served as the elected Sergeant at Arms for three terms.
- Apparatus Committee Member.
- Worked on behalf of over 360 members.

Pristine Cleaning, LLC
Owner, New Haven CT
May 12, 2004, to Current
.

- Creates work schedules and manages payroll.
- Budgeting.
- Customer Service.
- Provides janitorial services to residential & commercial properties.
- Maintains several offices, gymnasiums, and medical facilities.
- Licensed and insured.

American Medical Response
New Haven CT
May 7, 1996 to November 2, 2004

- Responsible for emergency 911/medical calls.
- Care, treatment, and transportation of patients.
- Worked in various settings and environments.
- Strong listening skills to help understand patient needs.

AFFILIATIONS

The City of New Haven Firefighters Emerald Society,
New Haven CT
President, and Founder

- Facilitate fellowship.
- Provide community outreach and charity.

- Promote the great work of the New Haven Fire Department.
- Work with all of the Fire Departments fraternal societies for the betterment of the department and the community.

Professional References Available Upon Request



City of New Haven

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

Text File

File Number: LM-2026-0073

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number: 2)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Kathryn Greene-McCreight to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

Comments: Legistar File ID: LM-2026-0073

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City
NATIONAL CIVIC LEAGUE
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★1958★1988★
SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Kathryn Greene-McCreight of 198 McKinley Ave, New Haven CT, 06515 for reappointment to the Homeless Advisory Commission.

This reappointment would become effective upon your Honorable Board's approval and expires on January 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF KATHRYN GREENE-MCCREIGHT TO THE HOMELESS ADVISORY COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Kathryn Greene-McCreight to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Adam J. Marchand**
Ward **# 25**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Kathryn Greene-McCreight of 198 McKinley Ave, New Haven CT, 06515 to the Homeless Advisory Commission. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Kathryn Greene-McCreight
198 McKinley Ave
New Haven CT, 06515

Dear Ms. Greene-McCreight,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Homeless Advisory Commission. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2028.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Homeless Advisory Commission will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Tirzah Kemp, Director of Community Resilience
Velma George, Coordinator for the Homeless
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Kathryn
First Name

Middle Initial

Greene-mccreight
Last Name

greene-mccreight@aya.yale.edu
Email Address

198 McKinley Ave
Home Address

Suite or Apt

New Haven
City

CT
State

06515
Postal Code

What ward do you live in (optional - please select ward if you know)?

☑ Ward 25

Home: (203) 687-8910
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

◉ Yes ○ No

If so, which? Also, is it okay to send a text message?

yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

○ Yes ◉ No

semi-retired priest of the Episcopal Church of CT
Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Homeless Advisory Commission: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Why are you interested in serving on a board or commission?

I want to continue in the capacity of commissioner for the HAC

Why do you believe you would be a good fit for your selected board and commission(s)?

The same reasons for my first term. Deep concern for the plight of the poor and unhoused

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

as per present, I prioritize the meetings

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Isn't this confidential?

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Prefer not to Answer

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

A few years ago, through my serving on the board of NAMI

HAC ATTENDANCE

	Kathryn Greene-McCreight
2024	
NOVEMBER	P
DECEMBER	P
2025	
JANUARY	P
FEBRUARY	P
MARCH	P
APRIL	P
MAY	A
JUNE	P
JULY (NO MEETING)	
AUGUST	P
SEPTEMBER	P
OCTOBER	P
NOVEMBER	P

City of New Haven

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

Text File

File Number: LM-2026-0074

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Leslie Starkes to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

Comments: Legistar File ID: LM-2026-0074

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven, Connecticut 06510
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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Leslie Starkes of 315 Ellsworth Avenue, New Haven CT, 06511 for reappointment to the Homeless Advisory Commission.

This reappointment would become effective upon your Honorable Board's approval and expires on January 1, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LESLIE STARKES TO THE HOMELESS ADVISORY COMMISSION.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Leslie Starkes to the Homeless Advisory Commission for a term ending January 1, 2028 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Gary B. Hogan**
Ward **# 28**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Leslie Starkes of 315 Ellsworth Avenue, New Haven CT, 06511 to the Homeless Advisory Commission. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Leslie Starkes
315 Ellsworth Ave
New Haven CT, 06511

Dear Ms. Starkes,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Homeless Advisory Commission. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2028.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Homeless Advisory Commission will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Eliza Halsey, Community Services Administrator
Tirzah Kemp, Director of Community Resilience
Velma George, Coordinator for the Homeless
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Leslie
First Name

Middle Initial

Starkes
Last Name

lstarkes88@gmail.com
Email Address

315 Ellsworth Avenue
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

☑ Ward 28

Home: (475) 384-3510
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

◉ Yes ○ No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

○ Yes ◉ No

Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Homeless Advisory Commission: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/A

Why are you interested in serving on a board or commission?

There is still work that needs to be done for the unhoused community. I feel called to assist in any way I can. Serving on the board gives me hope in making a difference for the greater good of New Haven.

Why do you believe you would be a good fit for your selected board and commission(s)?

I believe in the mission of the board.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

None Selected

Gender

None Selected

How did you hear about serving on our Boards & Commissions?

HAC ATTENDANCE

	Leslie Starkes
2024	
NOVEMBER	P
DECEMBER	A
2025	
JANUARY	A
FEBRUARY	P
MARCH	P
APRIL	P
MAY	P
JUNE	A
JULY (NO MEETING)	
AUGUST	P
SEPTEMBER	P
OCTOBER	P
NOVEMBER	P

City of New Haven

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

Text File

File Number: LM-2026-0024

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Lee Cruz to the Board of Library Directors for a term ending January 1, 2029 be and hereby is approved.
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LEE CRUZ TO THE BOARD OF LIBRARY DIRECTORS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: January 23, 2026

Meeting Submitted For: February 2, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LEE CRUZ TO THE BOARD OF LIBRARY DIRECTORS.

Comments: Legistar File ID: LM-2026-0024

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

January 23, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Lee Cruz of 29 Clinton Avenue, New Haven CT, 06510 for reappointment to the Board of Library Directors.

This appointment would become effective upon your Honorable Board's approval and expires on January 1, 2029.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF LEE CRUZ TO THE BOARD OF LIBRARY DIRECTORS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Lee Cruz to the Board of Library Directors for a term ending January 1, 2029 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
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All-America City
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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Sarah Miller**
Ward # 14

Date: **January 23, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Lee Cruz of 29 Clinton Avenue, New Haven CT, 06510 to the Board of Library Directors. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on January 1, 2029.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/_____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City
NATIONAL CIVIC LEAGUE
2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★
SINCE 1958

January 23, 2026

Mr. Lee Cruz
29 Clinton Avenue
New Haven CT, 06510

Dear Mr. Cruz,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Board of Library Directors. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on January 1, 2029.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Board of Library Directors will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Maria Bernhey, City Librarian and Director
Andrew Giering, President of the Board of Library Directors
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Eliezer (First Name) | Lee (Middle Initial) | Cruz (Last Name)

eliezerleecruz@gmail.com
Email Address

29 Clinton Avenue
Home Address

Suite or Apt

New Haven
City

CT
State

06510
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 14

Home: (203) 668-7074
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Primary

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

The COMMUNITY Foundation for Greater New Haven
Employer

Director of Strategic Partnerships
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Board of Library Directors: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

N/A

Why are you interested in serving on a board or commission?

N/A

Why do you believe you would be a good fit for your selected board and commission(s)?

N/A

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration?

Dem

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

- [x] Hispanic

Gender

- [x] Male

How did you hear about serving on our Boards & Commissions?

N/A

New Haven Free Public Library
Library Board of Directors
Attendance January 2025 – December 2025

Lee Cruz

Date	Attendance
January 28, 2025	Absent
February 25, 2025	Present
March 25, 2025	Present
April 22, 2025	Present
May 27, 2025	Present
June 24, 2025	Present
July 22, 2025	Present
August 2025	No Meeting
September 23, 2025	Absent
October 28, 2025	Present
November 18, 2025	Present
December 9, 2025	Present

City of New Haven

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

Text File

File Number: LM-2026-0025

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number: 5)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Alder Jeanette L. Morrison to the Library Board of Directors as the Board of Alders Representative for a term ending December 31, 2026 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF ALDER JEANETTE L. MORRISON TO THE LIBRARY BOARD OF DIRECTORS AS THE BOARD OF ALDERS REPRESENTATIVE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: January 23, 2026

Meeting Submitted For: February 2, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JEANETTE L. MORRISON TO THE BOARD OF LIBRARY DIRECTORS AS THE BOARD OF ALDERS REPRESENTATIVE.

Comments: Legistar File ID: LM-2026-0025

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

January 23, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Hon. Jeanette L. Morrison of 130 Winchester Avenue, Unit 23, New Haven, Connecticut, 06511 for reappointment to the Board of Library Directors as the Board of Alders representative.

This reappointment would become effective upon your Honorable Board's approval and expire on December 31, 2026.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF ALDER JEANETTE L. MORRISON TO THE LIBRARY BOARD OF DIRECTORS AS THE BOARD OF ALDERS REPRESENTATIVE.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Alder Jeanette L. Morrison to the Library Board of Directors as the Board of Alders Representative for a term ending December 31, 2026 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: ALL
Ward**: ALL**

Date: **January 23, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Hon. Jeanette L. Morrison of 130 Winchester Avenue, Unit 23, New Haven, Connecticut 06511, to the Board of Library Directors. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on December 31, 2026.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/_____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
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www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

January 23, 2026

Hon. Jeanette L. Morrison
130 Winchester Avenue, Unit 23
New Haven, Connecticut 06511

Dear Alder Morrison,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Board of Library Directors. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on December 31, 2026.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Board of Library Directors will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Maria Bernhey, City Librarian and Director
Andrew Giering, President of the Board of Library Directors
Office File

New Haven Free Public Library
Library Board of Directors
Attendance January 2025 – December 2025

Alder Jeanette Morrison

Date	Attendance
January 28, 2025	Present
February 25, 2025	Present
March 25, 2025	Present
April 22, 2025	Present
May 27, 2025	Present
June 24, 2025	Present
July 22, 2025	Present
August 2025	No Meeting
September 23, 2025	Present
October 28, 2025	Absent
November 18, 2025	Present
December 9, 2025	Absent

City of New Haven

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

Text File

File Number: LM-2026-0075

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number: 6)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Michael Lawlor to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHAEL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHEAL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

Comments: Legistar File ID: LM-2026-0075

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Micheal Lawlor of 95 Kneeland Road, New Haven CT, 06512 for reappointment to the Board of Police Commissioners.

This reappointment would become effective upon your Honorable Board's approval and expires on February 1, 2029.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF MICHEAL LAWLOR TO THE BOARD OF POLICE COMMISSIONERS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Micheal Lawlor to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven
All-America City
NATIONAL CIVIC LEAGUE
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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Leland Moore**
Ward **# 18**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Micheal Lawlor of 95 Kneeland Road, New Haven CT, 06512 to the Board of Police Commissioners. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on February 1, 2029.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City
NATIONAL CIVIC LEAGUE
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★ 1958 ★ 1988 ★
SINCE 1958

February 24, 2026

Mr. Micheal Lawlor
95 Kneeland Road
New Haven CT, 06512

Dear Mr. Lawlor,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Board of Police Commissioners. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on February 1, 2029.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Board of Police Commissioners will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
David Zannelli, Acting Police Chief
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Micheal (First Name) | P (Middle Initial) | Lawlor (Last Name)

mlawlor@newhaven.edu
Email Address

95 Kneeland Road
Home Address

Suite or Apt

New Haven (City) | CT (State) | 06512 (Postal Code)

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 18

Mobile: (203) 314-6307
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

Yes

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

University of New Haven
Employer

Acting Associate Dean
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Board of Police Commissioners: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

Michael P. Lawlor 95 Kneeland Road New Haven, CT 06512 (203) 314-6307 Education: J.D. National Law Center, George Washington University, Washington, D.C. May,1983 M.A. Area Studies: Russia and Eastern Europe, School of Slavonic and East European Studies, University of London. June, 1981 B.A. Slavic and East European Studies, Honors Scholar, University of Connecticut, Storrs, CT. May,1979 Non-Degree: Economic Reform in Hungary, Fulbright-Hays Scholarship / University of Indiana, Debrecen, Hungary, 1982 Russian Language Program, American Institute for Foreign Study / Pushkin Institute, Moscow and Leningrad, USSR, 1977 Outstanding High School Senior Program, University of New Haven, Spring semester, 1975 Professional: Acting Associate Dean, Henry C. Lee College of Criminal Justice and Forensic Science, University of New Haven, 2024 – present. Associate Professor of Criminal Justice, University of New Haven, 1995 – present. Undersecretary for Criminal Justice Policy and Planning, Office of Policy and Management, Governor Dannel Malloy, 2011-2019. Member, Connecticut House of Representatives, 99th District, 1987 – 2011 Associate Attorney, Winnick, Ruben, Skolnick and Block, New Haven, CT, 1990-1994 Associate Attorney, Cohen and Acampora, East Haven, CT 1986-1990 Deputy Assistant State's Attorney, Judicial District of New Haven, Connecticut Division of Criminal Justice, 1983 – 1986 Admitted to Connecticut Bar, 1983. Juris Number: 302155

Why are you interested in serving on a board or commission?

I've been a member of the commission for six years and I continue to be impressed with the dedication of the other members and the progress made at NHPD. It's an honor to be a part of that.

Why do you believe you would be a good fit for your selected board and commission(s)?

I have been an active member for six years.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Democrat

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Male

How did you hear about serving on our Boards & Commissions?

incumbent

January 13, 2026 - PRESENT

January 22, 2026 - PRESENT

March 11, 2025 – PRESENT

April 8, 2025 – PRESENT

May 5, 2025 (Special Mtg) – PRESENT

May 13, 2025 - PRESENT

May 27, 2025 (Special Mtg) - PRESENT

June 9, 2025 – PRESENT

June 25, 2025 (Special Mtg) - PRESENT

July 1, 2025 (Special Mtg) - PRESENT

July 8, 2025 – Cancelled

August 12, 2025 – Cancelled

September 09, 2025 - PRESENT

October 14, 2025 – PRESENT

November 12, 2025 – PRESENT

December 9, 2025 – PRESENT

City of New Haven

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

Text File

File Number: LM-2026-0076

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number: 7)

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Tracey Meares to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

Comments: Legistar File ID: LM-2026-0076

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Tracey Meares of 107 Ogden Street, New Haven CT, 06511 for reappointment to the Board of Police Commissioners.

This reappointment would become effective upon your Honorable Board's approval and expires on February 1, 2029.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF TRACEY MEARES TO THE BOARD OF POLICE COMMISSIONERS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Tracey Meares to the Board of Police Commissioners for a term ending February 1, 2029 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Kimberly R. Edwards**
Ward **# 19**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Tracey Meares of 107 Ogden Street, New Haven CT, 06511 to the Board of Police Commissioners. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on February 1, 2029.

☐ Democrat

☐ Republican

☒ **Unaffiliated**/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
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New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Tracey Meares
107 Ogden Street
New Haven CT, 06511

Dear Ms. Meares,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Board of Police Commissioners. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on February 1, 2029.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Board of Police Commissioners will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
David Zannelli, Acting Police Chief
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Tracey (First Name) | (Middle Initial) | Meares (Last Name)

tmeares@mac.com
Email Address

107 Ogden Street
Home Address

Suite or Apt

New Haven
City

CT
State

06511
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 19

Home: (312) 502-5071
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

312-502-5071 and yes you can send a text

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

Yale University
Employer

Walton Hale Hamilton Professor of Law
Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Board of Police Commissioners: Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

CV_-_Meares_-_tm_May_28_2025__002_.pdf
Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

n/a

Why are you interested in serving on a board or commission?

Policing policy and the law of policing has been my professional project for almost the entirety of my academic career. I am a founding faculty director of the Justice Collaboratory, which has had as a central project transformation of policing in the United States.

Why do you believe you would be a good fit for your selected board and commission(s)?

I have served on the Board of Police Commissioners for one term. I have led the Efficiency Committee, which is the place where all general orders are reviewed. I played a major role in drafting critical general orders around Stops, Arrests and Warrants. I have also led a number of projects around getting a new psychological evaluator. I also believe the leadership of the Department has found my expertise in policing to be helpful and important.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

No

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

Independent

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

- [x] Yes
- [ ] No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

- [x] African American

Gender

- [x] Female

How did you hear about serving on our Boards & Commissions?

Mayor Ellicker. I am currently serving

Updated May 28, 2025 (pm)

Tracey L. Meares

EDUCATION

The University of Chicago Law School
J.D. *cum laude*, June 1991

University of Illinois at Urbana-Champaign
B.S. in General Engineering, May 1988

EMPLOYMENT

Yale Law School
Walton Hale Hamilton Professor, October 2007 to present
Co-Founding Director, Justice Collaboratory, January 2015 to present
Deputy Dean, July 2009 - July 2011
Professor of Law, January - October 2007
Visiting Professor, September 2005
Courses and seminars taught: Advanced Criminal Justice Reform Workshop; Advanced Criminal Procedure; City Policing: Policies and Procedures; Criminal Justice Policy (seminar); Criminal Justice Reform; Criminal Law and Administration; Criminal Procedure: Adjudication; Criminal Procedure: Investigations; Criminal Procedure: Police Practices and Investigations; Guns in the United States; Innovations in Policing; Introduction to Legal Scholarship; Introduction to Legal Theory; Law, Policy and Guns Seminar; Legal Theory Colloquium; Legal Practicum; Legitimacy: Theoretical Models of Criminal Justice; Police, Law & Policy Clinic, Theoretical Frameworks of Governance and Criminal Justice Reform; Justice and Society

Fordham University School of Law
Bacon-Kilkenny Distinguished Visiting Professor, Spring 2018
Course taught: Current Issues in Police Reform

University of Chicago Law School
Max Pam Professor of Law, July 2004 to December 2006
Professor of Law, May 1999 to 2004
Director, Center for Studies in Criminal Justice, July 2000 to December 2006
Assistant Professor of Law, July 1994 to May 1999
Visiting Assistant Professor of Law, July 1993 to July 1994
Courses and seminars taught: Advanced Remedies; Appellate Advocacy; Crime and Punishment Seminar; The Criminal Justice System Seminar; Criminal Law; Criminal Procedure; Ethnography and Law Seminar; Issues in Poverty and the Law; Juvenile Justice Seminar; The Law of Lawyering

Columbia University Law School
Visiting Professor of Law, January to May 2012
Henry and Lucy Moses Visiting Professor, January to May 2003
Courses and seminars taught: Criminal Law; Criminology Seminar; Policing Seminar

American Bar Foundation (Joint appointment with University of Chicago)
Senior Research Fellow, June 2005 to September 2007
Research Fellow, June 1999 to 2005

University of Michigan Law School
Visiting Professor of Law, January to May 1998
Courses and seminars taught: Issues in Poverty Seminar; The Law and the Law of Lawyering

Antitrust Division, United States Department of Justice
Trial Attorney, Attorney General's Honor Program, November 1992 to August 1993

Judge Harlington Wood, Jr., United States Court of Appeals for the Seventh Circuit
Judicial Law Clerk, September 1991 to September 1992

HONORS

American Academy of Political and Social Science, 2024 Thorsten Sellin Fellow
Russell Sage Foundation Visiting Research Scholar, 2023-24
Distinguished Alumni Award for Hall of Fame, Springfield High School, Springfield, IL, April 2023
American Academy of Arts and Sciences, 2019
Phi Beta Kappa Visiting Scholar, 2019-20
Order of the Coif Distinguished Visitor, 2015
Earl B. Dickinson Lifetime Achievement Award, University of Chicago, 2015
American Law Institute, elected 2009

BOARD AND GOVERNMENT APPOINTMENTS

Russell Sage Foundation
Board of Directors, 2024 to present

Freedom Reads
Board Chair, 2021 to present

Centre for Criminology, University of Oxford
External Advisory Board, 2023 to present

Street Outreach Analytics Response (SOAR)
Advisory Board Member, 2022 to present

Committee on Reducing Racial Inequalities in the Criminal Justice System
National Academies of Sciences, Engineering, and Medicine
Committee Member, November 2020 to December 2023
Consensus Report: *Reducing Inequality in Crime and Justice*. Khalil Gibran Muhammad, Bruce Western, Yamrot Negussie, and Emily Backes, eds.

New Haven Board of Police Commissioners, New Haven, CT
Commissioner**,** July 2020 to present

Use of Force Policy Committee, State of Connecticut POST
June 2020 to December 2021

Aspen Publishing
Editorial Advisory Board, May 2017 to present

Annual Review of Criminology
Co-editor with Robert J. Sampson, 2018 to present
Editorial Committee Member, 2017 to present

The American Law Institute, Principles of the Law, Policing
Associate Reporter, 2015 to December 2022

President's Task Force on 21st Century Policing
Task Force Member, Appointed by President Barack Obama, December 2014 to May 2015

The Joyce Foundation
Board of Directors, September 2010 to present
Vice Chair of the Board, 2025 to present

Committee on Proactive Policing: Effects on Crime, Communities, and Civil Liberties in the U.S.
National Academies of Sciences
Consensus Report: *Proactive Policing: Effects on Crime and Communities.* David Weisburd and Malay K. Majmundar, eds. (2018)

Office of Justice Programs Science Advisory Board, United States Department of Justice
Board Member, Appointed by Attorney General Holder, November 2010 to November 2016

Connecticut Sentencing Commission
Commissioner, 2011 to 2016

Committee on Law and Justice, National Academies Standing Committee
Committee Member, 2004 to 2011

Commission to Review the Arrest of Henry Louis Gates, Jr., Cambridge, Massachusetts
Committee Member, 2009

Committee on Assessing the Research Program of the National Institute of Justice
National Academies
Consensus Report: *Strengthening the National Institute of Justice.* Charles F. Wellford, Betty M. Chemers and Julie A. Schuck, eds. (2010)

Committee to Review Research on Police Policy and Practices
National Academies
Consensus Report: *Fairness and Effectiveness in Policing: The Evidence***.** Wesley Skogan and Kathleen Frydl, eds. (2004)

RESEARCH CENTER AFFILIATIONS

Council on Criminal Justice
Member, 2022 to present

Project Unloaded Steering Committee
Working Group, 2022 to 2025
Research Advisory Committee Member 2025 to present

Responding to Crises on College Campuses, Aspen Institute Citizenship and American Identity Program, and the Constructive Dialogue Institute
Advisor, 2022 to 2024

American Bar Foundation
Affiliated Research Professor, December 2020 to present

Yale Jackson Institute Global Health Advisory Board
Member, August 2020 to present

Twitter PJ Health Initiative
Advisory Board Member, June 2020 to August 2022

The Square One Project
Executive Session Member, 2018 – 2020

Public Theology and Racial Justice Collaborative, National Advisory Committee
Vanderbilt Divinity School, January 2017 – 2019

Executive Session on Public Safety and Policing, Harvard Kennedy School
Executive Session Member, 2008-2014

The University of Chicago Crime Lab, University of Chicago
Faculty Affiliate, 2008 to 2012

The University of Chicago Center for the Study of Race, Politics, and Culture
Faculty Affiliate, 1997 to 2007

Berkeley Center for Criminal Justice, University of California, Berkeley
Senior Research Fellow, 2007 to 2010

Joint Center for Poverty Research, Northwestern University/University of Chicago
Executive Committee Member**,** 1999 to 2002

PUBLICATIONS

Books

Comprehensive Criminal Procedure, 6th edition (Aspen Publishing, 2025) (with Ronald Allen, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Comprehensive Criminal Procedure, 5th edition (Aspen Publishing, 2020) (with Ronald Allen, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Investigation and Right to Counsel, 5th edition (Aspen 2025) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Investigation and Right to Counsel, 3rd edition (Wolters Kluwer, 2016) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Adjudication and Right to Counsel, 5th edition (Aspen 2025) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Criminal Procedure: Adjudication and Right to Counsel, 2nd Edition (Wolters Kluwer, 2016) (with Ronald Allen, William Stuntz, Joseph Hoffman, Debra Livingston and Andrew Leipold)

Legitimacy and Criminal Justice: A Comparative Perspective (Sage Foundation, 2007) (co-edited with Anthony Braga, Jeffrey Fagan, Robert Sampson, Tom R. Tyler and Christopher Winship)

Urgent Times: Policing and Rights in Inner City Communities (Beacon Press, 1999) (with Dan Kahan)

Book Chapters and Sections

"Presumption of Liberty: Reducing Pretrial Incarceration" in *Parsimony and Other Radical Ideas About Justice,* Jeremy Travis and Bruce Western, eds. (The New Press, January 2023) (with Arthur Rizer)

"Trust and Models of Policing," Daedalus, Journal of the American Academy of Arts & Sciences, "Institutions, Experts & the Loss of Trust," Vol. 151, Number 4; Fall 2022

"Clashing Narratives of Policing? The Quest for Lawful vs. Effective Policing and Possibility of Abolition as a Solution" in *The Ethics of Policing: New Perspectives on Law Enforcement,* (NYU Press, July 2021)

"Policing: A Model for the Twenty-first Century" in *Policing the Black Man*, Angela J. Davis, ed. (Pantheon Books, June 2017) (with Tom Tyler)

"Police Lawfulness and Public Security," in the *SAGE Handbook of Global Policing,* Ben Bradford, Beatrice Jauregui, Ian Loader and Jonny Steinberg, eds. (October 2016)

"Policing in the 21st Century" in *Ferguson's Fault Lines*, Norwood, Kimberly Jade, ed. (2016)

"The Law of Community Policing and Public Order Policing" in *The Encyclopedia of Criminology and Criminal Justice* (Springer, 2014)

"The Distribution of Dignity and the Fourth Amendment" in the *Political Heart of Criminal Procedure: Essays on Themes of William J. Stuntz*, Klarman, Michael, David Skeel, and Carol Steiker, eds. (Cambridge University Press, 2011)

"The Progressive Past" in *The Constitution in 2020*, Jack Balkin and Reva Siegel, eds. (Oxford University Press, 2009)

"Third Party Policing: A Critic" in *Prospects and Problems in an Era of Police Innovation: Contrasting Perspectives*, David Weisburd and Anthony Braga, eds. (Cambridge University Press, 2006; revised edition, 2019 (with Emily Owens))

"Simple Solutions? The Complexity of Public Attitudes Relevant to Drug Law Enforcement Policy" in *Crime Control and Social Justice: The Delicate Balance*, Hawkins, Darnell F., Samuel Myers Jr., and Randolph Stone, eds. (Greenwood, 2003)

"Communities, Conflicts and Social Capital" in *Moving Out: What Should be Done for those Who Have Been Left Behind*, Fiss, Owen (Princeton University Press, 2003)

"Race and Crime (including Ethnicity)" in *The International Encyclopedia of the Social Sciences* (Elsevier, 2001)

Articles

"Building a Healthy Online Ecosystem: Applications to Online Platforms" (with Tom Tyler)
The Annals of the American Academy of Political and Social Science (forthcoming)

"Uncovering Policing"
NOMOS (forthcoming)

"Procedural Justice and Self Governance on Twitter: Unpacking the Experience of Rule Breaking on Twitter," (with Matt Katsaros, Jisu Kim and Tom Tyler)
Journal of Online Trust and Safety, 1(3) (2022)

"The Strange History and Impact of Broken Windows,"
*Vital City (Issue 2) (*2022)

"The Wolf We Feed: Democracy, Caste and Legitimacy," (with Benjamin Justice)
119 *Michigan Law Review Online* 95 (2021)

"Does the Law Recognize Legal Socialization," (with Benjamin Justice)
77 *Journal of Social Issues* 462 (2021)

"Revisiting Broken Windows: The Role of the Community and the Police in Promoting Community Engagement?" (with Tom Tyler)
76 *New York University Annual Survey of American Law* 637 (2021)

"Getting the Right Answers Requires Asking the Right Questions," (with Gwen Prowse)
Howard League ECAN Bulletin, Issue 46, (2021)

"Implementing Checklists to Improve Police Responses to Co-Victims of Gun Violence," (with Samuel Kuhn)
The Guns Issue, *The Journal of Law, Medicine & Ethics,* 48 S2 (2020)

"Policing as a Public Good: Reflecting On The Term "To Protect And Serve" as Dialogues of Abolition" (with Gwen Prowse)
77 *Florida Law Review* 1 (2020)

"The State from Below: Distorted Responsiveness in Policed Communities" (with Gwen Prowse and Vesla Weaver)
56 *Urban Affairs Review* 1423 (2020)

"Building Popular Legitimacy with Reconciliatory Gestures and Participation: A Community-level Model of Authority" (with Thomas O'Brien and Tom Tyler)
14 *Regulation and Governance* 821 (2020)

"Procedurally just organizational climates improve relations between corrections officers and incarcerated individuals" (with D. Evans Peterman, E. Rubien-Thomas, T. O'Brien, J. Richeson, B. Casey, T. Tyler, and A. Baskin-Sommers)
27 *Psychology, Crime, and Law* 456 (July 2020)

"The Radical Notion of the Presumption of Innocence," (with Arthur Rizer), *The Square One Project*, https://squareonejustice.org/paper/the-radical-notion-of-the-presumption-of-innocence-by-arthur-rizer-and-tracey-meares-may-2020/

"Reconciling Police and Communities with Apologies, Acknowledgements, or Both: A Controlled Experiment" (with Thomas O'Brien and Tom Tyler)
687 *The ANNALS of the American Academy of Political and Social Science* 202 (2020)

"Social Media Governance: Can Social Media Companies Motivate Voluntary Rule Following Among Their Users?" (with Tom Tyler, Matt Katsaros and Sudhir Venkatesh)
17 *Journal of Experimental Criminology* 109 (2019)

"Synthesizing Narratives of Policing and Making a Case for Policing as a Public Good"
63 *Saint Louis University Law Journal*, 553 (2019)

"Policing: A Public Good Gone Bad"
Forum 3 Boston Review 93, The President's House is Empty (2017)

"The Path Forward: Improving the Dynamics of Community-Police Relationships to Achieve Effective Law Enforcement Policies"
117 *Columbia Law Review* 1355 (2017)

"Policing and Procedural Justice: Shaping Citizens' Identities to Increase Democratic Participation"
111 *Northwestern University Law Review* 1525 (2017)

Harvard Law Review, Book Review, Risa Goluboff, Vagrant Nation, "This is My Land?"
130 *Harvard Law Review* 1877 (2017)

"Burying the Lede: Why Teaching the Due Process Cases is Critical to Investigations in Criminal Procedure"
60 *Saint Louis University Law Journal* 497 (2016)

"Policing in the 21st Century: The Importance of Public Security: Keynote Address"
2016 *The University of Chicago Legal Forum* 2 (2016)

"Desistance and Legitimacy: The Impact of Offender Notification Meetings on Recidivism among High Risk Offenders" (with Danielle Wallace, Andrew Papachristos, and Jeffrey Fagan)
33 *Justice Quarterly* 1237 (2016)

"Lawful or Fair? How Cops and Laypeople View Good Policing" (with Tom Tyler and Jacob Gardner)
105 *The Journal of Criminal Law and Criminology* 297 (2015)

"Broken Windows, Neighborhoods, and the Legitimacy of Law Enforcement, or Why I Fell In and Out of Love with Zimbardo"
52 *Journal of Research in Crime and Delinquency* 609 (2015)

"Programming Errors, Understanding the Constitutionality of Stop and Frisk as a Program, Not an Incident"
82 *University of Chicago Law Review* 159 (2015)

"Justice Sotomayor and the Jurisprudence of Procedural Justice"
123 *Yale Law Journal Forum* 525 (2014)

"The Law and Social Science of Stop and Frisk"
10 *Annual Review of Law and Social Science* 335 (2014)

"How the Criminal Justice System Educates Citizens" (with Benjamin Justice)
651 *The Annals of the American Academy of Political and Social Science* 159 (2014)

"The Good Cop: Knowing the Difference between Lawful or Effective and Rightful Policing – And Why It Matters"
54 *William & Mary Law Review* 1865 (2013)

"Why Do Criminals Obey the Law" (with Andrew Papachristos and Jeffrey Fagan)
102 *Journal of Criminal Law & Criminology* 397 (2012)

"Randomization and the Fourth Amendment" (with Bernard Harcourt)
78 *The University of Chicago Law Review* 809 (2011)

"The Legitimacy of Police Among Young African American Men"
92 *Marquette Law Review* 651 (2009)

"Punishment, Deterrence and Social Control: The Paradox of Punishment in Minority Communities" (with Jeffrey Fagan)
6 *Ohio State Journal of Criminal Law* 173 (2008)

"Attention Felons: Evaluating Project Safe Neighborhoods in Chicago" (with Andrew Papachristos and Jeffrey Fagan)
4 *Journal of Empirical Legal Research* 223 (2007)

"When 2 or 3 Come Together" (with Kelsi Brown Korkran)
48 *William and Mary Law Review* 1315 (2007)

"Seeing Crime and Punishment Through a Sociological Lens: Contributions, Practices, and the Future" (with Calvin Morrill, John Hagan and Bernard Harcourt)
University of Chicago Legal Forum 289 (2005)

"Warren Court Retrospective: Everything Old Is New Again: Fundamental Fairness and the Legitimacy of Criminal Justice"
3 *Ohio State Journal of Criminal Law* 117 (2005)

"Gangs & Gang-related Crime"
4 *Criminology & Public Policy* 575 (2005)

"Lawful Policing" (with Wesley Skogan)
593 *The Annals of the American Academy of Political and Social Science* 66(18) (2004)

"Mass Incarceration: Who Pays the Price for Criminal Offending?"
3 *Criminology and Public Policy* 295 (2004)

"Updating the Study of Punishment" (with Dan Kahan and Neal Katyal)
56 *Stanford Law Review* 1171 (2004)

"What's Wrong with *Gideon?*"
70 *University of Chicago Law Review* 215 (2003)

"Praying for Community Policing"
90 *California Law Review* 1593 (2002)

"Three Objections to the Use of Empiricism in Criminal Law and Procedure—And Three Answers"
University of Illinois Law Review 101 (2002)

"Signaling, Legitimacy, and Compliance: A Comment on Posner's *Law and Social Norms* and Criminal Law Policy"
36 *University of Richmond Law Review* 407 (2002)

"Norms, Legitimacy and Law Enforcement"
79 *Oregon Law Review* 391 (2000)

"Transparent Adjudication and Social Science Research in Constitutional Criminal Procedure" (with Bernard Harcourt)
90 *Journal of Criminal Law and Criminology* 733 (2000)

"Adolescence, Context, and Culpability: Some Thoughts on the Next Essay"
6 *Virginia Journal of Social Policy and the Law* 583 (1999)

"Terry and the Relevance of Politics"
72 *St. John's Law Review* 101 (1998)

"The Coming Crisis of Criminal Procedure" (with Dan Kahan)
86 *Georgetown Law Journal* 1153 (1998)

"The Increasing Significance of Genes: Reproducing Race" (book review)
92 *Northwestern Law Review* 1046 (1998)

"*Place* and Crime"
73 *Chicago-Kent Law Review* 669 (1998)

"Law and (Norms of) Order in the Inner City" (with Dan Kahan)
32 *Law and Society Review* 805 (1998)

"Social Organization and Drug Law Enforcement"
35 *American Criminal Law Review* 191 (1998)

"Black, White and Gray: A Reply to Alschuler and Schulhofer" (with Dan Kahan)
University of Chicago Legal Forum 245 (1998)

"The Wages of Antiquated Procedural Thinking: A Critique of Chicago v. Morales" (with Dan Kahan)
University of Chicago Legal Forum 197 (1998)

"It's a Question of Connections"
31 *Valparaiso Law Review* 579 (1997)

"Charting Race and Class Differences in Attitudes Toward Drug Legalization and Law Enforcement: Lessons for Federal Criminal Law"
1 *Buffalo Criminal Law Review* 137 (1997)

"Rewards for Good Behavior: Influencing Prosecutorial Discretion and Conduct with Financial Incentives"
64 *Fordham Law Review* 851 (1995)

"Exploring Departures Based on the Victim's Wrongful Conduct through *U.S. v. Koon*"
7 *Federal Sentencing Reporter* 201 (1995)

Research Reports, Op-Eds and Popular Press
"Changing the Law to Change Policing: Initial Steps," Report with B. Friedman, B. Garrett, R. Harmon, C. Lopez, M. Ponomarenko, C. Slobogin, and T. Tyler, (June 2020)

"The First Step Is Figuring Out What Police Are For," with Tom Tyler, *The Atlantic*, (June 2020)
https://www.theatlantic.com/ideas/archive/2020/06/first-step-figuring-out-what-police-are/612793/

"Defund-the-police calls aren't going away. But what do they mean practically?" with Phillip Atiba Goff and Tom R. Tyler, *THINK,* (June 2020)
https://www.nbcnews.com/think/opinion/defund-police-calls-aren-t-going-away-what-do-they-ncna1231959

"Move Criminal Justice Forward"
The Regulatory Review, Penn Program on Regulation (March 2017)
https://www.theregreview.org/2017/03/06/meares-move-criminal-justice-forward/

"Policing Should Move Beyond Crime Reduction"
The Washington Post (July 2016)
https://www.washingtonpost.com/opinions/policing-should-move-beyond-crime-reduction/2016/07/20/f561df64-4cf3-11e6-aa14-e0c1087f7583_story.html?utm_term=.f89c1e068158&wpisrc=nl_opinions&wpmm=1

"A Strategy to Build Police-Citizen Trust"
New York Times, (July 2016)
https://www.nytimes.com/2016/07/26/opinion/a-strategy-to-build-police-citizen-trust.html

"Fight Crime Sensibly, Not Hysterically,"
New York Times, Room for Debate (June 2016)
https://www.nytimes.com/roomfordebate/2015/12/15/are-americans-fears-legitimate/fight-crime-sensibly-not-hysterically

"If You Want Independent Judges, Don't Elect Them"
New York Times, Room for Debate (June 2016)
https://www.nytimes.com/roomfordebate/2016/06/08/should-an-unpopular-sentence-in-the-stanford-rape-case-cost-a-judge-his-job/if-you-want-independent-judges-dont-elect-them

"Crime Statistics Don't Show that the Sky is Falling"
N.Y. Times Room for Debate (2015)
https://www.nytimes.com/roomfordebate/2015/06/04/have-fearful-police-brought-an-end-to-the-drop-in-crime/crime-statistics-dont-show-that-the-sky-is-falling

"What "Ferguson Effect?" Understanding Recent Ups and Downs of Crime," with Jeffrey Fagan
Columbia Law School and *The New York Times* (2015)
http://www.law.columbia.edu/news/2015/06/ferguson-effect

"Rightful Policing," with Peter Neyroud
Perspectives in Policing Bulletin. Washington, D.C.: U.S. Department of Justice, National Institute of Justice. NCJ 248411 (2015)

"A Third Reconstruction?"
For the Symposium: *Deconstructing Ferguson One Year Later* (2015)
https://balkin.blogspot.com/2015/08/a-third-reconstruction.html

"Introduction: Deconstructing Ferguson One Year Later"
For the Symposium: *Deconstructing Ferguson One Year Later* (2015)
https://balkin.blogspot.com/2015/08/introduction-deconstructing-ferguson.html

"Ferguson's Schools Are Just as Troubling as Its Police Force"
The New Republic (2014)
https://newrepublic.com/article/119169/ferguson-missouri-schools-are-just-troubling-its-police-force

"What Chicago is Doing Right"
Bill Moyers GroupThink (2013)

"Firearm Violence: A Public Health Problem"
The Hartford Courant (2013)

"Justice Falls Down," (Review of William Stuntz's "*The Collapse of Criminal Justice"*)
Harvard Magazine (2012)

"Taking Traffic Violations Seriously"
New York Times, Room for Debate (2012)

"The Arizona Solution," with Jeffrey Fagan
Slate Magazine (2010)
http://www.slate.com/articles/news_and_politics/jurisprudence/2010/05/the_arizona_solution.html

"What the Court Didn't Do" (Commentary on *Graham v. Florida)*
New York Times, Room for Debate (2010)

"Profiling Not Pathway to Safe Streets"
New Haven Register (2009)

"Law Enforcement for Lawabiders"
Ideas in American Policing, Number 8, (2007)

"Public-Order Policing Can Pass Constitutional Muster," with Dan Kahan
The Wall Street Journal, A18 (1999)

"When Rights Are Wrong," with Dan Kahan
Boston Review, (1999)

"Let's Cut Chain Gangs Loose"
U.S. Catholic Magazine, (1997)

"Weak Link"
The University of Chicago Magazine, (1996)

"Land of Lincoln Shouldn't Revive Chain Gangs"
Chicago Tribune, §1, (1996

INVITED LECTURES

"Collaborating Public Safety"
Flynn Theater Community Discussion on 21st Century Policing, (with Sean Smoot and Deborah Spence), Burlington, VT, March 2023

"All I See is the Future"
Odyssey Impact, Brain Trust discussion on the national campaign for the forthcoming Documentary, March 2023

"A Biased World: Psychological Science in the Service of Justice" with Phillip Goff and Tom Tyler
Yale Departments of African American Studies and Psychology, February 2023

"Policing as a Public Good," Howard University, Lecture Series Phi Beta Kappa, Sept. 2022

"Policing as a Public Good,"
London School of Economics, Phelan Family Lecture Series, October 2020

"Theories of Community in Popular Legitimacy,"
University of Richmond School of Law, Emroch Lecture, February 2019

"Reconciling Narratives of Policing"
Saint Louis University, Childress Lecture, October 2018

"Redesigning Justice: Promoting Civil Rights, Trust, and Fairness"
Howard League Conference, Oxford, England, March 2018

"Thinking Through the "Public" In "Public Legitimacy"
American Philosophical Association, Public Session on Policing, Chicago, January 2018

"The Future of Police Legitimacy and Police Reform,"
Indiana University, Maurer School of Law, Ralph F. Fuchs Lecture, April 2017

"The Promise of Police Reform in the New Administration,"
Vera Institute of Justice, Neil A. Weiner Research Speaker Series, June 2017

"The Legitimacy of Policing and Citizenship,"
University of Utah S.J. Quinney College of Law, William H. Leary Lecture, February 2017

"The Intersection of Technology, Oversight, and Legitimacy in 21st Century Policing"
Cato Institute, Washington, DC, December 2016

"Policing and Its Reform in the 21st Century,"
Chautauqua Institution, Jamestown, NY, Robert H. Jackson Lecture, July 2016

"Lifesaving Solutions to the Urban Gun Violence Epidemic,"
Democratic National Convention, Panelist, July 2016
"Justice System Breakdown: The Need and the Time for Change in Illinois,"
John Howard Association Annual Meeting, November 2015

"Police Reform and Public Security,"
University of Chicago, Legal Forum Keynote Address, November 2015

"Building Trust and Legitimacy Toward Effective Community Policing,"
SIU School of Medicine and SIU School of Law, 21st Century Policing Symposium, November 2015

"Thoughts on 21st Century Policing"
ACLU of Springfield, IL at University of Illinois-Springfield, November 2015

"Policing in the 21st Century," Order of the Coif Distinguished Lecturer
Oklahoma University Law School, October 2015
UCLA Law School, October 2015
Drake University Law School, September 2015

"Enhancing Procedural Fairness"
Centre for Justice Innovation "Better Courts" Conference, London, February 2015

"Policing Chicago,"
Chicago Humanities Festival, Robert McCormick Foundation Lecture, October 2013

"The Good Cop: Knowing the Difference between Lawful or Effective and Rightful Policing–And Why It Matters,"
William & Mary College of Law, George Wythe Lecture, (2013)

"Promoting a Curriculum of Positive Civic Identity through Legitimate Policing"
Rutgers University Graduate School of Education, December 2012

"The Legitimacy of Police among Young African-American Men,"
Marquette University Law School, Inaugural George and Margaret Barrock Lecture, February 2009

"The Second Movement: Crime, Law Enforcement and the Black Church"
University of Pittsburgh, Dr. Martin Luther King, Jr. Lecture, January 2000

"The New Policing: Social Organization, Legitimacy, and Law Enforcement"
Center for Crime and Justice at New York University Law School, Fortunoff Colloquium, November 1999

PAPER PRESENTATIONS

"Uncovering Policing"
Berkeley Law School, February 2023
Princeton Center for the Study of Democratic Politics, February 2023
University of Connecticut Law School, September 2025

"Policing as Public Good: Reflecting on the Term "To Protect and Serve" as Dialogues of Abolition,"
University of Arizona, Faculty Workshop, September 2020

"The State from Below: Distorted Responsiveness in Policed Communities"
Harvard Criminal Justice and Public Law Workshop, February 2019

"Portals to Politics: Grassroots Narratives of Policing in the Low End, North Station Baltimore, South LA, and the 53206"
Fordham Law School, February 2018
New York University, Urban Research Seminar, December 2018

"Police Lawfulness and Public Security"
Florida State University College of Law, January 2017

"Lawful or Fair? How Police and Laypeople Judge Good Policing"
Drake University Law School, September 2015
Oklahoma University Law School, October 2015

"The Two Different Worlds We Live In"
Northwestern University, Institute for Policy Research, April 2014
University of Minnesota Law School, April 2012
Columbia University Law School, February 2012
Yale Center for Research on Inequalities and the Life Course Workshop, September 2011
Cornell University Law School, September 2011
Yale Law School, Sixth Annual Criminal Justice Roundtable, April 2011

"How the Criminal Justice System Educates Citizens"
USC Gould School of Law, March 2014
Yale University, Institute for Social and Policy Studies Conference: Detaining Democracy, November 2012
Yale University, African American Studies Department, Endeavors, November 2012

"Randomization and the Fourth Amendment"
Vanderbilt Law School, Vanderbilt Criminal Law Roundtable, September 2009
Quinnipiac Law School, September 2009

University of Chicago Law School, Fifth Annual Criminal Justice Roundtable, May 2009

"Why Do Criminals Obey the Law?"
Fordham Law School, April 2009

"Attention Felons: Evaluating Project Safe Neighborhoods in Chicago"
Loyola University Chicago, April 2006
Yale Law School, November 2005
American Society of Criminology Annual Meeting, 2005
Harvard Law School, May 2005

"When 2 or 3 Come Together: Cooperation Between the Black Church and the Police in Chicago"
University of Illinois Law School, October 2005
University of Chicago, Law and Philosophy Workshop, February 2005
Princeton University, Woodrow Wilson School, May 2004
Yale Legal Theory Workshop, April 2004
Iowa College of Law, February 2004
Yale Law School, February 2001

"What's Wrong with Gideon?"
Fordham University School of Law, April 2003
Rutgers (Newark) Center for Law and Justice, March 2003

"Churches, Crime and Communities: A Community-focused Model of Faith Based Initiatives"
Columbia University Law School, February 2003
Ohio State University College of Law, September 2002
University of Florida College of Law, February 2002
Harvard University, John F. Kennedy School of Government, September 2001
University of Utah College of Law, October 2001

"Legitimate Policing in the Eyes of the Police"
American Bar Foundation, November 2001

"Law Enforcement for Law Abiders: Achieving Voluntary Compliance through Social Organization Improvement"
Boston University, Institute on Race and Social Division, November 1999
Pennsylvania State, Dickinson Scholar Series, September 1998

"Place and Crime"
Harvard Law School, May 1998
University of Chicago, Center on Race, Politics, and Culture, May 1998
Boston University Law School, April 1998

"Terry and the Relevance of Politics"
St. John's Law School, Conference on the 40th Anniversary of Terry v. Ohio, April 1998

"When Rights Are Wrong," with Dan Kahan
The University of Chicago, Legal Forum Symposium, "The Right to Fair Trial," Nov. 1997
ITT Chicago-Kent Law School, October 1997
University of Chicago Law School, October 1997

"Law and (Norms of) Order in the Inner City," with Dan Kahan
Law and Society Annual Meeting, June 1997

"Social Organization and Drug Law Enforcement"
University of Michigan Law School, November 1998
The University of Virginia Law School, March 1997
Stanford Law School, February 1997

"Charting Race and Class Differences in Attitudes Toward Drug Legalization and Law Enforcement"
SUNY Buffalo, Rethinking Federal Criminal Law Symposium, November 1996
The American Society of Criminology 48th Annual Meeting, November 1996

"It's a Question of Connections"
Valparaiso University School of Law, Symposium on Teenage Violence and Drug Abuse, November 1996

"An Empirical Exploration of Attitudes toward 'Get Tough' Drug-Law Enforcement Policies"
The Drug Policy Foundation's 10th International Conference on Drug Policy Reform, November 1996

SELECTED PRESENTATIONS, SYMPOSIA, AND CONFERENCES

"Crafting Effective Solutions to Gun Violence"
Johns Hopkins, April 2023

"Content Moderation"
Nextdoor Speaker Series, San Francisco, January 2023

Incarceration and Imagination Conference – "The Image of Prison in the Public Mind," Respondent, Whitney Humanities, Oct. 2022

New Directions in Law and Society, Plenary Panel, "Law in the Post-Liberal Era," UMASS Amherst, Oct. 2022

NOMOS, American Society for Political and Legal Philosophy on Policing, "Uncovering Police," Sept. 2022

Trust Con, Panelist on Procedural Justice, in Theory and Practice, Sept. 2022

Law and Society Association, Panelist, "Policing Organizations and their Community Impact," Lisbon, July 2022

Centre for Criminological Research, University of Alberta, Keynote Lecture, "Reexamining the state's police power, safety deprivation and the meaning of citizenship for Black Americans," Mar. 2022

Discord, Monthly Academic Talk Series, "Value of Procedural Fairness," Feb. 2022

LEAP, Guest of Honor, "Duty to Protect," Woodbridge, CT, Feb. 2022

Stanford University Freeman Spogli Institute Black History Month Keynote, "Re-examining the State's Police Power, Safety Deprivation and the Meaning of Citizenship for Black Americans," Feb. 2022

MLK Convocation, Dana Hall, Wellesley, MA, Jan. 2022

American Bar Foundation, Lecture: "Achieving Criminal Justice: A Civic Education Approach," Nov. 2021

Federalist Society National Convention, Criminal Law, Panelist, Washington, DC, Nov. 2021

American Society of Criminology Annual Meeting
Speaker, Presidential Panel: "New Perspectives on the Risk Assessment Paradigm,"

Policy Panel: "Reimagining Justice in Research Methodologies: Square One Roundtable on the Role of Values in Research and Policy Change," Chicago, Nov. 2021

Tufts University, "Political Perspectives on Policing, Race, and Protest in America" Lecture Series, Discussed President's Task Force on 21st Century Policing, December 2020

Bloomberg American Health Summit, "A Public Health Approach to Reducing Violence," Discussant, December 2020

Yale University, African American Studies, Endeavors, "Black Now: Conversations for the Revolution" with Elizabeth Hinton, December 2020

Yale Law School, Critical Perspectives Series, "1L Curriculum," November 2020

Iowa State University, Lecture Series, Phi Beta Kappa, "Defund the Police? Reinventing Policing as a Public Good," October 2020

Yale Federalist Society, "Criminal Justice by the People," with Judge Stephanos Bibas, Discussant, October 2020

New York City Civilian Complaint Review Board, "Conversation Series" regarding issues related to police oversight and accountability, September 2020

The Helix Center, "Ethics and AI," Speaker, September 2020

Academy for Justice and the Arizona State Law Journal, "Guilty Minds: A Virtual Conference on Mens Rea and Criminal Justice Reform," Moderator, September 2020

Politico, "Can Politics Handle Police Reform in 2020?" Roundtable, September 2020
https://www.politico.com/news/magazine/2020/10/15/police-reform-politics-roundtable-421639

Fordham's Center on Race, Law, and Justice, "Unfinished Work: Black Lives Matter and Policing after the Protests," Panelist, September 2020
American Constitution Society and Michelle Goodwin, University of California, Irvine School of Law, "Elevating and Engaging with Black Lives on Law School Campuses" Webinar, August 2020

The Justice Collaboratory, Message Summit, "Anti-Blackness, Abolition, and Criminal Justice," with Dr. Emily Wang, Webinar, July 2020
Yale Law School Faculty Leadership Conversation, "Inequality and Racial Justice" Webinar, June 2020

American Constitution Society National Convention, "The Pandemic and the Law: Legal Precedent Meets Unprecedented Times," Panelist, June 2020

London School of Economics, "Race and Policing in America" Roundtable Discussion, June 2020

Annual Reviews, "Racial Justice, Policing, and Protest," Moderator, June 2020

JP Morgan, "Social Impacts of COVID-19," CLE Panelist, June 2020

Joyce Foundation with Chicago Philanthropy, "Abolition, Defunding and Reform of Police," Presenter, June 2020

AARC/NAACP/ERIC, "COVID-19's Impacts on African American Communities," Webinar, May 2020

WAMU 88.5 American University Radio and NPR, "Guns & America," Video chat with Reporting Fellows, July 2019

Yale Law School, "Transformation of Police: Rethinking a Critical Public Good through the Lens of Abolition," Keynote speaker, Admitted Students Weekend, April 2019

John Hopkins Center for Gun Policy and Research, "Reducing Gun Violence in America: Evidence for Change," On-line class series, MOOC Contributor, April 2019

Yale Law School, "The Relationship of Funders and the Academy in Institutionalizing Law School Engagement," Liman Colloquium, Panelist, March 2019

Springfield International Frontiers Club, 44th Annual Dr. Martin Luther King Jr. Memorial Breakfast, Keynote speaker, Springfield, Illinois, January 2019

Association of American Law Schools:
Junior Scholars Public Law Workshop, Discussant
Workshop for Pre-Tenured Law School Teachers of Color, Workshop participant
New Orleans, January 2019

Yale University, The Gilder Lehrman Center for the Study of Slavery, Resistance, and Abolition, "Race and the Afterlives of Slavery," Panelist, November 2018

Yale University, Yale Day of Data, Panelist, November 2018

Fordham Law School, A2J Initiative, "Rikers: An American Jail," Panelist, February 2018

American Society of Criminology, "Crime, Legitimacy and Reform: Fifty Years after the President's Commission," Roundtable, Annual Meeting, November 2017
George Washington Law Review Symposium, "Advancing Justice Summit," Panelist, October 2017

Charles Koch Institute, "Advancing Justice: An Agenda for Human Dignity and Public Safety," Panelist, October 2017

John Hopkins University, "Police Legitimacy and Police Reform," Seminar on Violence Prevention October 2017
Vera Institute of Justice, Prosecutor's Conference, June 2017

Annual Law and Society Conference, June 2017
"Collective Aspects of Procedural Justice," Presenter
"Courting Death: The Supreme Court and Capital Punishment," Reader

Criminal Justice Roundtable Convening Committee, 2005 to present

Civilian Office of Police Accountability, Chicago Inaugural Training Academy, "Procedural Justice and Community Policing," Speaker, May 2017

National Academy of Arbitrators Meeting, "Law Enforcement Labor Relations and Arbitration & 21st Century Policing," Panelist, May 2017

University of Texas at Austin, Bookfest, Faculty Colloquium, February 2017

Northwestern Pritzker School of Law, Democratizing Criminal Law Symposium, "De-Bureaucratization: Police and Prosecutors," Panelist, November 2016

Rutgers School of Criminal Justice, Deconstructing Ferguson II, "How do Social Policy, Law, and Institutions Shape Civic Life in Newark," Moderator, May 2016

Harvard Law School, "Restoring Police Legitimacy" Symposium, Panelist, April 2016

Yale University, ISPS Center for the Study of Inequality, Police Actions and Citizen Mobilizations in Democratic Societies Conference, "Police Repression: Targets and Tactics," April 2016

Mayor Libby Schaaf's Safe Oakland Series: Fair and Just Policing, April 2016

Yale University, The Inner City School: Inequality and Urban Education (School to Prison Pipeline), Moderator, April 2016

AALS Annual Meeting, "The Empirics of Legal Interpretation," Speaker, January 2016
National Initiative for Building Community Trust & Justice Research Roundtable (with Tom Tyler) Yale Law School, November 2015

Centre for Justice Innovation, London, "Better Courts, A National Conference on Court Innovation," June 2015

Yale University, Justice Collaboratory Conference, "Policing Post Ferguson," April 2015
The National Initiative for Building Trust and Justice, "Police Legitimacy and Procedural Justice Summit for the Northern District of California," March 2015

Northwestern Law School, Chicago Forum on Procedural Justice and Policing, "Legitimacy and Fairness: 2 Views of Rightful Police Conduct," Presenter, March 2014
Vera Institute, "Bringing Justice Home: Initiatives Rooted in Community," Panelist, February 2014

AALS Crosscutting Program, "Applying the Research towards Reforming the Criminal Justice Process," Panelist, January 2014

Netherlands Institute for Study of Crime & Law Enforcement, Conference on Broken Windows, "Broken Windows, Neighborhoods and the Legitimacy of Law Enforcement, or How I Fell In and Out of Love with Zimbardo," October 2013

The Association of Prosecuting Attorneys, in partnership with the Bureau of Justice Assistance and the Center for Court Innovation, 8th National Community Prosecution Conference, "What is Procedural Justice and How Can It Contribute to Reducing Violence?" September 2013

Harvard Law School, Conference in honor of William Stuntz, "The Distribution of Dignity and the Fourth Amendment," March 2010

Police Executive Research Forum Annual Meeting, "Police Stops, Community Trust and Legitimacy: Can They Be Reconciled?" Panelist, April 2010

Yale Law School, Liman Public Interest Colloquium, "Over-incarceration and Decarceration," Panelist, March 2010

John Jay University, National Network for Safe Communities Annual Conference, "Increasing Criminal Justice System Legitimacy," Opening Plenary Speaker, December 2009

SMU Dedman School of Law and ABA Judicial Division, Justice for All: Perceptions of Racial and Ethnic Bias in Our Courts, "Prosecutorial Discretion," Panelist, April 2009

AALS 2006 Mid-Year Meeting Workshop on Criminal Law and Procedure: Lessons from other Disciplines and New Realities, "Learning from Sociology and Political Science," Lecturer, June 2006

University of Chicago, 52 Years After Hernandez v. Texas, "Hernandez, Brown and the Future of Criminal Procedure," Lecturer, April 2006

American Society of Criminology, Annual Meeting, "Legitimacy, Policing and the Constitution," Presenter, November 2005

National Black Church Task Force Initiative on Crime and Criminal Justice, "Pulling Down Strongholds: Black Churches and Criminal Justice," Lecturer, July 2003

Law and Society Annual Meeting, Author Meets Reader: Derrick Bell's *Ethical Ambition* and Jeannine Bell's *Policing Hatred,* June 2003

United States Court of Appeals for the Seventh Circuit, Federal Criminal Practice for the Trial Attorney, "Standards of Review," Lecturer, September 2002

University of Chicago Center for Studies in Criminal Justice, Conference on Faith-Based Initiatives and Urban Public Policy, Conference Organizer, March 2001

University of Chicago Law School and DePaul College of Law, American Association of Law Schools "Equal Justice Colloquium," Midwest Region, Conference Co-Chair, October 2000

American Sociological Association Annual Meeting, "Criminalization and Disenfranchisement: The Unintended Consequences of Incarceration," Session Presider and Commentator, August 2000

American Association of Law Schools Conference on Criminal Justice, "What is the Point of Teaching and Scholarship in Criminal Law & Procedure?" Presenter, June 2000

Law and Society Association, Graduate Students Workshop, Plenary Speaker, May 2000

Harvard University, Urban Seminar Series on Children's Health and Safety, "The Changing Jurisprudence of Policing," May 2000

Law and Society Annual Meeting, Plenary Speaker, June 1998

MacArthur Foundation, Research Program on Adolescent Development and Juvenile Justice, Miami, October 1998 and Atlanta, May 1998

University of Michigan, Seminar on Poverty, the Underclass and Public Policy, "Institutional Integration and the New Policing," February 1998

University of Michigan Public Policy School, Martin Luther King Day Program, "Black Civil Society and Crime, Presenter, January 1998

Journal of Criminal Law and Criminology & Northwestern University School of Law, Conference on Guns and Violence in America, "Variety of Firearms Controls," Panelist, February 1996

Law and Society Annual Meeting, "Rewards for Good Behavior: Influencing Prosecutorial Discretion and Conduct with Financial Incentives," June 1995

AALS Annual Meeting, "Enforcement of Fair Lending Laws through Multiple Agencies," January 1995

University of Chicago, The Roundtable Symposium, Intermediate Punishments: Viable Alternatives to Prison? "The Machiavellian Perspectives on Boot Camp Prisons: A Debate" by Prof. Doris MacKenzie, Commentator, January 1995

University of Chicago, Race, Ethnicity and Urban Poverty Workshop, "Urban Unemployment, Gender and the Problem of Proletarianization in a Third World Economy: Jamaica, 1943-1973" by Prof. Orlando Patterson, Discussant, December 1994

Harvard Law School, Introduction to Lawyering, "Race and Gender Bias in the Simpson Case," Guest Lecturer, November 1994

SELECTED MEDIA

Podcast: Reimagining the Internet, University of Massachusetts Amherst, "Do You Trust that Justice is Just?" with Nathan Matias and Tom Tyler, https://publicinfrastructure.org/podcast/do-you-trust-that-justice-is-just-with-nathan-matias-tracey-meares-and-tom-tyler-trust-episode-4/, March 2023

Podcast: "On the Issues with Michele Goodwin," Ms.Magazine.com, 71. Cheated: Every Woman's Story, https://msmagazine.com/podcast/cheated-every-womans-story-with-tracey-meares/, February 2023

Podcast: Reimagining the Internet, "Justice That We Can Trust" No. 68 with Tom Tyler and Ethan Zuckerman, February 2023
https://publicinfrastructure.org/podcast/tracey-meares-tom-tyler/

American Academy of Arts and Sciences, Daedalus, Panel Discussion, "Distrust, Political Polarization, and America's Challenged Institutions," with Henry Brady, Kay Lehman Schlozman, and Lee Rainie https://www.amacad.org/event/distrust-polarization-institutions , January 2023

National Association for Civilian Oversight of Law Enforcement (NACOLE) Webinar w/J. Camacho re: local/state authority model legislation, Aug. 2022

NewsChannel 20 Marketplace, Lifestyle Show, "No Title for Tracey," Apr. 2022

Conversations with Chanda Baker Smith, Minneapolis Foundation, "The Push for Better Policing," Feb. 2022

WNYC Radio, The Takeaway w/Melissa Harris-Perry (& Nia Evans) re: policing in the U.S. and what has (or hasn't) changed since the murder of George Floyd, Feb. 2022

America's Gun Violence Epidemic: A Conversation with Sen. Chris Murphy with The Solomon Center, The Justice Collaboratory, and The Yale Health Law and Policy Society (YHeLPS), Nov. 2021

"The Push for Better Policing," Conversations with Chanda Podcast, March 2022 https://www.minneapolisfoundation.org/podcasts/conversations-with-chanda/the-push-for-better-policing/

Key Conversations Podcast with Fred Lawrence, Secretary and CEO of Phi Beta Kappa, September 2021 https://radiopublic.com/key-conversations-with-phi-beta-k-6nbEPY/s1!1a30b

"Digging a Hole" Podcast regarding police reform, Yale Law School with Sam Moyn and Dave Schleicher, December 2020 https://www.diggingaholepodcast.com/episodes/episode-10-meares

Interviewed for Decarceration Nation with Arthur Rizer about their paper "The Radical Notion of the Presumption of Innocence," Podcast, July 2020 https://decarcerationnation.com/86-tracey-meares-and-arthur-rizer/

The National Institute for Social Sciences, Virtual Forum on "Current Crisis of Policing in America," July 2020 https://www.socialsciencesinstitute.org/news/2020/7/24/whats-next-policing-in-crisis?ss_source=sscampaigns&ss_campaign_id=5f1c4e668a40a2035025f893&ss_email_id=5f1c542c60663070724dd349&ss_campaign_name=Video+Recording+available+%E2%80%94+What%E2%80%99s+Next%3A+Policing+in+Crisis&ss_campaign_sent_date=2020-07-25T15%3A48%3A22Z

"Reimagining Safety: Policing, Abolition, and the Future of Democracy," Virtual Town Hall Meeting w/The Square One Project, July 2020 https://squareonejustice.org/video/reimagining-safety-policing-abolition-and-the-future-of-democracy/

Bring the Heat, Virtual Town Hall Meeting with Rev. Ben McBride, Pastor Mike McBride and Dr. Jennifer Eberhardt, July 2020

"What's behind racial disparities in American policing — and how to solve them," Podcast with Amna Nawaz, PBS, June 2020, https://www.pbs.org/newshour/show/whats-behind-racial-disparities-in-american-policing-and-how-to-solve-them

"Do Police Need Guns," WBUR, Interview, June 2020 https://www.wbur.org/hereandnow/2020/06/23/do-police-need-guns

"The First Step Is Figuring out What Police Are For," Podcast with MONOCLE, June 2020, https://monocle.com/radio/shows/the-urbanist/

"The Impact of Police Violence on Health," Podcast, WHYY, PBS, June 2020, https://whyy.org/episodes/the-impact-of-police-violence-on-health/

"Q&A with the Justice Collaboratory on Police Reform and Procedural Justice," Yale Daily News with Tom Tyler and Caroline Sarnoff, June 2020 https://law.yale.edu/yls-today/news/qa-justice-collaboratory-police-reform-and-procedural-justice?utm_source=YaleToday&utm_medium=Email&utm_campaign=YT_YaleToday-Staff_6-5-2020

"Residents Call for Police Reform, Dismantling Systemic Racism in Connecticut," Podcast, WNPR, This American Life, June 2020, https://www.wnpr.org/post/residents-call-police-reform-dismantling-systemic-racism-connecticut

"Crisis in America" hosted by Lester Holt. NBC News, June 2020

EuroNews with Tokunbo Salako re: ongoing violence/protests and recs. of the Obama's Task Force, June 2020
Podcast with Miranda Kerr, Kora Organics regarding The Justice Collaboratory, June 2020

"Camden's Turn: A Story of Police Reform and Progress," WebEx, Panel Discussant, Institute for Municipal and Regional Policy, Central Connecticut State University, June 2020

"Shift Change: Community Policing in New Haven" by Steve Hamm, Director, June 2019 https://vimeo.com/334361171

Interviewed for University of Illinois Dept. of Industrial & Enterprise Systems Engineering, *"Yale Professor Promotes Procedural Justice,"* pg. 20, 2019

"After Stephon Clark Shooting, Questions Remain About Police Use of Force" by Martin Kaste National Public Radio/ All Things Considered, April 2018 https://www.npr.org/2018/04/04/599525838/after-stephon-clark-shooting-questions-remain-about-police-use-of-force

Interviewed for Yale Alumni Magazine, *"Everyday Justice"* pg. 40-46, Jan/Feb 2018

MSNBC Live: The Point with Ari Melber, "Attorney: Police shooting of black teen 'completely unjustified,'" May 2017 http://www.msnbc.com/msnbc-news/watch/attorney-police-shooting-of-black-teen-completely-unjustified-938412611950

Harvard T.H. Chan School of Public Health, "Race and Policing: State and Local Perspectives" March 2017, https://www.youtube.com/watch?v=_qAAktNnKaU

Yale School of Management, "Police Legitimacy and Police Reform," March 2017 http://som.yale.edu/event/2017/03/conversation-with-yale-law-school-professor-tracey-meares-on-police-legitimacy-and-police-reform

The Atlantic, CITYLAB, "The 'Portals' Encouraging Real Conversations about Policing and Race," May 2017, https://www.citylab.com/navigator/2017/05/portals-project-race-policing/525639/

Khan Academy, "The Fourth Amendment," March 2017
https://www.khanacademy.org/humanities/ap-us-government-and-politics/civil-liberties-and-civil-rights/amendments-balancing-individual-freedom-with-public-order-and-safety/v/the-fourth-amendment

NPR, "At Confirmation Hearing, Sen. Sessions Links Police Morale to Crime Spike," January 2017, http://www.npr.org/2017/01/11/509265937/at-confirmation-hearing-sen-sessions-links-police-morale-to-crime-spike

Scholars Strategy Network, Episode 47: "A Path for Police Reform," August 2016
http://www.scholarsstrategynetwork.org/podcast/path-police-reform

In The Thick with Maria Hinojosa, "Law and Order: Is it Black or White," July 2016
http://futuromedia.libsyn.com/21-law-and-order-is-it-black-and-white
WHYY Public Media, Radio Times with Marty Moss Coane, "Crime is Down, but We're Still Worried," January 2016
http://whyy.org/cms/radiotimes/2016/01/12/crime-is-down-but-were-still-worried/

NPR, "Did the Dallas Ambush Set Back Reform at Police Departments?" July 2016
http://www.npr.org/2016/07/11/485512660/did-the-dallas-ambush-set-back-reform-at-police-departments

NPR, "Video Release in Chicago Police Cases Is Unusual, Experts Say," June 2016
http://www.npr.org/2016/06/04/480731328/video-release-in-chicago-police-cases-is-unusual-experts-say

MIT, Jim Crow and the Legacy of Segregation Outside of the South w/Melissa Nobles, September 2015, https://vimeo.com/141700569

Legal Talk Network ABA Annual Meeting 2015: "Perspectives on Race, Communities, and Policing in Twenty-First Century America," August 2015
https://legaltalknetwork.com/podcasts/special-reports/2015/08/aba-annual-meeting-2015-perspectives-race-communities-policing-twenty-first-century-america/

The Atlantic, "Is the U.S. Criminal-Justice System Broken?" August 2015
https://www.theatlantic.com/video/index/401096/criminal-justice-system-broken/

WNPR, "State Child Advocate; Policing in the 21st Century," July 2015
http://wnpr.org/post/state-child-advocate-policing-21st-century#stream/0

NPR, with Martin Kaste, Comments regarding Sandra Bland Video Shows an Argument with Police Officer, July 2015, http://www.npr.org/2015/07/22/425224947/sandra-bland-video-shows-an-argument-with-police-officer

Brian Lehrer Show on, Radio Talks Race: A National Dialogue on Race, Justice, and Policing July 2015, http://www.wnyc.org/story/radiotalksrace-national-dialogue-race-justice-and-policing/

NPR, Brian Lehrer Show on WNYC, Radio Talks Race: A Multi-City Roundtable, July 2015 http://www.wnyc.org/story/race-justice-and-policing-multi-city-roundtable/

British Broadcasting Company, "U.S. Police: Warriors or Guardians?" June 2015 http://www.bbc.co.uk/programmes/p02tsp36?ocid=socialflow_twitter

NPR, The Brian Lehrer Show on WNYC, "Experiencing the 'Realities of Being a Police Officer,'" June 2015, http://www.wnyc.org/story/experiencing-the-realities-of-being-a-police-officer/

Constitution Daily, "The Aftermath of Ferguson for the Legal System," December 2014 http://s106.podbean.com/pb/6177c7d9b6fc82d9640988520320ac28/5947f23a/data2/fs60/644803/uploads/ferguson12102014.mp3

Brian Lehrer Show on WNYC, "Flashpoint: A Tale of Two Police Forces," April 2013 http://www.wnyc.org/story/281399-flashpoint-tale-two-police-forces/

MSNBC, The Melissa Harris Perry Show, January 2013, http://www.nbcnews.com/id/50458600

PROFESSIONAL AFFILIATIONS and SERVICE

Admitted to Illinois Bar, November 1991
AALS, Planning Committee for the Workshop on Criminal Justice, 2009
AALS, Committee on Professional Development, 2005
AALS, Section on Remedies (Chair), 1997
AALS, Section on Remedies, Executive Committee, 1995
American Bar Foundation, Appointments Committee, 2003-06
American Bar Foundation, Research Committee, 2000-03
Justice/Crime Index Advisory Council, *Chicago Metropolis 2020*, 2006
University of Chicago, The Chapin Hall Center for Children, Board of Directors
University of Chicago Law School, Appointments Committee, 2002-06
University of Chicago Law School, Dean Search Committee, 2002, 2005
University of Chicago Law School, Admissions Committee, 1999-00
University of Chicago, Committee on Minority Affairs (Chair), 2001-02
Law and Society, Association Board of Trustees, Class of 2000
Law and Society, Membership Committee (Chair), 1998
Law and Society, Committee on Diversity, 1999
Law and Society, Article Prize Committee, 2000
Law and Society, Summer Program Committee, 2000
Law and Society, Nominations Committee, 2002
Law and Society, Graduate Student Workshop Committee, 2003
Yale College, Head of Silliman College Search Committee, 2023
Yale Law School, Deputy Dean, 2009-11
Yale Law School, Appointments Committee, 2011-12, 2014-15, F2017, 2020-21 (Chair)
Yale Law School, Dean Search Committee, 2009

Yale Law School, Visiting Lecturers Committee (Chair), 2008-09
Yale Law School, Calendar Committee, 2007-08
Yale Law School, Grading Review Committee (Chair), 2014-15; 2024-25
Yale Law School, First Term Writing and Research Committee, 2007
Yale Law School, ABA Self Study, 2010-11
Yale Law School, Affirmative Action Officer, 2010-11
Yale Law School, Antidiscrimination/Anti-harassment Officer, 2009-11
Yale Law School, Budget Committee, Spring 2012
Yale Law School, Curriculum, 2007-08, 2009-11 (Chair)
Yale Law School, Curriculum Policy, 2010-11, 2013-14 (Chair)
Yale Law School, Curriculum Policy-First Term, 2010-11
Yale Law School, Curriculum Policy-Writing (Chair), 2010-11
Yale Law School, Curriculum-Ad Hoc Subcommittee on Professional Skills (ABA) (Chair), 2011-12
Yale Law School, Curriculum-Clinical Education Policy, 2010-11
Yale Law School, Curriculum-Curricular Appointments, 2010-11
Yale Law School, Curriculum-First Term, 2009-10
Yale Law School, Curriculum-Writing (Chair), 2009-10
Yale Law School, Discipline-Complaint Panel, 2018-20
Yale Law School, Diversity and Inclusion, Spring 2016
Yale Law School, Faculty Workshop, 2007-08
Yale Law School, Green Visits, 2010-11
Yale Law School, Gruber Committee, 2019-20
Yale Law School, Law Teaching Fellowship Selection, 2009-10
Yale Law School, Review Committee (Bell), 2019-20 (Chair)
Yale Law School, Review Committee (Forman), 2016-17
Yale Law School, Review Committee (Kohler-Hausmann), 2016-2017 (Chair)
Yale Law School, Ruebhausen Fund, 2009-11
Yale Law School, Space Committee, 2010-11
Yale Law School, Student Petitions, Spring 2016
Yale Law School, Thomas Lecture, Spring 2016
Yale Law School, Committee on Rights and Duties (co-Chair) 2022
Yale Law School, Dean Search Committee (co-Chair) 2025
Yale University Diversity Committee, 2011-13
Yale University Budget Committee, 2011-13
Yale University, Minority Affairs Committee, Affirmative Action Officer, 2009-10
Yale University, Sexual Misconduct Committee, University Title IX Coordinator, 2009-11, 2018-19
Chicago Council of Lawyers, Member
Law and Social Inquiry, Associate Editor, 2003-07, 2010-12
Law and Social Inquiry, Editorial Board
Crime and Justice: A Review of Research, Editorial Board
Ohio State Journal of Criminal Law, Board of Advisors
New Criminal Law Review, Editorial Board
Chicago Community Policing Advisory Panel
Howard Journal of Crime and Justice, Editorial Board
Open Society Justice Initiative, Advisory Board on organization justice research
Scholarly Journal Peer Review: Law and Society Review; Law and Social Inquiry; Journal of Criminal Law & Criminology; Journal of Experimental Criminology; Journal of Criminology and

Public Policy; Journal of Research in Crime and Delinquency
National Science Foundation, Research Grant Peer Review: Law and Social Science Program

January 13, 2026 - PRESENT

January 22, 2026 (Special Mtg) - PRESENT

March 11, 2025 – PRESENT

April 8, 2025 – PRESENT

May 5, 2025 (Special Mtg) – PRESENT

May 13, 2025 - PRESENT

May 27, 2025 (Special Mtg) - PRESENT

June 9, 2025 – PRESENT

June 25, 2025 (Special Mtg) - PRESENT

July 1, 2025 (Special Mtg) - PRESENT

July 8, 2025 – Cancelled

August 12, 2025 – Cancelled

September 09, 2025 - PRESENT

October 14, 2025 – PRESENT

November 12, 2025 – Absent

December 9, 2025 – PRESENT

City of New Haven

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

Text File

File Number: LM-2026-0072

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Joyce Alton to the Greater New Haven Water Pollution Control Authority Board of Directors for a term ending December 31, 2028 be and hereby is approved.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Order to Appoint/Reappoint
X	Prior Notification Form/Notice of Matter to be Submitted
X	Prior Notification Letter to Appointee/Re-appointee
X	Application for City Boards/Commissions
X	Resumé/CV **or** personal statement of interest/bio

Other:

X	Attendance for past 12 months (*reappointments only)
	Recommendations/support letters (optional)
	Annual Disclosure Form

Date Submitted: February 24, 2026

Meeting Submitted For: March 4, 2026

Regular or Suspension Agenda: Regular

Submitted By: Alex Guzhnay, Legislative Liaison to the Board of Alders

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

Comments: Legistar File ID: LM-2026-0072

Coordinator's Signature: N/A

Controller's Signature (if grant): N/A

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.newhavenct.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 25, 2026

Honorable Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit for your Honorable Board's approval the name of Joyce Alton of 13 Lombard Street, New Haven CT, 06513 for reappointment to the Greater New Haven Water Pollution Control Authority Board of Commissioners.

This reappointment would become effective upon your Honorable Board's approval and expires on December 31, 2028.

I thank you for your kind consideration of this matter and ask for your prompt approval of the same.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Office File

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE REAPPOINTMENT OF JOYCE ALTON TO THE GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY BOARD OF DIRECTORS.

..body
BE IT ORDERED by the New Haven Board of Alders that the Mayor's reappointment of Joyce Alton to the Greater New Haven Water Pollution Control Authority Board of Directors for a term ending December 31, 2028 be and hereby is approved.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

To: **Alder Frank R. Redente Jr**
Ward **# 15**

Date: **February 24, 2026**

From: Department/Office — Mayor's Office
Person(s) — Alex Guzhnay, Legislative Liaison to the Board of Alders

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 reappointment of Joyce Alton of 13 Lombard Street, New Haven CT, 06513 to the Greater New Haven Water Pollution Control Authority Board of Commissioners. This reappointment would become effective upon the final approval of the Honorable Board of Alders and will expire on December 31, 2028.

[X] Democrat

[ ] Republican

[ ] Unaffiliated/Other Party _____

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.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.NewHavenCT.gov

New Haven All-America City NATIONAL CIVIC LEAGUE 2003★2022★2008 ★1958★1988★ SINCE 1958

February 24, 2026

Ms. Joyce Alton
13 Lombard Street
New Haven CT, 06513

Dear Ms. Alton,

Pursuant to the authority vested in me per Article VII, §1 of the Revised City Charter, I hereby submit your name for reappointment to the Greater New Haven Water Pollution Control Authority Board of Directors. This reappointment would become effective upon the Honorable Board of Alders' approval and expire on December 31, 2028.

I am confident you will continue to serve the citizens of New Haven in a most conscientious and productive manner. It is my hope that your tenure on the Greater New Haven Water Pollution Control Authority Board of Directors will continue to provide you with a rewarding and gratifying experience in public service.

Very truly yours,

Justin Elicker
Mayor

CC: Sean Matteson, Chief of Staff
Sid Holbrook, Executive Director of the GNHWPCA
Office File

Application Form

Profile

If you have any questions or difficulty submitting this application, please reach out to Alex Guzhnay at aguzhnay@newhavenct.gov or call 203-946-7670.

Joyce
First Name

Middle Initial

Alton
Last Name

joyceharned@hotmail.com
Email Address

13 Lombard Street
Home Address

Suite or Apt

New Haven
City

CT
State

06513
Postal Code

What ward do you live in (optional - please select ward if you know)?

- [x] Ward 15

Home: (203) 651-9712
Primary Phone

Alternate Phone

Are any of the above number a cell phone number?

- (•) Yes
- ( ) No

If so, which? Also, is it okay to send a text message?

203-651-9712

Are you currently employed by the City of New Haven or the New Haven Public School System?

- ( ) Yes
- (•) No

retired
Employer

Job Title

To see our list of Boards and Commissions please click here: https://newhaven-ct.granicus.com/boards/w/976a34cad711af7c/boards

Which Boards would you like to apply for?

Greater New Haven Water Pollution Control Authority (GNHWPCA): Submitted

Is this an appointment or reappointment request? *

☑ Reappointment

Interests & Experiences

Please tell us about yourself and why you want to serve. Please attach any of the follow:
Resume, Curriculum Vitae (CV), Professional Bio, or a Statement of Interest.

Upload a Resume

If not submitting a Resume or CV, please submit a ~150 word Statement of Interest as to why you are interested in serving on your selected boards/commissions. If you have uploaded a resume OR you are seeking reappointment, you can write n/a.

I am a resident of New Haven since 2003 and I love living here. I taught Chemistry and Physical Science in New Haven High Schools (Hillhouse and HSC) from 1992-2011. In my classes, I always inserted environmental issues in the context of everyday life. In fact, I used a textbook developed by the American Chemical Society that taught chemistry in the context of everyday life. While I was at Hillhouse, students participated in activities ranging from getting friends and neighbors to obtain and use blue bins provided by the city to recycle bottles, cans and paper, going to elementary schools and making up games to teach young elementary students about recycling, and obtaining pallets and using them to build compost bins. We also obtained kits for testing water quality from DEP (now DEEP) and going on field trips to the Mill River and testing it's water. The class data was incorporated into DEP's data bank. Water quality is a passion of mine. My science background is very strong, I obtained a BS in Chemistry from the State University College at Buffalo and an MS in biochemistry from the University of Illinois at Urbana. I did scientific research (which was published) while at Illinois and in the School of public Health at UC Berkeley before obtaining a teaching certificate at UC Berkeley. For some years, I worked with a few neighbors to restore the ecosystem of a parcel of land near the Middletown Ave. bridge removing invasive species and replanting using native plants. We work with URI who provides us with a Yale student for a month in the summer as well as the plants, compost, equipment and mulch. I have turned my yard into a haven for native pollinators and birds by planting native plants, not using insecticides or weed killers (which are very detrimental for water quality) and have educated and inspired others to do the same. Additionally, I periodically pick up trash on my street as well as Dover Beach Park and under the Middletown Ave. Bridge. I am completely invested in improving the environment of my city which is my motivation for wanting to continue serving on the board of GNHWPCA. Joyce Alton

Why are you interested in serving on a board or commission?

I feel my background and interests qualify me to be the environmental stakeholder on this board. When the GNHWPCA was initially formed as an independent entity, one of the board members was supposed to be an environmental stakeholder. I am deeply committed to improving the environment. Treating sewage appropriately is a major public health issue as well as an environmental one. The health of Long Island Sound is critically important commercially as well as for recreational purposes.

Why do you believe you would be a good fit for your selected board and commission(s)?

Because of my strong science background, I fully understand the water quality issues in depth and am in an excellent position to evaluate data and make informed choices.

Do you have any time commitments that would prevent you from participating in board/commission meetings? Meeting times can be found by visiting newhavenct.gov/boards, but most are usually once a month for 1-2 hours.

no

Demographics

Some boards and commissions require membership to be politically proportionate, per State Statute on minority party representation (CGS § 9-167a). What is your political affiliation on your voter registration (i.e Democrat, Republican, Unaffiliated, Independent, etc)?

democratic

In order to stay compliant with our city's charter, are you registered to vote in New Haven?

◉ Yes ○ No

We strive to maintain diversity in all of our Boards and Commissions. These questions are optional and if you volunteer the information we will only use it to ensure that our boards and commissions are diverse.

Ethnicity

☑ Caucasian/Non-Hispanic

Gender

☑ Female

How did you hear about serving on our Boards & Commissions?

New Haven Environmental Justice Network

Meeting Date	Agenda
February 11, 2026	Present
January 14, 2026	Present

_____2025_____
_____

Board of Directors Meetings

Meeting Date	Agenda
December 10, 2025	Present
November 12, 2025	Present
October 8, 2025	Present
September 10, 2025	Present
August 13, 2025	Cancelled
July 9, 2025	Present
June 11, 2025	Present
May 14, 2025	Absent
April 9, 2025	Present
March 12, 2025	Absent

City of New Haven

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

Text File

File Number: LM-2026-0030

Agenda Date: **Version:** 2 **Status:** Adopted

In Control: City/Town Clerk **File Type:** Resolution

Agenda Number: 3)

WHEREAS, the CT DEEP's Connecticut Aquatic Resources Education and Statewide Work Crew Program, the New Haven Parks Department, Friends of Beaver Ponds Park, and the Community Placemaking Engagement Network met to discuss priorities, identify projects to improve accessibility, and plan next steps; and

WHEREAS, the collective group was able to identify and prioritize three projects at Beaver Ponds Park for the Statewide Work Crew to conduct with assistance from the New Haven Parks ranger program; and

WHEREAS, through the CT DEEP and New Haven Parks partnership, and the clear need for a safer pier at the north pond of Beaver Ponds Park, CT DEEP has offered the city federal grant funds to replace the current pier with a new one that is safer for fishing instruction of local youth by the Community Placemaking Engagement Network and New Haven Parks.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven authorizes the Mayor of the City of New Haven to accept up to a $200,000 grant award from the CT Department of Energy and Environmental Protection and for the Parks Department to provide up to $75,000 contribution match to create a safer pier at the north pond of Beaver Ponds Park.

BE IT FURTHER RESOLVED by the Board of Alders of the City of New Haven that the Mayor of the City of New Haven is authorized to execute any revisions, amendments, or modifications to associated grant agreements, any of which may have a term of longer than one year and that may include indemnification provisions, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements, in order to accept grant funding and carry out the associated grant program activities.

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 27, 2026

Meeting Submitted For: February 2, 2026

Regular or Suspension Agenda: Regular

Submitted By: Maxwell Webster, Director of Parks Dept.

Title of Legislation:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK

Comments: Legistar File ID: LM-2026-0030

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

Docusign Envelope ID: 24620E15-7C28-4023-84F1-35D21002DFE5

NEW HAVEN PARKS DEPARTMENT

DEPARTMENT OF PARKS
720 EDGEWOOD AVE
NEW HAVEN, CT 06511
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

January 27, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution concerning the acceptance of a $48,750 grant from the Connecticut Department of Energy and Environmental Protection to replace the current pier at the north pond of Beaver Ponds Park with a new one that is safer.

This grant would provide for consultations with City Plan, soil and water depth surveys, permits, purchase of materials, installation, and mitigation of any alterations to the park due to construction, as well as beautifying the area prior to opening. This new pier will provide local youth with more opportunities to receive instruction on and enjoy fishing.

I urge your favorable review and action on this matter.

Very truly yours,

Signed by:
Maxwell Webster
F94AA75DD68D474...
Maxwell Webster, Director
Parks Department

..title
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK

..body
WHEREAS, the CT DEEP's Connecticut Aquatic Resources Education and Statewide Work Crew Program, the New Haven Parks Department, Friends of Beaver Ponds Park, and the Community Placemaking Engagement Network met to discuss priorities, identify projects to improve accessibility, and plan next steps; and

WHEREAS, the collective group was able to identify and prioritize three projects at Beaver Ponds Park for the Statewide Work Crew to conduct with assistance from the New Haven Parks ranger program; and

WHEREAS, through the CT DEEP and New Haven Parks partnership, and the clear need for a safer pier at the north pond of Beaver Ponds Park, CT DEEP has offered the city federal grant funds to replace the current pier with a new one that is safer for fishing instruction of local youth by the Community Placemaking Engagement Network and New Haven Parks; and

NOW THEREFORE BE IT RESOLVED that the Board of Alders of the City of New Haven authorizes the Mayor of the City of New Haven to accept a $48,750 grant award from the CT Department of Energy and Environmental Protection and for the Parks Department to provide $16,250 contribution match to create a safer pier at the north pond of Beaver Ponds Park; and

BE IT FURTHER RESOLVED that the Board of Alders of the City of New Haven authorizes the Mayor of the City of New Haven to execute any revisions, amendments or modifications to associated grant agreements, any of which may have a term of longer than one year and that may include indemnification provisions, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements, in order to accept grant funding and carry out the associated grant program activities.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **Brian Wingate**

WARD # **29**

DATE: **January 27, 2026**

FROM: Department/Office Parks

Person Maxwell Webster Telephone 475-331-8546

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:

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK

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:	January 27, 2026		
FROM (Dept.):	**Parks Department**		
CONTACT:	**Maxwell Webster, Director**	**PHONE**	**475-331-8546**

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK

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**	**$48,750**	**$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	**X**
YES	

1. One-time

2. Annual

Other Comments:

The total cost of the project is $65,000. Of this amount, $48,750 will be provided by the CT DEEP grant. The Parks Department will provide a $16,250 contribution match.

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

FY 2025/2026

PROGRAM NAME:

(X) NEW ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $48,750 grant; $16,250 Parks Capital Improvement; $65,000 total

FUNDING SOURCE: CT Department of Energy and Environmental Protection

PURPOSE OF PROGRAM: Aquatic Resources Education

BRIEF SUMMARY OF CITY'S PROPOSAL: New Haven Parks is requesting funding to build a safer pier for fishing at the north pond of Beaver Ponds Park.

MATCH REQUIREMENT FROM GENERAL FUND (if any): N/A

ALLOWABLE INDIRECT COST: N/A

DEPARTMENT SUBMITTING APPLICATION: Parks

CONTACT PERSON: Maxwell Webster, Director of Parks, 475-331-8546, mwebster@newhavenct.gov

DATE: 1/27/2026

GRANT SUMMARY	
Grant Title:	CT DEEP Federal Grant
MUNIS #:	**TBD**
City Department:	Parks
City Contact Person & Phone:	Maxwell Webster, 475-331-8546
Funding Level:	$48.750
Funding Period:	1 year
Funding Source:	CT DEEP
Funding Source Contact Person & Phone	
Purpose of Program:	Construct a new fishing pier at the north pond of Beaver Ponds Park
Personnel (salary):	$0.00
Personnel (Worker's Comp):	$0.00
Personnel (Med. Benefit):	$0.00
Non-Personnel (total):	$48,750
Non-Personnel (M & U):	$0.00
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	N/A
Reporting requirements: Fiscal	N/A
Reporting requirements: Programmatic	N/A
Due date of first report:	N/A
Audit Requirements:	N/A

DEPARTMENT OF PARKS
720 EDGEWOOD AVE
NEW HAVEN, CT 06511
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

EXECUTIVE SUMMARY
GRANT NAME: COMMUNITY FISHING PIER FOR BEAVER PONDS PARK
DEPARTMENT: Parks
DATE: 1/27/26
Funding request: $48,750 federal fund and $16,250 would be the matching share.

Background:

In September of 2025, members from the following organizations and agencies met at Beaver Ponds Park to discuss park priorities, identify projects to improve accessibility, and plan next steps based on capacity and resources available. The group included representatives from CT Department of Energy and Environmental Protection's Connecticut Aquatic Resources Education and their Statewide Work Crew Program, New Haven Parks Department, Friends of Beaver Ponds Park, and the Community Placemaking Engagement Network (CPEN).

The collective group was able to identify and prioritize three projects at Beaver Ponds Park for the Statewide Work Crew to conduct with assistance from New Haven Parks ranger program, during the remainder of September and into October 2025. A top priority project was to remove invasive plants to increase access and replace the current unsafe pier with a new pier in a design more conducive to use for fishing youth groups. New Haven Parks Community Programming continued to facilitate partnership of on-site visits at Beaver Ponds Park and expand this model of decision-making, park improvement initiatives and coordination of resources to additional park communities.

Restoration Efforts:
Invasive phragmites removal from both the King-Robinson School/CPEN Urban Oasis section of the park, as well as the Crescent St. corner at northern Beaver Pond was completed on 11/17/25 by the CT DEEP Statewide crew. During the week of January 12th, 2026, New Haven Parks staff removed leaf litter and seeded the pond margins with a conservation seed mix to improve the bank stability around the fishing areas and prevent erosion.

Press coverage regarding restoration efforts and fish stocking:
https://www.newhavenindependent.org/2025/10/03/farewell-phragmites-hello-catfish/

Funding Available:
Through the CT DEEP and New Haven Parks partnership and the clear need for a safer pier at the north pond of Beaver Ponds Park, CT DEEP has offered the City federal grant funds to replace the current pier with a new one that is safer for fishing instruction of local youth by CPEN and New Haven Parks.

Funding available: CT DEEP has $65,000 earmarked for a total cost: $48,750 federal fund and $16,250 would be the matching share.

Match accrued: Currently the Parks Department has contributed $7,501 in match due to restoration efforts and planning. The surveys required and applications prior to construction are estimated to cost $7000-8000, such that the city potentially will contribute match of $15,501, with more restoration and planning in-kind services to occur, such that the required match will be reached.

Timeline: An MOU is required between DEEP and the City for this project, which must be completed by March - April 2026. Surveys would occur during summer 2026, and construction would begin in late summer or fall 2026.

Completed Actions:

- Consult with City Plan on use of the site area and gain approval for installing a new pier for fishing.

Actions in Progress:

- Conduct soil and water depth survey for pre-construction permits
- Obtain necessary permits

Actions to be taken if funds are granted and approved:

- Purchase pier materials
- Pier installed by contractor
- Take measures to mitigate alterations to the park due to any construction and beautify the area prior to opening with community partners



Location at North Pond of Beaver Ponds Park where the new pier will go to replace the current pier.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the New Haven Parks Department to accept a grant from the Connecticut Department of Energy and Environmental Protection to create a safer pier at the north pond of Beaver Pond Park.

Submitted by: Parks Department Director

REPORT: 1678-11
ADVICE: Approve.

BACKGROUND
This resolution concerns the acceptance of a $48,750 grant from the Connecticut Department of Energy and Environmental Protection to replace the current pier at the north pond of Beaver Pond Park with a new one that is safer.

This grant would provide for consultations with City Plan, soil and water depth surveys, permits, purchase of materials, installation, and mitigation of any alterations to the park due to construction, as well as beautifying the area prior to opening. This new pier will provide local youth with more opportunities to receive instruction on and enjoy fishing.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Climate and Ecological Connections
Goal 3: Improve the condition of parks and open space and ensure that they are safe and accessible to all.
- Strategy 3.2 Continue to enhance asset management strategies to guide maintenance, repair and replacement of all park features

Goal 8: Ensure that streams, rivers, and coastal waters are safe and accessible to all.
- Strategy 8.3 Develop new fishing locations and enhance existing locations for recreational fishing.
- Strategy 8.4 Develop new and improve existing boat and kayak launch locations.

ADVICE
The application is alignment with the City's Comprehensive Plan. Recommend approval.

ADOPTED: February 25, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

..title
RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE NEW HAVEN PARKS DEPARTMENT TO ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION TO CREATE A SAFER PIER AT THE NORTH POND OF BEAVER PONDS PARK.

..body
WHEREAS, the CT DEEP's Connecticut Aquatic Resources Education and Statewide Work Crew Program, the New Haven Parks Department, Friends of Beaver Ponds Park, and the Community Placemaking Engagement Network met to discuss priorities, identify projects to improve accessibility, and plan next steps; and

WHEREAS, the collective group was able to identify and prioritize three projects at Beaver Ponds Park for the Statewide Work Crew to conduct with assistance from the New Haven Parks ranger program; and

WHEREAS, through the CT DEEP and New Haven Parks partnership, and the clear need for a safer pier at the north pond of Beaver Ponds Park, CT DEEP has offered the city federal grant funds to replace the current pier with a new one that is safer for fishing instruction of local youth by the Community Placemaking Engagement Network and New Haven Parks.

NOW, THEREFORE, BE IT RESOLVED by the Board of Alders of the City of New Haven authorizes the Mayor of the City of New Haven to accept up to $200,000 grant award from the CT Department of Energy and Environmental Protection and for the Parks Department to provide up to $75,000 contribution match to create a safer pier at the north pond of Beaver Ponds Park.

BE IT FURTHER RESOLVED by the Board of Alders of the City of New Haven that the Mayor of the City of New Haven is authorized to execute any revisions, amendments, or modifications to associated grant agreements, any of which may have a term of longer than one year and that may include indemnification provisions, that the Mayor deems desirable or necessary, including any subsequent amendments to agreements, in order to accept grant funding and carry out the associated grant program activities.

City of New Haven

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

Text File

File Number: LM-2026-0013

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

WHEREAS, the New Haven Jewish Community Council Housing Corporation is the owner of two adjacent properties known as 18 Tower Lane and IB Tower Lane upon which Tower One and Tower East (the "Towers at Tower Lane") respectively are located; and

WHEREAS, the Towers at Tower Lane provide independent and assisted living services to elderly low- and moderate-income residents; and

WHEREAS, the New Haven Jewish Community Council Housing Corporation wishes to construct a third building ("Tower Three") to provide affordable housing and support and care services to additional members of the community so that such residents can age in place and avoid institutionalization; and

WHEREAS, the City of New Haven is the holder of an air rights easement, an open space and recreation easement and a pedestrian easement (collectively the "Easements"), all as more particularly described in the attached Quit Claim Deed (the "Quit Claim Deed"), which Easements encumber 18 Tower Lane and IB Tower Lane; and

WHEREAS, the Easements were created over forty-five (45) years ago, and the City of New Haven no longer needs such easements due to changes in circumstances, including the demolition of the Church Street South Project whose residents used certain of the Easements; and

WHEREAS, to construct Tower Three and acquire financing for the project, the New Haven Jewish Community Council Housing Corporation needs to have the Easements released by the City of New Haven.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven that the Quit Claim Deed is approved.

BE IT FURTHER ORDERED that the Mayor be and herby is authorized to execute, acknowledge, and deliver on behalf of the City of New Haven the Quit Claim Deed in a form substantially similar to that attached hereto and to execute, acknowledge and deliver any ancillary documents necessary to effectuate the intent of this Order on behalf of the City of New Haven and the City Clerk of the City of New Haven be and hereby is authorized and directed to impress and attest the official seal of the City of New Haven upon the Quit Claim Deed, the ancillary documents, and this Order to the extent necessary.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE QUIT CLAIM OF EASEMENTS ENCUMBERING 18 TOWER LANE AND IB TOWER LANE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

x	Cover Letter
x	Resolutions/ Orders/ Ordinances
x	Prior Notification Form
x	Fiscal Impact Statement - Should include comprehensive budget
x	Supporting Documentation
x	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: January 13, 2026

Meeting Submitted For: January 20, 2026

Regular or Suspension Agenda: Regular

Submitted By: **The New Haven Jewish Community Council Housing Corporation**

Title of Legislation:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE RELEASE OF EASEMENTS THAT ENCUMBER 18 TOWER LANE AND 1B TOWER LANE.

Comments: Legistar File ID:

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

12T8677.DOC

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable alder): Hon. Carmen Rodriquez

DATE: January 13, 2026

FROM: The New Haven Jewish Community Council Housing Corporation

Person Gustave Keach-Longo Telephone 203-772-1816

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

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE RELEASE OF EASEMENTS THAT ENCUMBER 18 TOWER LANE AND 1B TOWER LANE.

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.

FISCAL IMPACT STATEMENT

DATE: January 13, 2026
FROM (Dept.): The New Haven Jewish Community Council Housing Corporation
CONTACT: Gustave Keach-Longo PHONE 203-772-1816

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE RELEASE OF EASEMENTS THAT ENCUMBER 18 TOWER LANE AND 1B TOWER LANE.

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	N/A			N/A
1. Initial start up	0	...		
2. One-time	0	...		
3. Annual	N/A	...		
B. Non-personnel	...	...		
1. Initial start up	N/A	...		
2. One-time	0	...		
3. Annual	0	...		

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

NO	
YES	X

Other Comments: Releasing the easements that encumber 18 Tower Lane and 1B Tower Lane will facilitate the construction of a new assisted living/senior residence (Tower Three) which will generate building permit fees, increased taxes and jobs.

THE TOWERS
AT TOWER LANE

18 Tower Lane
New Haven, CT 06519
Tel (203) 772-1816
Fax (203) 777-5921
www.towerlane.org

January 13, 2026

VIA HAND-DELIVERY

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

Re: Order of the Board of Alders of the City of New Haven Approving the Release of Easements That Encumber 18 Tower Lane and 1B Tower Lane

Dear President Walker-Myers:

We are writing to respectfully request that the Honorable Board of Alders release certain historical easements that encumber properties known as 18 Tower Lane and 1B Tower Lane (the "Towers' Properties" or the "Towers at Tower Lane") which The New Haven Jewish Community Council Housing Corporation owns. As explained in our correspondence requesting a zoning map amendment for The Towers Properties. We are planning to construct a third tower on the Towers' Properties ("Tower Three"). The Towers at Tower Lane currently provide independent living and assisted living services to elderly low and moderate-income residents in two connected buildings – Tower One and Tower East. Tower Three will expand on this model and make long-term care services available to additional residents so that they can age in place, which is a high priority of Vision 2034.

To develop Tower Three, including obtaining financing for Tower Three, there are three historical easements that encumber the Tower Properties which need to be released. These easements are depicted in Attachment A and are as follows:

Air Rights Easement – When the City of New Haven conveyed 18 Tower Lane in 1969 to the owner of The Towers at Tower Lane, it reserved in the Land Disposition Agreement and in the Quit Claim Deed an air rights easement. This easement is depicted in blue on Attachment A. The air rights easement provides the City and the New Haven Redevelopment Agency with the right to build a structure for usable open space at a height of 28.02' above mean sea level as well as the right to access the air rights easement area. (Release of this easement will also be requested separately from the Redevelopment Agency). This Air Rights Easement has never been used in 56 years, and we understand that the City has no plans to build a structure on top of Tower One and/or Tower East.

Open Space and Recreation Easement – The Open Space and Recreation Easement was also created in the Land Disposition Agreement and the Quit Claim Deed for 18 Tower Lane and is depicted in green on Attachment A. This easement was expanded to the north in a Grant of Easement to the City from the owner of the 18 Tower Lane property in 1972. The easement included a basketball court that was used by residents of the Church Street South Project. Although attempts were made to release a portion of the Open Space and Recreation Easement in 2002, according to the Title Company, the full easement has not been released. We request that the Board of Alders release this easement as it is no longer needed, and the easement area will be required for the Tower Three project.

THE TOWERS
AT TOWER LANE

18 Tower Lane
New Haven, CT 06519
Tel (203) 772-1816
Fax (203) 777-5921
www.towerlane.org

Pedestrian Easement

The Pedestrian Easement, which is shown in yellow on Attachment A, runs from Tower Lane to the Open Space and Recreation Easement area across 18 Tower Lane. It was created in 1980 and is no longer needed because the Open Space and Recreation Easement area is not being used. This land also is needed for the Tower Three project.

A quit claim deed conveying the City's easements described above is attached to the proposed order. We urge your approval of this request which is necessary to enable the Tower Three project.

Very truly yours,

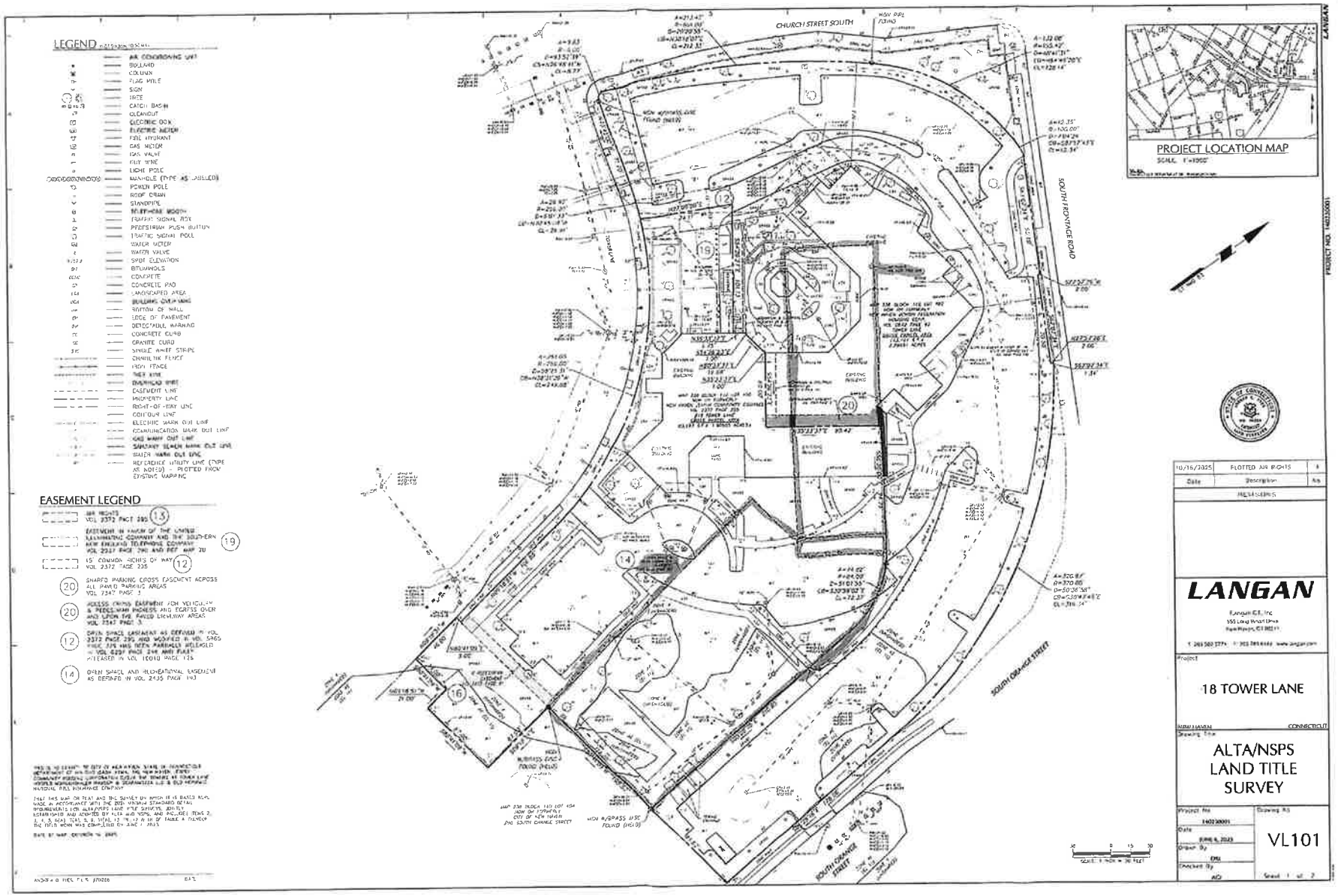
The New Haven Jewish Community Council Housing Corporation

Gustave Keach-Longo GKL

By: Gustave Keach-Longo
Its: President and Chief Executive Officer

Attachment A – Easement Plan
Attachment B – Proposed Order with proposed Quit Claim Deed.

Attachment A



NOTES

1. THIS SURVEY WAS REPREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
   a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A 2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE ORIGINATOR OF GROUND RUN IS A REDSPACE. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY DRAWING AND DEPICT SITE FEATURES FOR USE IN SITE DEVELOPMENT.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
   A. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2301247, EFFECTIVE DATE: MAY 10, 2023.
   B. MAP TITLED "ALTA/NSPS LAND TITLE SURVEY, PROPERTY SURVEY OF NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION" BY GEODETIC SURVEY ASSOCIATES, INC. SCALE: 1"=40' DATED AUGUST 26, 1998.
   C. MAP TITLED "JEWISH ELDERLY HOUSING TOWER ONE EXTENSION IN NORTH HAVEN NEW HAVEN" SCALE: 1"=40' DATED 2/2/01, BY UNFILED ACCUMINATION MAP BOOK 38 PAGE 47.
   D. MAP TITLED "RIGHT OF WAY SURVEY TOWN OF NEW HAVEN MAP SHOWING LAND ACQUIRED FROM THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ROUTE 34 EAST/ COMMUNITY CROSSING" SCALE: 1"=40' DATED: JANUARY 2019 LAST REVISED: 12/21/18, FROM NO. 032 PARCEL NO. 92-1-5, SERIAL NO. 1, SHEET 1 OF 1.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (2011) (EPOCH 2010). POSITION WAS ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HIGH SMARTNET CORPUS CHRISTI OPERATED REFERENCE STATIONS (CORS).
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS.
5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK TRANSPIRED DURING THE MONTH OF MARCH 2023.
6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS)" MAP NUMBER 09009C0441J, DATED JULY 8, 2013, THE PROJECT AREA IS IN ZONE A (UNSHADED) AND ZONE AE (EL. 11).
7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERTS, MANHOLES AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED APPURTENANCES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED – THE PIPES ENTER AND EXITING WHERE DATA IS OBTAINED IS NOT MEANT TO IMPLY HORIZONTAL DIRECTION OF FLOW. THE SURVEYOR CANNOT AND DOES NOT WARRANT THE PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING APPURTENANCES, AND/OR FROM EXISTING DRAWINGS.
9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE SYMBOLIC IN SERVICE, ABANDONED OR STATUS FOR USE. NOR ARE IS THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
10. ALL DIMENSIONS AND STATEMENTS MADE REGARDING BUILDINGS AT GROUND LEVEL, THE SURVEYOR SHALL BE CONSIDERED OR CONSTRUED AS TO BE MEANT TO INDICATE OR IMPLY THE LOCATIONS OF UNDERGROUND STRUCTURAL FOUNDATIONS, FOOTINGS, PILASTERS, WALLS, PARTY WALLS, ETC. NO REPRESENTATIONS OR OPINIONS REGARDING THESE ARE PERFORMED AS PART OF THIS SURVEY.
11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
12. THIS SURVEY IS NOT VALID UNLESS IT MUST BE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

TABLE OF REQUIREMENTS

1 = ADDRESS(S) SHOWN ON THE SURVEY.

3 = FLOOD ZONE CLASSIFICATION SHOWN ON SURVEY. SEE NOTE #6 FOR DETAILS.

4 = GROSS LAND AREA SHOWN ON SURVEY.

5 = SHOWN ON SURVEY.

6(a) = NO OBSERVABLE EVIDENCE.

7(a) = BUILDING DIMENSIONS AT GROUND LEVEL SHOWN ON SURVEY.

8 = SUBSTANTIAL FEATURES SHOWN ON SURVEY.

9 = PARKING COUNT INCLUDED ON SURVEY.

10(a) = SHOWN ON SURVEY.

13 = NAMES OF ADJOINING OWNERS ACCORDING TO TAX RECORDS SHOWN ON SURVEY.

16 = NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SUBJECT PREMISES.

17 = NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS OBSERVED.

18 = SHOWN ON SURVEY.

SCHEDULE B - EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2301247, EFFECTIVE DATE MAY 10, 2023 AT 8:00 AM. SCHEDULE B SECTION II EXCEPTIONS AS FOLLOW:

1. [illegible]
2. ANY SURVEY RELATED
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS; ENCROACHMENTS, VIOLATIONS, VARIATIONS OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. (BLANKET IN NATURE)
4. (NOT SURVEY RELATED)
5. (NOT SURVEY RELATED)
6. (NOT SURVEY RELATED)
7. (NOT SURVEY RELATED)
8. (NOT SURVEY RELATED)
9. (NOT SURVEY RELATED)
10. COMMON RIGHT OF WAY AS SET FORTH IN LAND DISPOSITION AGREEMENT AMONG THE CITY OF NEW HAVEN, THE NEW HAVEN REDEVELOPMENT AGENCY AND NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED MARCH 15, 1949 AND RECORDED IN VOLUME 2372 AT PAGE 942 OF THE NEW HAVEN LAND RECORDS. SEE CERTIFICATE OF CORRECTION DATED OCTOBER 1, 2002 AND RECORDED OCTOBER 10, 2002 IN VOLUME 4758 AT PAGE 281 OF THE NEW HAVEN LAND RECORDS. (BLANKET IN NATURE)
11. TERMS AND CONDITIONS OF LAND DISPOSITION AGREEMENT AMONG THE CITY OF NEW HAVEN, THE NEW HAVEN REDEVELOPMENT AGENCY AND NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED MARCH 15, 1949 AND RECORDED IN VOLUME 2372 AT PAGE 942 OF THE NEW HAVEN LAND RECORDS. SEE CERTIFICATE OF CORRECTION DATED OCTOBER 1, 2002 AND RECORDED OCTOBER 10, 2002 IN VOLUME 4758 AT PAGE 281 OF THE NEW HAVEN LAND RECORDS. (AS TO PARCEL K-1-AA) (BLANKET IN NATURE)
12. EASEMENTS AS RESERVED BY THE CITY OF NEW HAVEN IN THE QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN, TO THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED MARCH 15, 1949 AND RECORDED IN VOLUME 2372 AT PAGE 295, AS MODIFIED BY A QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN DATED SEPTEMBER 29, 1980 AND RECORDED OCTOBER 1, 1980 IN VOLUME 3046 AT PAGE 109 OF THE NEW HAVEN LAND RECORDS, AS FURTHER MODIFIED BY AN EASEMENT MODIFICATION AGREEMENT DATED MAY 30, 2001 AND RECORDED IN VOLUME 3865 AT PAGE 109 OF THE NEW HAVEN LAND RECORDS AND AS PARTIALLY RELEASED BY A QUIT CLAIM DEED (RELEASE OF A PORTION OF GREEN SPACE EASEMENT) FROM THE CITY OF NEW HAVEN DATED SEPTEMBER 3, 2002 AND RECORDED IN VOLUME 4403 AT PAGE 236 OF THE NEW HAVEN LAND RECORDS. SEE QUIT CLAIM DEED IN VOLUME 10016 AT PAGE 126 OF THE NEW HAVEN LAND RECORDS. (AS SHOWN ON SURVEY)
13. COVENANTS AS TO NON-DISCRIMINATION AS SET FORTH IN THE QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN TO THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED MARCH 15, 1949 AND RECORDED IN VOLUME 2372 AT PAGE 295 OF THE NEW HAVEN LAND RECORDS. (SHOWN ON SURVEY)
14. EASEMENT FROM THE NEW HAVEN JEWISH COMMUNITY HOUSING CORP. IN FAVOR OF THE CITY OF NEW HAVEN DATED JULY 29, 1977 AND RECORDED IN VOLUME 2935 AT PAGE 193 OF THE NEW HAVEN LAND RECORDS. (SHOWN ON SURVEY)
15. LAND DISPOSITION AGREEMENT AMONG THE CITY OF NEW HAVEN, THE NEW HAVEN REDEVELOPMENT AGENCY AND THE NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION DATED SEPTEMBER 29, 1980 AND RECORDED OCTOBER 1, 1980 IN VOLUME 3072 AT PAGE 48 OF THE NEW HAVEN LAND RECORDS, AS MODIFIED BY A CERTIFICATE OF CORRECTION DATED SEPTEMBER 19, 1985 AND RECORDED SEPTEMBER 30, 1985 IN VOLUME 3562 AT PAGE 150 OF THE NEW HAVEN LAND RECORDS. (PARCEL K-1) (BLANKET IN NATURE)
16. AN EASEMENT FOR UTILITIES EASEMENT AS SET FORTH IN A QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN TO NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION DATED SEPTEMBER 29, 1980 AND RECORDED OCTOBER 1, 1980 IN VOLUME 3072 AT PAGE 48 AND AS SHOWN ON SAID MAP. (PARCEL K-1) (BLANKET IN NATURE)
17. CONDITIONS, AGREEMENTS, COVENANTS AND EASEMENTS AS SET FORTH IN A QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN TO NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION DATED SEPTEMBER 29, 1980 AND RECORDED OCTOBER 1, 1980 IN VOLUME 3072 AT PAGE 48 OF THE NEW HAVEN LAND RECORDS, AS MODIFIED BY A CERTIFICATE OF CORRECTION DATED SEPTEMBER 19, 1985 AND RECORDED SEPTEMBER 30, 1985 IN VOLUME 3562 AT PAGE 150 OF THE NEW HAVEN LAND RECORDS. (PARCEL K-1) (BLANKET IN NATURE)
18. AGREEMENT TO TAX AGREEMENT AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED DECEMBER 21, 1990 AND RECORDED IN VOLUME 3900 AT PAGE 1096 OF THE NEW HAVEN LAND RECORDS. (BLANKET IN NATURE)
19. EASEMENT FROM THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION AND THE NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION TO THE UNITED ILLUMINATING COMPANY AND THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED SEPTEMBER 29, 1980 AND RECORDED IN VOLUME 3072 AT PAGE 109 OF THE NEW HAVEN LAND RECORDS AND RE-RECORDED IN VOLUME 3940 AT PAGE 162 OF THE NEW HAVEN LAND RECORDS. (SHOWN ON SURVEY)
20. TERMS AND CONDITIONS OF EASEMENT BY AND BETWEEN NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION AND NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED SEPTEMBER 29, 2005 AND RECORDED IN VOLUME 7347 AT PAGE 3 OF THE NEW HAVEN LAND RECORDS. (IS SHOWN ON SURVEY)
21. DECLARATION OF RESTRICTIVE COVENANTS AND REGULATORY AGREEMENTS RECORDED IN VOLUME 3872, PAGE 109, VOLUME 5100, PAGE 167, VOLUME 6481, PAGE 149, VOLUME 7900, PAGE 231, VOLUME 7980, PAGE 243, VOLUME 7983, PAGE 272, VOLUME 8015, PAGE 263, AND VOLUME 8062, PAGE 288 OF THE NEW HAVEN LAND RECORDS. (BLANKET IN NATURE)
22. LEASE AGREEMENT BY AND BETWEEN NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED AUGUST 1, 2017 AND RECORDED AUGUST 31, 2017 IN VOLUME 9614 AT PAGE 322 OF THE NEW HAVEN LAND RECORDS. (BLANKET IN NATURE)
23. REGULATORY AGREEMENT BETWEEN THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION AND THE UNITED STATES OF HOUSING AND URBAN DEVELOPMENT DATED AUGUST 1, 2017 AND RECORDED AUGUST 29, 2017 IN VOLUME 9613 AT PAGE 52 OF THE NEW HAVEN LAND RECORDS. (BLANKET IN NATURE)
24. (NOT SURVEY RELATED)
25. (NOT SURVEY RELATED)

RECORD DESCRIPTION

[illegible] PIECE

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF NEW HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT AND KNOWN AS LOT [illegible] ON MAP OF THE DIVISION STREET REDEVELOPMENT AREA AND GENERAL AREA, CONTAINING 79,803 SQUARE FEET, MORE OR LESS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE SOUTH-EASTERLY EXTREMITY OF THE PREMISES HEREIN DESCRIBED AND FURTHER HAVING COORDINATES NORTH 170,700.00 AND EAST 501,830.00 IN THE CONNECTICUT COORDINATE GRID SYSTEM;

THENCE RUNNING SOUTH 69 DEGREES 41 MINUTES 33 SECONDS WEST 174.00 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING NORTH 6 DEGREES 18 MINUTES 31 SECONDS WEST 161.00 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING SOUTH 80 DEGREES 41 MINUTES 29 SECONDS WEST 199.29 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING IN A GENERAL NORTHWESTERLY DIRECTION 206.40 FEET ALONG THE ARC OF A CURVE OF RADIUS 268.00 FEET AND CONCAVE TO THE SOUTHWEST, SAID CURVE BEING THE NORTHEASTERLY STREET LINE OF TOWER LANE, 26.32 FEET DISTANT SOUTH-EAST FROM A MONUMENT WHEN MEASURED ALONG THE ARC OF THE CURVE OF ITS PUBLIC LINE;

THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST 134.00 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING 74.11 FEET ALONG THE ARC OF A CURVE OF RADIUS 44.00 FEET AND CONCAVE TO THE SOUTH;

THENCE RUNNING SOUTH 84 DEGREES 10 MINUTES 00 SECONDS EAST 237.85 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING IN A GENERAL SOUTHWESTERLY DIRECTION 94.40 FEET ALONG THE ARC OF A CURVE OF RADIUS 3400.00 FEET AND CONCAVE TO THE SOUTHEAST;

THENCE RUNNING SOUTH 5 DEGREES 50 MINUTES 00 SECONDS WEST 237.85 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING IN A GENERAL SOUTHWESTERLY DIRECTION 94.40 FEET ALONG THE ARC OF A CURVE OF RADIUS 3400.00 FEET AND CONCAVE TO THE SOUTHEAST;

THENCE RUNNING SOUTH 5 DEGREES 50 MINUTES 00 SECONDS EAST 2.83 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, TO THE POINT AND PLACE OF COMMENCEMENT.

[illegible] AS SHOWN ON A SURVEY AND ENTITLED "BOUNDARY SURVEY PREPARED FOR CHAPEL ENGINEERING OF NEW HAVEN, CONNECTICUT, AND ENTITLED "PROPOSED NO. PARCEL 1A, CHURCH ST. REDEVELOPMENT, NEW HAVEN, CONN." SCALE 1" = 40' DATED AUGUST 1987 AS REVISED OCTOBER 27, 1987, WITH EASEMENT ADDED THEREIN TO JOINT AND RECIPROCAL JANUARY 4, 1988. A COPY OF WHICH MAP WAS INTENDED TO BE AND IS RECORDED IN THE TOWN OF NEW HAVEN AS EXHIBIT "D" TO THE SAID LAND DISPOSITION AGREEMENT.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL CONVEYED TO NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION BY DEED RECORDED IN VOLUME 2872 AT PAGE 101 OF THE NEW HAVEN LAND RECORDS:

A CERTAIN PARCEL OF LAND WITH ANY BUILDINGS AND OTHER IMPROVEMENTS THEREON, SITUATE IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT AND CONTAINING 0.1832 ACRES (7,980 SQUARE FEET), MORE OR LESS, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT LIES 24.91 FEET FROM THE NORTHERLY HIGHWAY LINE OF TOWER LANE AS SHOWN ON SAID SITE; THENCE, N 27° 00' 00" E, 95.00' ALONG PARCEL K-1-AA TO A POINT; THENCE, ALONG A CURVED LINE HAVING A RADIUS OF 44.00' AND A LENGTH OF 74.11' A CHORD BEARING OF N 34° 49' 24" E, 66.14' ALONG PARCEL K-1-AA TO A POINT; THENCE, S 84° 38' 48" E, 237.85' ALONG PARCEL K-1-AA TO THE EASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S 24° 26' 27" W, 82.00' ALONG THE EXISTING RIGHT ONE BUILDING IN PART AND PARCEL K-1-AA TO A POINT; THENCE, S 35° 33' 27" W, 7.00' ALONG THE EXISTING TOWER ONE BUILDING AND PARCEL K-1-AA TO A POINT; THENCE, S 24° 26' 27" W, 82.00' ALONG THE EXISTING TOWER ONE BUILDING AND PARCEL K-1-AA TO A POINT; THENCE, N 84° 38' 33" W, 237.85' ALONG PARCEL K-1-AA TO THE PLACE AND POINT OF BEGINNING.

SECOND PIECE

THE FOLLOWING DESCRIBED REAL ESTATE, WITH ANY BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT, NAMELY:

HOUSE PARCEL K-1-A, A CERTAIN PIECE OR PARCEL OF LAND CONTAINING 21,932 SQUARE FEET, AS SHOWN ON A MAP ENTITLED "BLOCKS K & L CHURCH STREET REDEVELOPMENT, NEW HAVEN, CONNECTICUT" BY CHAN ENGINEERING, INC., SCALE 1"=40', DATED JULY 1987 AND REVISED TO JANUARY 1988, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF TOWER LANE, SAID POINT HAVING COORDINATES OF N 170,658.19 AND E 501,949.76 IN THE CONNECTICUT COORDINATE SYSTEM;

THENCE RUNNING NORTH 24°-26'-27" WEST 82.00 FEET ALONG THE EASTERLY STREET LINE OF TOWER LANE;

THENCE RUNNING NORTHEASTERLY ALONG A CURVE, AT THE [illegible] HAVING A RADIUS OF 268.00 FEET AND AN ARC LENGTH OF 54.95 FEET ALONG THE EASTERLY STREET LINE OF TOWER LANE;

THENCE RUNNING NORTH 69°-41'-33" EAST 161.74 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, A/K/A PARCEL K-1-A;

THENCE RUNNING SOUTH 6°-18'-31" EAST 161.00 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, A/K/A PARCEL K-1-A AND PARCEL K-2, PARTLY ALONG;

THENCE RUNNING SOUTH 80°-41'-29" EAST 199.29 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, A/K/A PARCEL K-1-A;

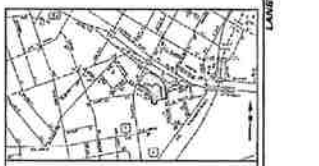
THENCE RUNNING SOUTH 01°-00'-00" EAST 3.00 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, A/K/A PARCEL K-1-A;

THENCE RUNNING NORTH 89°-18'-31" WEST 6.00 FEET; SOUTH 89°-41'-29" WEST 31.00 FEET AND SOUTH 85°-18'-31" WEST 40.00 FEET ALONG LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN;

THENCE RUNNING NORTH 80°-41'-29" EAST 3.00 FEET ALONG THE SOUTHERLY REMAINS OF TOWER LANE TO THE POINT AND PLACE OF COMMENCEMENT.

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY AS SET FORTH IN THE QUIT CLAIM DEED FROM THE CITY OF NEW HAVEN TO THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED MARCH 15, 1949 AND RECORDED IN VOLUME 2372 AT PAGE 295, AS MODIFIED IN THE DEED FROM NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION DATED SEPTEMBER 29, 1980 AND RECORDED IN VOLUME 3072 AT PAGE 109, AND AS SET FORTH IN A DEED FROM NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION TO THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED SEPTEMBER 29, 1980 AND RECORDED IN VOLUME 3072 AT PAGE 109, AND AS SET FORTH IN A DEED FROM NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION TO THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED SEPTEMBER 29, 1980 AND RECORDED IN VOLUME 3072 AT PAGE 109, AND AS SET FORTH IN A DEED FROM NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION TO THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION DATED SEPTEMBER 29, 2005 AND RECORDED IN VOLUME 7347 AT PAGE 3 OF THE NEW HAVEN LAND RECORDS.

TOGETHER WITH AN EASEMENT FROM NEW HAVEN JEWISH FEDERATION HOUSING CORPORATION DATED SEPTEMBER 29, 2005 AND RECORDED IN VOLUME 7347 AT PAGE 3 OF THE NEW HAVEN LAND RECORDS.



PROJECT LOCATION MAP

SCALE: 1"=1000'

LANGAN

Langan CT, Inc.
555 Long Wharf Drive
New Haven, CT 06511
T: 203.562.5771 F: 203.789.6142 www.langan.com

18 TOWER LANE

NEW HAVEN CONNECTICUT

ALTA/NSPS LAND TITLE SURVEY

Project No.	Drawing No.
190330001	VL102
Date: JUNE 6, 2023	
Drawn By: DRL	
Checked By: AD	

PROJECT NO. 190330001

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE QUIT CLAIM OF EASEMENTS ENCUMBERING 18 TOWER LANE AND 1B TOWER LANE

WHEREAS, the New Haven Jewish Community Council Housing Corporation is the owner of two adjacent properties known as 18 Tower Lane and 1B Tower Lane upon which Tower One and Tower East (the "Towers at Tower Lane") respectively are located; and

WHEREAS, the Towers at Tower Lane provide independent and assisted living services to elderly low- and moderate-income residents; and

WHEREAS, the New Haven Jewish Community Council Housing Corporation wishes to construct a third building ("Tower Three") to provide affordable housing and support and care services to additional members of the community so that such residents can age in place and avoid institutionalization; and

WHEREAS, the City of New Haven is the holder of an air rights easement, an open space and recreation easement and a pedestrian easement (collectively the "Easements"), all as more particularly described in the attached Quit Claim Deed (the "Quit Claim Deed"), which Easements encumber 18 Tower Lane and 1B Tower Lane; and

WHEREAS, the Easements were created over forty-five (45) years ago, and the City of New Haven no longer needs such easements due to changes in circumstances, including the demolition of the Church Street South Project whose residents used certain of the Easements; and

WHEREAS, to construct Tower Three and acquire financing for the project, the New Haven Jewish Community Council Housing Corporation needs to have the Easements released by the City of New Haven.

NOW THEREFORE, BE IT ORDERED, by the Board of Alders of the City of New Haven that the Quit Claim Deed is approved.

BE IT FURTHER ORDERED, that the Mayor be and herby is authorized to execute, acknowledge and deliver on behalf of the City of New Haven the Quit Claim Deed in a form substantially similar to that attached hereto and to execute, acknowledge and deliver any ancillary documents necessary to effectuate the intent of this Order on behalf of the City of New Haven and the City/Town Clerk of the City of New Haven be and hereby is authorized and directed to impress and attest the official seal of the City of New Haven upon the Quit Claim Deed, the ancillary documents and this Order to the extent necessary.

12S4067.DOCX

Record & Return to:
Brenner, Saltman & Wallman, LLP
271 Whitney Avenue
New Haven, CT 06511
#08566/002 KAB

QUIT CLAIM DEED
(Statutory Form)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, That the **CITY OF NEW HAVEN**, a municipal corporations duly organized and existing by and under the laws of the State of Connecticut (the "**City of New Haven**") and the **NEW HAVEN REDEVELOPMENT AGENCY** (the "**Redevelopment Agency**"), a redevelopment agency created under Chapter 130 of the Connecticut General Statutes and an Order of the Board of Alderman for the City of New Haven, each of which is located in the City of New Haven, County of New Haven and State of Connecticut, for $1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, grants to **THE NEW HAVEN JEWISH COMMUNITY COUNCIL HOUSING CORPORATION**, a Connecticut corporation duly organized and existing by and under the laws of the State of Connecticut, County of New Haven and State of Connecticut, with **QUIT CLAIM COVENANTS** all of the City of New Haven and the Redevelopment Agency's rights in and to the following easements encumbering those parcels of land commonly known as **18 Tower Lane, New Haven, Connecticut**, which is further described on Exhibit A attached hereto, and **1B Tower Lane, New Haven, Connecticut**, which is further described on Exhibit B attached hereto which easements are more fully set forth herein:

As to the City of New Haven and the Redevelopment Agency:

1. **Open Space Recreation Area Easement:**
   (a) Any and all interests in and to that Open Space Recreation Area Easement referenced in Section 211 of the Land Disposition Agreement among the City of New Haven, the Redevelopment Agency and The New Haven Jewish Community Council Corporation dated **March 13, 1969** and recorded in **Volume 2372** at **Page 242** of the New Haven Land Records;
   (b) As such Open Space Recreation Easement is further described in a Quit Claim Deed from the City of New Haven to The New Haven Jewish Community Council Housing Corporation dated **March 13, 1969** and recorded in **Volume 2372** at **Page 295** of the New Haven Land Records;
   (c) As such Open Space Recreation Easement is further described in the Grant of Easement from The New Haven Jewish Community Council Housing Corporation to the City of New Haven dated **July 21, 1972** and recorded in **Volume 2435** at **Page 193** of the New Haven Land Records.

2. **Air Rights Easement:**
   (a) Any and all interests of the Releasor in and to the Air Rights Easement referenced in Section 210 of the Land Disposition Agreement among the City of New Haven, the Redevelopment Agency and The New Haven Jewish Community Council Corporation dated **March 13, 1969** and recorded in **Volume 2372** at **Page 242** of the New Haven Land Records; and
   (b) As such Air Rights Easement is further described in the Quit Claim Deed from the City of New Haven to The New Haven Jewish Community Council Housing Corporation dated **March 13, 1969** and recorded in **Volume 2372** at **Page 295** of the New Haven Land Records.

As to the City of New Haven:

3. **8' Pedestrian Easement:**
   (a) Any and all interests of the Releasor in and to that 8' Pedestrian Easement described in a Quit Claim Deed from the City of New Haven to The New Haven Jewish Federation Housing Corporation dated **September 29, 1980** and recorded in **Volume 2872** at **Page 91** of the New Haven Land Records.

Approved as to Form and Correctness:

_____

Assistant Corporation Counsel/
Special Counsel to Economic Development

IN WITNESS WHEREOF, the Releasor has signed and sealed this instrument, this _____ day of _____, 2026.

Signed in the presence of:

CITY OF NEW HAVEN

_____

By:_____
Justin Elicker
Its Mayor

_____

STATE OF CONNECTICUT)
) ss: NEW HAVEN _____ ___, 2026
COUNTY OF NEW HAVEN)

Personally appeared Justin Elicker, the Mayor of the City of New Haven, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said City, before me.

_____

Commissioner of the Superior Court
Notary Public
Commission expires:_____

Signed in the presence of:

NEW HAVEN REDEVELOPMENT AGENCY
(As to the Open Space Recreation Area Easement and the Air Rights Easement)

_____

By:_____
Name:
Title:

_____

STATE OF CONNECTICUT)
) ss: NEW HAVEN _____ __, 2026
COUNTY OF NEW HAVEN)

Personally appeared _____, the _____ of the New Haven Redevelopment Agency, signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed and the free act and deed of said Redevelopment Agency, before me.

_____

Commissioner of the Superior Court
Notary Public
Commission expires:_____

EXHIBIT A

18 Tower Lane, New Haven CT (PARCEL ID: 238 0110 00400)

ALL THAT certain piece or parcel of land, together with all buildings and improvements thereon, situated in the City of New Haven, County of New Haven, State of Connecticut as shown on map entitled "ALTA/ACSM Land Title Survey, Property of New Haven Jewish Federation Housing Corporation & New Haven Jewish Community Council Housing Corporation, Tower Lane, South Frontage Road & Church Street Extension, New Haven, Connecticut, Scale: 1" =40', dated August 28, 1998, revised to September 15, 2005, bounded and described as follows:

Beginning at the westernmost corner of herein described parcel, said corner being on the northeasterly street line of Tower Lane, 26.92 feet distant southeast from a monument when measured along the arc of the curve of the street line;

Thence: North 27 degrees 00 minutes 00 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, a distance of 74.11 feet;

Thence: South 54 degrees 26 minutes 27 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, a distance of 101.13 feet;

Thence: North 35 degrees 33 minutes 37 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, along the building face in part, a distance of 9.75 feet;

Thence: South 54 degrees 26 minutes 23 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, along the building face, a distance of 1.00 foot;

Thence: North 80 degrees 33 minutes 37 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, along the face of the building, along the building face, a distance of 19.68 feet;

Thence: North 35 degrees 33 minutes 37 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, along the building face, a distance of 1.00 foot;

Thence: South 54 degrees 26 minutes 23 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, along the building face in part, a distance of 60.00 feet;

Thence: North 35 degrees 33 minutes 37 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, a distance of 90.42 feet;

Thence: South 56 degrees 30 minutes 00 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, a distance of 94.75 feet;

Thence: southeasterly along the arc of a curve to the right which has a radius of 84.00 feet along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, a distance of 74.82 feet;

Thence: South 05 degrees 28 minutes 05 seconds East along land now or formerly of New Haven Jewish Federation Housing Corporation, also known as Tower East, a distance of 210.85 feet to a monument;

Thence: South 80 degrees 41 minutes 09 seconds West along land now or formerly of the City of New Haven, a distance of 114.00 feet to a monument;

Thence: South 09 degrees 18 minutes 51 seconds East along land now or formerly of the City of New Haven, a distance of 67.00 feet;

Thence: South 80 degrees 41 minutes 09 seconds West along land now or formerly of the City of New Haven, a distance of 67.00 feet;

Thence: North 09 degrees 18 minutes 51 seconds West along land now or formerly of the City of New Haven, a distance of 21.00 feet to a P.K. nail;

Thence: South 80 degrees 41 minutes 09 seconds West along land now or formerly of the City of New Haven, a distance of 34.00 feet;

Thence: North 09 degrees 18 minutes 51 seconds West along land now or formerly of New Haven Greek Community, Inc., a distance of 46.00 feet;

Thence: North 80 degrees 41 minutes 09 seconds East along the southern terminus of Tower Lane, a distance of 5.00 feet;

Thence: North 09 degrees 18 minutes 51 seconds West along the easterly street line of Tower Lane, a distance of 106.85 feet to an iron pin;

Thence: northwesterly along the arc of a curve to the left which has a radius of 256.00 feet along the northeasterly street line of Tower Lane, a distance of 261.05 feet to the point and place of beginning.

TOGETHER WITH easements and rights of way as set forth in the Quit Claim Deed from the City of New Haven to the New Haven Jewish Community Council Housing Corporation dated March 13, 1969 and recorded in Volume 2372 at page 295; as reserved in the deed from the Haven Jewish

Community Council Housing Corporation to New Haven Jewish Federation Housing Corporation dated September 29, 1980 and recorded in Volume 2872 at Page 101; and as set forth in a deed from New Haven Jewish Federation Housing Corporation to the New Haven Jewish Community Council Housing Corporation dated September 29, 1980 and recorded in Volume 2872 at Page 115; all of the New Haven Land Records.

TOGETHER WITH an Easement from New Haven Jewish Federation Housing Corporation dated September 25, 2005 and recorded in Volume 7347 at page 3 of the New Haven Land Records.

EXHIBIT B

1B Tower Lane, New Haven, CT (PARCEL ID: 239 0110 00402)

All that certain piece or parcel of land, together with all buildings and improvements thereon, situated in the City of New Haven, County of New Haven, State of Connecticut as shown on map entitled "ALTA/ACSM Land Title Survey, Property of New Haven Jewish Federation Housing Corporation & New Haven Jewish Community Council Housing Corporation, Tower Lane, South Frontage Road & Church Street Extension, New Haven, Connecticut, Scale: 1" =40', dated August 28, 1998, revised to September 15, 2005, bounded and described as follows:

Beginning at the southeasterly corner of herein described parcel, said corner being shown and/or depicted as a drill hole (D.H.) on the westerly street line of South Frontage Road;

Thence: South 80 degrees 41 minutes 09 seconds West along land now or formerly of the City of New Haven, a distance of 84.62 feet to a monument;

Thence: North 05 degrees 28 minutes 05 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, a distance of 210.85 feet;

Thence: northwesterly along the arc of a curve to the left which has a radius of 84.00 feet along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, a distance of 74.82 feet;

Thence: North 56 degrees 30 minutes 00 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, a distance of 94.75 feet;

Thence: South 35 degrees 33 minutes 37 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, a distance of 90.42 feet;

Thence: North 54 degrees 26 minutes 23 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, along the building face in part, a distance of 60.00 feet;

Thence: South 35 degrees 33 minutes 37 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, along the building face, a distance of 1.00 foot;

Thence: South 80 degrees 33 minutes 37 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, along the building face in part, a distance of 19.68 feet;

Thence: North 54 degrees 26 minutes 23 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, along the building face, a distance of 1.00 foot;

Thence: South 35 degrees 33 minutes 37 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, along the building face, a distance of 9.75 feet;

Thence: North 54 degrees 26 minutes 27 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, a distance of 101.13 feet;

Thence: South 27 degrees 00 minutes 00 seconds West along land now or formerly of New Haven Jewish Community Council Housing Corporation, also known as Tower One, a distance of 74.11 feet;

Thence: Northwesterly along the arc of a curve to the left which has a radius of 256.00 feet along the northeasterly street line of Tower Lane, a distance of 26.92 feet to a monument;

Thence: North 73 degrees 45 minutes 00 seconds West along the northeasterly street line of Tower Lane, a distance of 71.70 feet to a monument;

Thence: Northerly along the arc of a curve to the right which has a radius of 6.00 feet along the northeast intersection of Church Street Extension and Tower Lane, a distance of 9.83 feet;

Thence: Northeasterly along the arc of a curve to the right which has a radius of 601.00 feet along the southeasterly street line of Church Street Extension, a distance of 213.45 feet to an iron pin;

Thence: Northeasterly along the arc of a curve to the right which has a radius of 155.42 feet along the southeast intersection of Church Street Extension and South Frontage Road, a distance of 132.08 feet to an iron pin;

Thence: Southeasterly along the arc of a curve to the right which has a radius of 100.00 feet along the southwesterly street line of South Frontage Road, a distance of 55.77 feet to an iron pin;

Thence: South 58 degrees 58 minutes 02 seconds East along the southwesterly street line of South Frontage Road, a distance of 106.59 feet to an iron pin;

Thence: Southerly along the arc of a curve to the right which has a radius of 370.00 feet along the southwesterly street line of South Frontage Road, a distance of 345.36 feet to an iron pin;

Thence: South 05 degrees 29 minutes 16 seconds East along the westerly street line of South Frontage Road, a distance of 178.08 feet to the point and place of beginning.

TOGETHER WITH rights to a portion of the "Common Right of Way" described in Section 209 of the Land Disposition Agreement among the City Of New Haven, The New Haven Redevelopment Agency and The New Haven Jewish Community Council Housing Corporation dated March 13, 1969 and recorded March 13, 1969 in Volume 2372 at Pages 242 of the New Haven Land Records, as reserved in the deed from the City of New Haven to The New Haven Jewish Community Council Housing Corporation dated March 13, 1969 and recorded March 13,1969 in Volume 2372 at Page 295 of said Land Records and granted in the deed from the City of New Haven to The New Haven Jewish Federation Housing Corporation dated September 29, 1980 and recorded October 1, 1980 in Volume 2872 at Page 91 of said Land Records. The right of way was modified by virtue of the deed from New Haven Jewish Community Council Housing Corporation to New Haven Jewish Federation Housing Corporation dated September 29, 1980 and recorded October 1, 1980 in Volume 2872 at Page 101 of said Land Records.

TOGETHER WITH terms and conditions of Easement by and between New Haven Jewish Federation Housing Corporation and New Haven Jewish Community Council Housing Corporation dated September 25, 2005 and recorded in Volume 7347 at Page 3 of the New Haven Land Records.

LESS AND EXCEPTING THEREFROM:

Those certain parcels of land, with improvements thereon, and appurtenances thereto, situated in the Town of New Haven, County of New Haven, and State of Connecticut, on the southwesterly side of South Frontage Road and the westerly side of Present So. Orange Street, containing a total area of 2,800 square feet, more or less, and more particularly shown on a map to be recorded in the New Haven Town Clerk's Office entitled: "TOWN OF NEW HAVEN MAP SHOWING LAND ACQUIRED FROM NEW HAVEN JEWISH COMMUNITY COUNICL HOUSING CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ROUTE 34 EAST DOWNTOWN CROSSING SCALE 1" =40' JANUARY 2018 MARK D. ROLFE, P.E. CHIEF ENGINEER - BUREAU OF

ENGINEERING AND CONSTRUCTION," Town No. 092, Project No. 92-680, Serial No. 1, Sheet 1 of 1, last revised 12/17/18, and further bounded and described as follows:

Taking Area 1:

NORTHEASTERLY:	by South Frontage Road, a total distance of 277 feet, more or less, by a line designated "STREET LINE," as shown on said map;
SOUTHWESTERLY:	by remaining land of the Grantor, a total distance of 110 feet, more or less, as shown on said map;
SOUTHEASTERLY:	by remaining land of the Grantor, 2 feet, more or less, as shown on said map;
SOUTHWESTERLY:	by remaining land of the Grantor, 71 feet, more or less, by a line designated "TAKING LINE," as shown on said map;
NORTHWESTERLY:	by remaining land of the Grantor, 2 feet, more or less, as shown on said map;
SOUTHWESTERLY:	by remaining land of the Grantor, 109 feet, more or less, as shown on said map.

Taking Area 2:

EASTERLY:	by So. Orange Street, 22 feet, more or less, by a line designated "STREET LINE," as shown on said map;
SOUTHEASTERLY:	by So. Orange Street, 4 feet, more or less, as shown on said map;
WESTERLY:	by remaining land of the Grantor, 25 feet, more or less, by a line designated "TAKING LINE," as shown on said map.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving the release of easements that encumber 18 Tower Lane and 1B Tower Lane.

Submitted by: The New Haven Jewish Community Council Housing Corporation

REPORT: 1678-08
ADVICE: Approve

BACKGROUND

The New Haven Jewish Community Council Housing Corporation requests from the Board of Alders approval of the release of easements that encumber their properties known as 18 Tower Lane and 1B Tower Lane. (the "Towers' Properties"). This request is made in tandem with a recent zoning map amendment for the Towers' Properties to change the existing Planned Development District 15 (PDD 15) to a BD-3 Zone.

Both this request for the release of easements and the related zoning map amendment are proposed to support the construction of a third residential tower on the Tower's Properties that will be known as "Tower Three." The proposed Tower Three will continue the model of the Towers' existing properties (Tower One and Tower East) by providing independent living and assisted living services to elderly low- and moderate-income residents so that they may age in place within New Haven.

The request for release of three City-owned easements that encumber these properties is a necessary step in obtaining financing for the development of Tower Three as the release will establish clean title of the Towers' Properties. The easements limit the extent of developable area for the project and maintain agreements with the City of New Haven on the use of these areas that were never realized or are no longer needed.

The easements were established through a Land Disposition Agreement, Quit Claim Deeds, and a Grant of Easement that resulted in three separate easements originally in service of the creation and access of open recreational space. The history of those easements is described below, following by a map depicting their current location:

Air Rights Easement (Blue Area)
March 13, 1969 – The City of New Haven, New Haven Redevelopment Agency (NHRA), and the New Haven Jewish Community Council Housing Corporation executed a Land Disposition Agreement for the reuse of land that was then known as "Parcel 1-A, Block K in the Church Street Redevelopment and Renewal Area" for the purposes of residential development. The land would later become known as 18 Tower Lane. The March 1969 Land Disposition Agreement was preceded by an authorization by the Board of Alders approving the execution of such agreement in October 1967 and a resolution by the NHRA for the same purpose in January 1969.

DRAFT

The Land Disposition Agreement and the Quit Claim Deed that was executed with it reserved an "easement for air rights." This Air Rights Easement was established to provide the City of New Haven and the NHRA with the right to build a structure of usable open space at a height of 28.02 feet above sea level as well as the right to access the air rights easement area. Despite these intentions, the Air Rights Easement has never been utilized since the execution of the 1969 Land Disposition Agreement. Further, the City of New Haven and New Haven Redevelopment Agency have not presented plans to build a structure on this easement area.

Open Space and Recreation Easement (Green Area)
March 13, 1969 **–** As part of the March 1969 Land Disposition Agreement and Quit Claim Deed, an "easement for public open space and recreational use" was reserved southeast of the Air Rights Easement. This Open Space and Recreation Easement was established for the purposes of installing and maintaining plantings, site improvements, and physical additions for the purposes of perpetual open space and recreational use by the public. The easement explicitly stated that the recreational uses should not include a baseball diamond, basketball court, football field or soccer field.

July 21, 1972 **–** A Grant of Easement agreement was executed between the City of New Haven and the New Haven Jewish Community Council Housing Corporation to quit claim unto the City an easement that expanded the Open Space and Recreation Easement further to the north of the existing portion established in 1969.

May 31, 2001 **–** An Easement Modification Agreement was executed between the City of New Haven, the NHRA, and the New Haven Jewish Community Council Housing Corporation which obligated the release of the Open Space and Recreation Easement area to The Towers with reference to the playground and basketball court areas once the Church Street South Project was vacated.

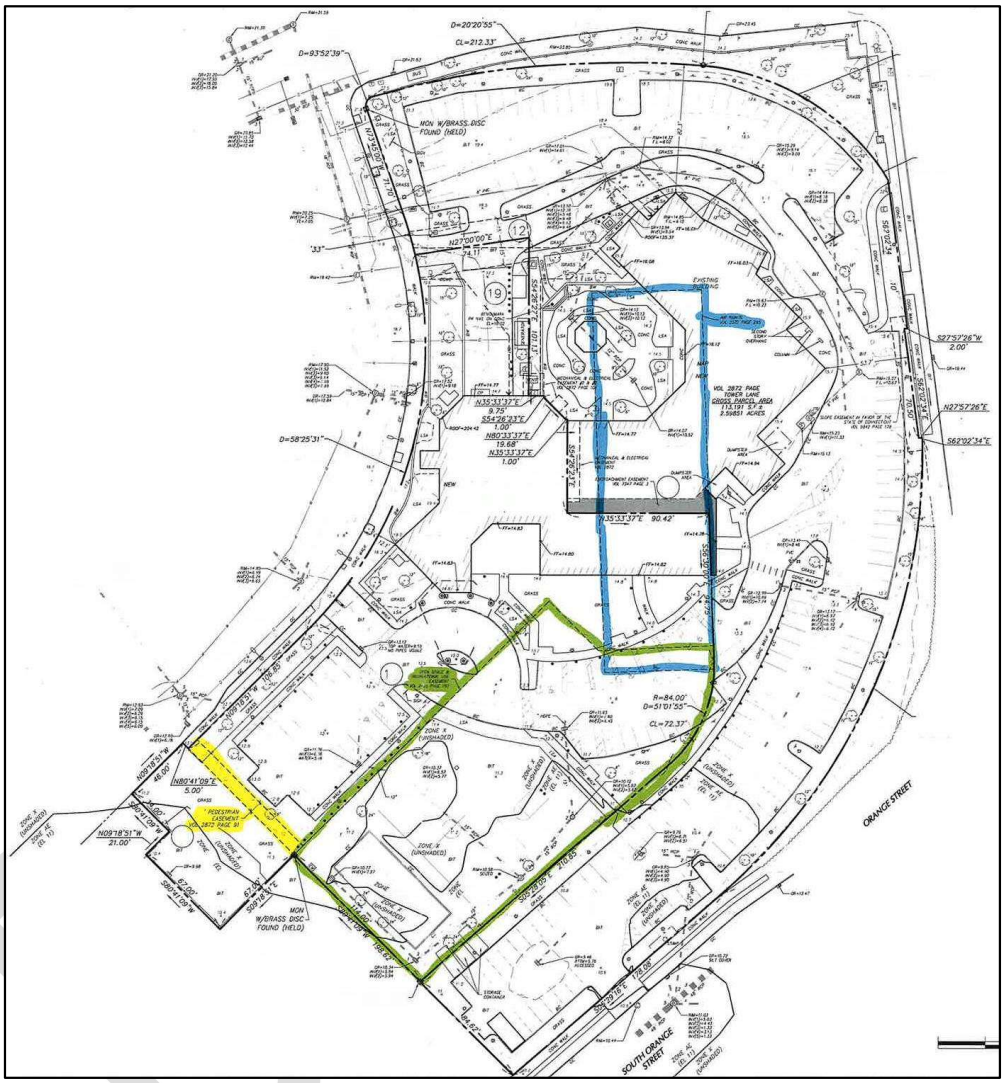
2020 **–** The City of New Haven released the basketball court portion of the Open Space and Recreation Easement area to the New Haven Jewish Community Council Housing Corporation because the Church Street South Project had been demolished and the court would no longer be needed for its intended use. However, this was a partial release of easement, so the applicant now requests a full release of the easement to attain clean title of the whole easement area.

Pedestrian Easement (Yellow Area)
September 29, 1980 **–** The City of New Haven quit claimed to the New Haven Jewish Federation Housing Corporation two pieces of land known as "Reuse Parcel K-2" and "Reuse Parcel K-6." Part of this Quit Claim Deed was an "8-foot pedestrian easement" reserved for the City of New Haven meant to provide pedestrian access between Tower Lane and the basketball court located in the Open Space and Recreation Easement area. Due to the basketball court and larger Open Space and Recreation Easement area no longer being in use, this Pedestrian Easement is no longer needed.

These easements together constitute an encumbrance on the Towers' Properties by way of preventing clean title of the property due to outdated land use provisions that are no longer of use to the City of New Haven and the NHRA.

DRAFT

Due to the Air Rights Easement and the Open Space and Recreation Easement established as part of agreements with the NHRA as a third party, the applicant is simultaneously pursuing a separate approval process for release of easements with the NHRA.



PLANNING CONSIDERATIONS

The proposed Tower Three residential project and the release of easements requested to support the project strongly align with the City of New Haven's Plan of Conservation and Development (Vision 2034 – adopted 2025).

NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS

The City of New Haven's Vision 2034 Comprehensive plan emphasizes the need for greater housing development city-wide. The proposed release of easements for the purpose of supporting the development of Tower Three aligns with several goals found in the Great Places to Live focus area, which are noted below.

New Haven Vision 2034, Goals addressed by this project include:
Great Places to Live
Goal 1: Increase the number of deeply affordable housing units.
Goal 2: Increase housing supply.

- ***Strategy 2.6:*** Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.
Goal 7: Improve access to housing resources and support for tenants and current and prospective homeowners.

- ***Strategy 7.6:*** Encourage or prioritize projects that combine affordable housing with long-term care services, such as a Program for All-Inclusive Care for the Elderly (PACE) or state-assisted living programs to enable older residents to age in place while receiving coordinated care and services.

Additionally, the demolition of the Church Street South Project and the adjacent development planning activity for residential and mixed-use development at Union Station and the former Church Street South site indicate an increased priority of housing development on vacant and underutilized parcels of land.

Overall, the added capacity for senior assisted living allows more New Haven residents to age in place and in immediate proximity to much needed care, services, and social relationships. Staff find the proposed amendment to be consistent with the goals of the Vision 2034 comprehensive plan.

FINDINGS AND ADVICE

Release of these easements aligns with the goals of the City of New Haven's Comprehensive Plan (Vision 2034) and is recommended for **Approval.**

ADOPTED: February 25, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

DRAFT

David Addams
rdaddams@gmail.com

To Whom It May Concern,

I am writing to register my support for The Towers at Tower Lane's zoning proposal. As I understand it, this change would expand availability of access to affordable senior housing in the New Haven area. I am aware of this critical need as my mother recently moved into The Towers at 91 years old on a fixed income from social security and my late stepdad's pension.

Our search was quite extensive and, ultimately, Mom waited a year because there were so few quality options at her income level. As affordability is increasingly vital for low-income seniors, I believe that it is critical for a facility such as The Towers to receive support to provide its unparalleled opportunity for seniors to live in dignity and with peace of mind. Please approve the zoning proposal submitted by The Towers.

Respectfully,
David Addams



CASA OTOÑAL
INCORPORATED

January 13, 2026

Re: Letter of Support for The Towers – Tower Three Expansion

To the Honorable Members of the Zoning Board:

I am writing on behalf of Casa Otoñal, Inc., a nonprofit organization dedicated to serving older adults through affordable housing, supportive services, and community-based care in New Haven. I write in strong support of The Towers' proposed Tower Three expansion and its housing-with-services model for seniors.

As a fellow provider serving an aging population, we understand firsthand the growing and urgent need for affordable senior housing that is paired with accessible support and care services. Too often, older adults are forced into impossible choices—between housing they can afford and care they genuinely need. The Towers has long demonstrated that these two should not be separated, and its model stands as a proven, responsible response to this reality.

The proposed expansion of Tower Three represents not just additional units, but expanded capacity to meet a need that is already present and increasing in New Haven. Adding 150 to 200 units of affordable senior housing with integrated services will allow more older adults to age with dignity, stability, and connection—while remaining rooted in the community they know.

From the perspective of a sister organization, we view The Towers as a valued partner in the broader ecosystem of senior housing and services. Expanding its campus strengthens—not strains—the city's ability to care for its older residents. It reflects thoughtful planning, long-term stewardship, and a commitment to meeting demographic realities with compassion and competence.

For these reasons, Casa Otoñal fully supports the zoning change requested for Tower Three. We respectfully urge the Board to look favorably upon this application and to recognize the essential role this expansion will play in meeting New Haven's current and future senior housing needs.

Thank you for your consideration and for your service to the City of New Haven.

Respectfully,

Elmer Rivera Bello
President & CEO
Casa Otoñal, Inc.

135 Sylvan Ave., New Haven CT 06519 | **Phone:** 203.773.9849 | Fax: 203.774.3034

January 14, 2026

Agency on Aging
OF SOUTH CENTRAL CONNECTICUT
Your Advocate for Independence®

Board of Alders
City of New Haven
City Hall
165 Church Street
New Haven, CT 06510

Dear Board of Alders:

As CEO of the Area Agency of South Central Connecticut (AOASCC), I am well-aware of housing and service needs of older adults within the Greater New Haven area. The Towers at Tower Lane (The Towers) is an important partner -- offering a much-needed independent and assisted living setting and connections to services and supports.

AOASCC offers a range of services though our work as the Access Agency for Medicaid programs (e.g., CHCPE, PCA Waiver, MFP, CFC); through older Americans Act programs and state waivers, and by providing service navigation (designated by Connecticut's state budget) to help older adults access these and other programs. The Towers is a strong partner of ours as we collaborate to ensure that eligible residents at the Towers are connected to these services through AOASCC service navigators. Together we support each other's work, avoid duplication, and work hard to help empower seniors to be independent in the setting they choose, with the goal of helping them remain in the community as long as possible.

Given the limited availability of housing in our region, I fully support The Towers in their efforts to expand housing options for more seniors by building a third tower on their campus.

Please support their project by approving the zoning change requested. Thank you.

Sincerely,

Melissa Lang, DrPH, MPH, MPA, MA
President and CEO
Area Agency on Aging of South Central Connecticut (AOASCC)

Yale SCHOOL OF ARCHITECTURE

OFFICE OF THE DEAN
PO Box 208242
New Haven CT 06520-8242
T 203 432-2279
F 203 432-7175
architecture.yale.edu

courier
180 York Street
New Haven CT 06511

15 January 2026

Gustave (Gus) Keach-Longo
President/CEO
The Towers at Tower Lane
18 Tower Lane,
New Haven CT 06519

Dear Mr. Longo:

I write in support of proposed zoning changes to allow a substantial residential building to be built on the proposed site of the proposed 'Tower 3" at The Towers at Tower Lane. I believe that such a building would be an appropriate urbanistic and architectural addition to the New Haven skyline.

In the spring of 1974 I drove into New Haven as a high school junior considering Yale as a place to study architecture. The very first impression of the city, coming off the I-95 connector, was the Roche/Dinkeloo Knights of Columbus building, and I remember asking my dad—who had lived in New Haven as a law student twenty years before—who was the architect, and what was the project? Of course, he had no idea, but I was immediately struck that the iconic tower marked the entrance to the city and that good building could be so important in this place.

I've been a New Haven resident and an architect almost continuously ever since I enrolled at Yale in 1975. A well-designed tall building on the opposite side of the Connector would be a perfect, urbanistic counter-point to Knights of Columbus, and an appropriate "missing half" as a gateway to the city. I fully support the necessary zoning changes to make this happen, as it would be good for The Towers, good for our citizens, and good for the ever-increasing legacy of world-class building in New Haven.

Sincerely,

Phillip G. Bernstein FAIA RIBA NOMA LEED AP ©
Deputy Dean and Professor in the Practice

Thrive AT HOME
WITH WHITNEY CENTER

January 15, 2026

Dear Members of the Zoning Committee,

I am writing in strong support of The Towers' zoning application for its proposed expansion, Tower Three, which would add approximately 150–200 residential units in New Haven. I submit this letter from the perspective of a social worker with 28 years of experience helping older adults and their families plan for housing, care, and long-term support as their needs evolve.

My career has been dedicated to working with seniors across Connecticut and collaborating with a wide range of aging services providers, including home- and community-based programs, assisted living, skilled nursing facilities, and Continuing Care Retirement Communities (CCRCs). This experience has given me a clear understanding of both the options that exist in our state and the significant gaps that remain.

One of the most urgent challenges facing older adults in New Haven and throughout Connecticut is the shortage of truly affordable housing that also offers access to services and supports. Connecticut is an expensive state in which to age, and many seniors live on fixed incomes that rely primarily, or entirely, on Social Security. Even housing labeled as "affordable" is often financially out of reach once rent is combined with the cost of care, transportation, and daily living supports.

Through my work at Thrive at Home, I see firsthand how innovative models can provide more affordable alternatives to CCRCs or traditional long-term care insurance. However, even these models still require a level of financial resources that many older adults simply do not have. For seniors with limited income and modest assets, particularly those in the "Forgotten Middle," there are far too few housing options that are both affordable and supportive.

The Towers fills this critical gap. Its financially flexible model offers high-quality housing and access to supportive services at below-market rates, serving seniors with a wide range of financial circumstances. This approach allows older adults to remain stably housed while accessing the supports they need, rather than forcing difficult and often destabilizing choices as their needs increase.

From a social work and systems perspective, this model plays an important preventive role. When seniors lack access to affordable housing with appropriate supports, they are far more likely to experience housing instability or to enter

nursing homes and Medicaid prematurely - putting additional strain on our already financially strapped state. The Towers helps prevent premature nursing home placement by enabling older adults to age in place with dignity, safety, and community.

In addition to its benefits for residents, The Towers provides meaningful and measurable benefits to the broader New Haven community. Well-managed senior housing provides a stable residential environment, with long-term residents and minimal disruption to surrounding neighborhoods. By supporting aging in place, The Towers helps reduce avoidable emergency department visits, hospitalizations, and institutional care, lessening strain on local healthcare systems and emergency services.

The Towers also contributes positively to the local economy by creating jobs, partnering with community-based providers, and allowing older adults to remain engaged in the life of the city. Residents who are stably housed and supported are better able to participate in neighborhood activities, volunteerism, and local commerce, strengthening the social fabric of New Haven.

Equally important is the leadership and organizational culture that make this model successful. Under the dedicated leadership of CEO Gus Keach-Longo and Vice President Jesse Westcott, The Towers has demonstrated a sustained commitment to mission-driven, evidence-based, and person-centered services. Their leadership fosters an environment grounded in dignity, respect, and kindness—values reflected daily in the work of a team deeply committed to resident well-being.

As New Haven's population continues to age, the demand for affordable, service-enriched senior housing will only grow. The proposed Tower Three expansion is a thoughtful, responsible, and necessary response to this demographic reality. It represents not only a housing development, but a proven model that supports residents while strengthening the surrounding community.

For these reasons, I strongly urge the Zoning Committee to approve The Towers' application for Tower Three. This expansion will help ensure that New Haven remains a community where older adults of all income levels can age safely, affordably, and with dignity - while contributing to the long-term health and stability of the city as a whole.

Thank you for your time and thoughtful consideration.

Sincerely,

Michelle M. Pandolfi, LMSW, MBA, LNHA, ASW-G
Executive Director

RMS

cpc@newhavenct.gov; alcastro@newhavenct.gov

January 14, 2026

Honorable Ernest Pagan, Chair

Members of the City Plan Commission

City of New Haven

165 Church Street

New Haven, CT 06510

Re: The Towers' Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 18 Tower Lane and 1B Tower Lane from PDD #15 to BD-3

Dear Chair Pagan:

I am writing to strongly support the application of The Towers to change the zoning designation of their property on Tower Lane from a Planned Development District to the BD-3 District in order to construct a new residential tower to provide additional assisted living and supportive care to senior citizens in New Haven. We understand that the City Plan Commission will be conducting a hearing on this application on January 27, 2026, and we respectfully request that the City Plan Commission issue a favorable recommendation to the Board of Alders on The Towers' application.

RMS is the owner of a multi-family housing building that is located right across Tower Lane to The Towers. This project is known as Pierpoint at City Crossing (9 Tower Lane). We are also the owners of five other apartment buildings that we have constructed or rehabilitated in the last couple of years and which are located near The Towers. These buildings contain over 600 units and are called Parkside at City Crossing (22 Gold Street); 49 Prince Street (100% affordable units); The Mason at City Crossing (188 Lafayette Street); Aura at City Crossing (9 Washington Avenue); and The Maddox at City Crossing (9 Washington Avenue). We also own and operate The Blake Hotel on High Street.

RMS

As a housing developer, we know how important it is to have zoning that permits the construction and operation of a development that provides appropriate density, tenant amenities, and a walkable and pedestrian friendly neighborhood proximate to needed services, such as those provided in the Medical District. The BD-3 District permits such a development. Before we began our projects in the Hill, we requested that the Board of Alders change our zoning to the BD-3 District, which was required in order for us to be able to develop our housing. The City Plan Commission issued a favorable recommendation to the Board of Alders on our application, which was later granted.

We have been impressed by the services that The Towers provides to its residents – cultural activities, healthy meals and personal care, if needed. Their on-site services for senior residents is rarely seen in a housing setting. We understand that almost all of those who live in The Towers have limited incomes and know that there is a large demand for housing with services.

Based on our experience with the BD-3 District that allows flexibility for different forms of housing and mixed uses, we think that the requested rezoning will support the development of an appropriate additional tower on The Towers' property. We also think that it is sensible to extend the zoning district that we are located in (the BD-3) next door to The Towers so that they can help more older citizens live in New Haven.

Thank you for considering our comments, and please let me know if you need additional information.

Very truly yours,

Randall M. Salvatore

Chief Executive Officer

January 16, 2026

To Whom It May Concern,

The Towers at Tower Lane is an independent senior living community that offers impressive amenities for its residents. When I moved to the Towers a year and a half ago, I was immediately impressed by the comfortable community spaces that invite resident interaction. I find the strong sense of community quite rewarding. Friendly and welcoming residents make connection easy and seamless, which has been invaluable as I transition into a senior living environment.

The beautiful community seating areas not only encourage social interaction but also provide quiet spaces for chatting, studying, or working. As a remote worker, this is a tremendous benefit because it allows me to locate various quiet spaces to work in whenever I desire a change of environment. I greatly enjoy the on-site library, convenience store, gift shop, and a beautiful dining room, which has professional, attentive, and respectful servers. These amenities offer convenience, support, and a sense of independence and engagement.

Various activities are offered daily at the Towers as well. These activities spark creativity, feed curiosity, exercise the body, and entertain the mind, leaving little room for loneliness or boredom. In addition, residents are offered a diversity of religious services to nourish our minds and spirits.

The dedication of the Towers staff deserves special recognition. Gus Keach-Longo, President/CEO and Jesse Wescott, VP, along with their management teams, are committed to regular engagement with residents, and this ensures that we feel supported and are kept informed. Knowledgeable and conscientious front desk officers effectively direct visitors around the campus while still ensuring the safety of residents.

Overall, the Towers at Tower Lane provides a supportive, stimulating, and inclusive environment. Friends and relatives are often surprised by my enthusiastic response when they ask about my experience living here, but I reassure them that the Towers is an excellent choice for all seniors, and particularly for those new to senior communities. The combination of a kind, diverse population, thoughtful amenities, and attentive staff makes this an ideal place to call home.

Sincerely,

Ella D. McGhee, Ed.D.
Current Resident at the Towers at Tower Lane

THE TOWERS
AT TOWER LANE

New Haven Board of Alders
City Services and Environmental Policy Committee
Public Hearing
March 5, 2026

Request to Release Easements Encumbering The Towers' Property

THE TOWERS
AT TOWER LANE

Our Community



Tower One
18 Tower Lane
21 Floors
1971

Tower East
1B Towers Lane
13 Floors
1982

Site Area: 4.45 acres

THE TOWERS
AT TOWER LANE

The Towers' Apartments

328 Units

178 Tower One
150 Tower East

*** 130**
Assisted Living Units

73%
Below
50% AMI

27%
"Forgotten Middle"

40 Units Converting to Assisted Living

36 of 40 Units Are 30% AMI

*** Largest HUD Assisted Living Conversion Project in CT**

THE TOWERS
AT TOWER LANE

The Towers' Residents

79.5
Avg. Age

26 No Family Contact

219
Nursing Home Qualified or About to Be

67% Need help w/ADL**

$1,972
Avg. Income

Length of Stay 4.7 years***

** "Activities of Daily Living"

*** CT 18 months, US 22 months

The Towers' Residents

- 107 currently qualify for nursing home
- 112 are near qualifying for nursing home
- 99 cannot manage medications on own

- 26 average hours of care per week
- 6 receiving services through hospice
- 21 have live-in caregivers



THE TOWERS AT TOWER LANE

Age in Place = Resource Model



We Support "Age in Place"

- Resources On-site
- Staff Coordinates Assistance

- On-Site Service Partners:
  - Assisted Living / Home Care
  - Clinic / Mental Health
  - Physical & Occupational
  - Personal Emergency Pendants
  - Meals / Laundry / Housekeeping

THE TOWERS
AT TOWER LANE

Activities - There is lots to do!










THE TOWERS AT TOWER LANE

Ground Floor Redesign +







THE TOWERS AT TOWER LANE

Our Model

- **Housing Model**
  - Federal HUD Rental Subsidies
  - Project-Based Section 8 HAP Vouchers
  - Offer apartments slightly below market



- **Services and Care Model**
  - CT Home Care Program for Elders (Medicaid Waiver)
  - Economies of Scale keep costs low

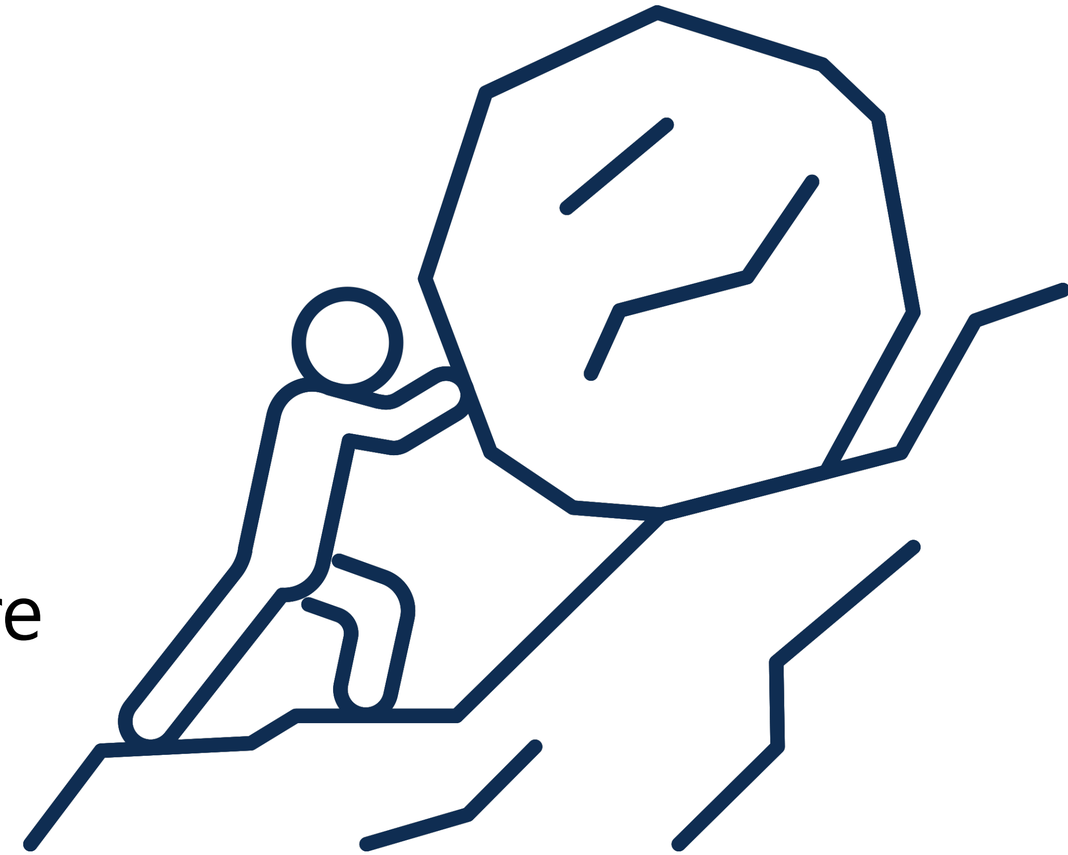
The Towers' Impact
Beyond Supporting Our Residents

Stable Well-Paying Jobs

Many Team Members live within New Haven

Where Our Values Lead Us

- **Wait List is Two Years or More:**
  - Seniors who need care cannot wait
  - Families struggling to afford care in other settings in New Haven
  - The Towers is best positioned to care for more seniors in the community
  - We need to expand The Towers and help more seniors and families



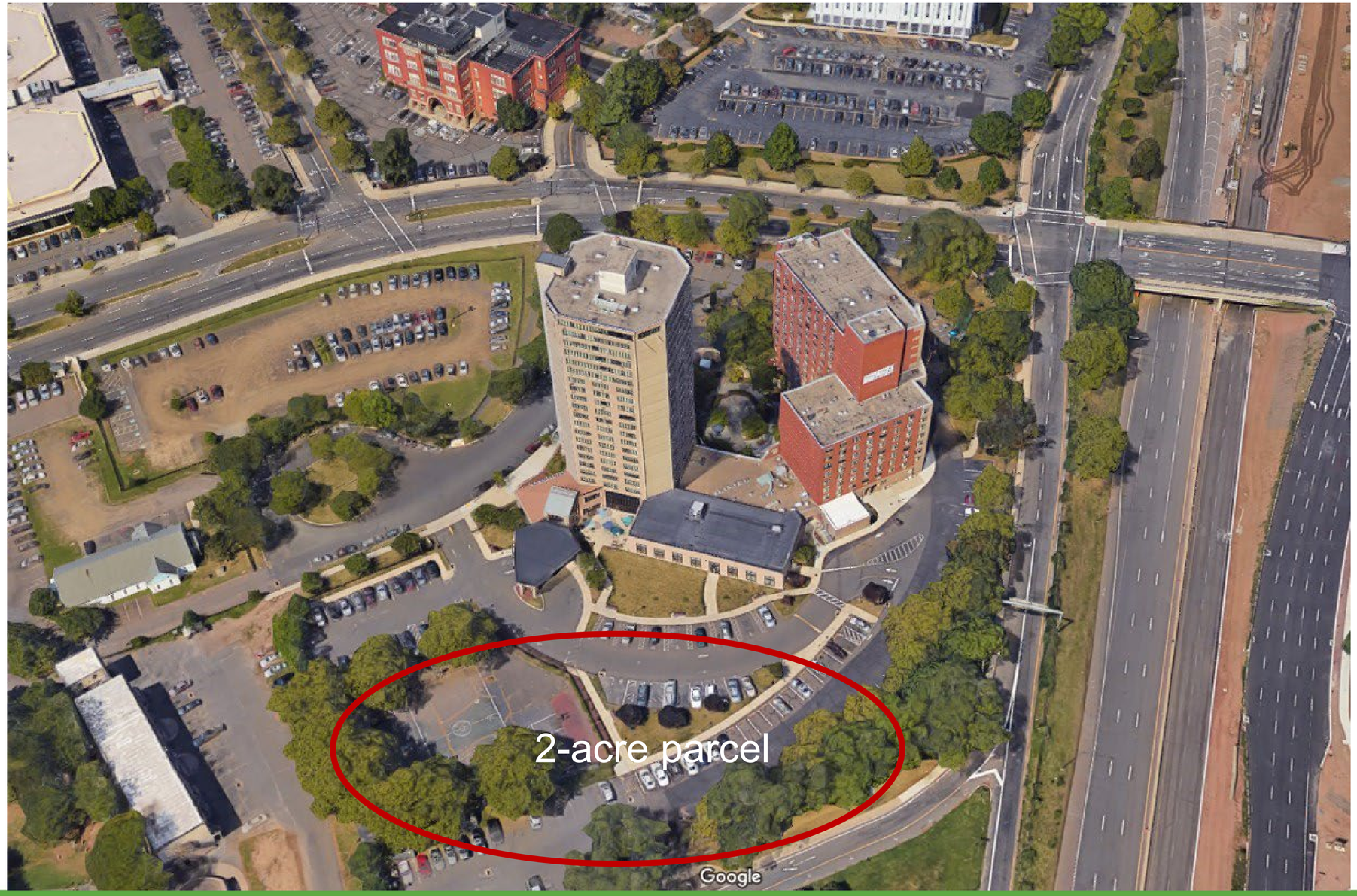
‘New Haven Vision 2034 Plan’

The High Priority Goal 7.6 on page 75 states:

“Encourage or prioritize projects that combine affordable housing with long-term care services, such as a Program for All-Inclusive Care for the Elderly (PACE) or state-assisted living programs to enable older residents to age in place while receiving coordinated care and services.”

THE TOWERS
AT TOWER LANE

Tower Three Site



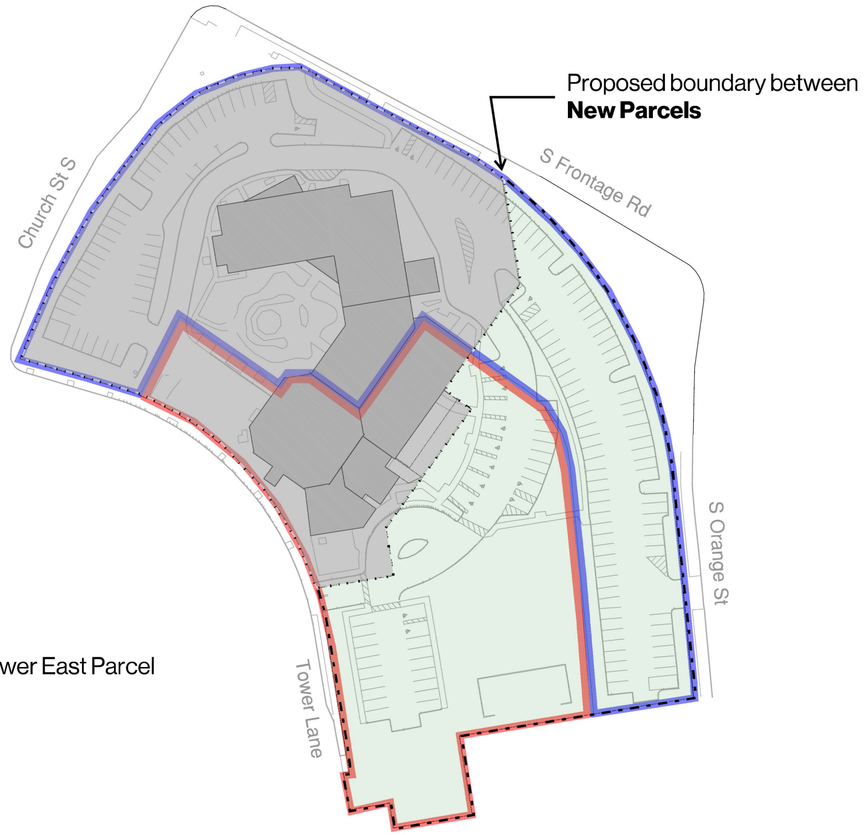
THE TOWERS
AT TOWER LANE

A Vision for Tower Three



NEWMAN

Site Sub-Division



Original Tower One Property

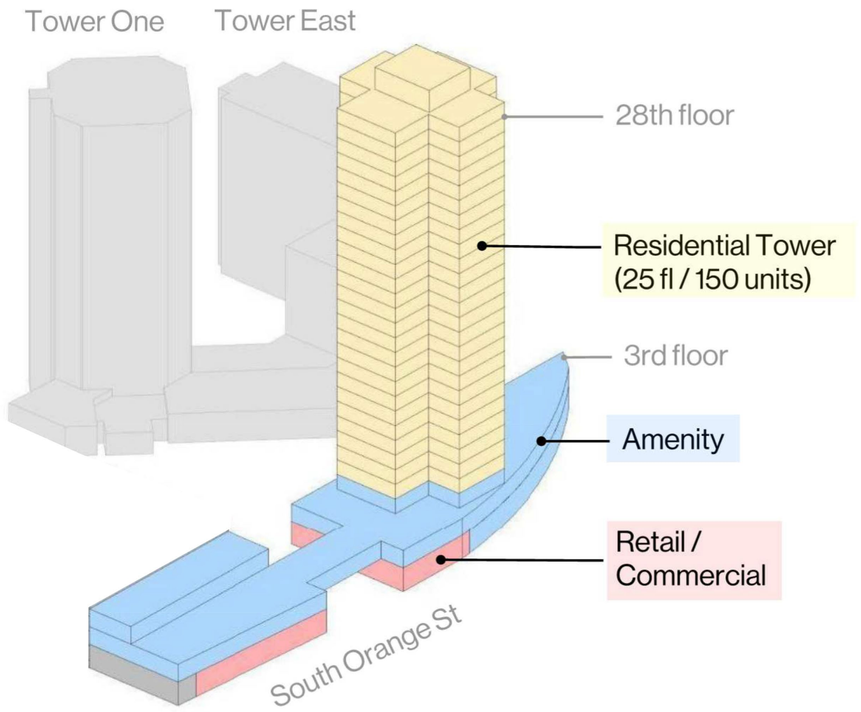
Original Tower East Property

New Combined Tower One & Tower East Parcel
105,965 SF

New Development Parcel
90,632 SF

NEWMAN

Study Massing and Unit Distribution



Anticipated Income & Age Restrictions

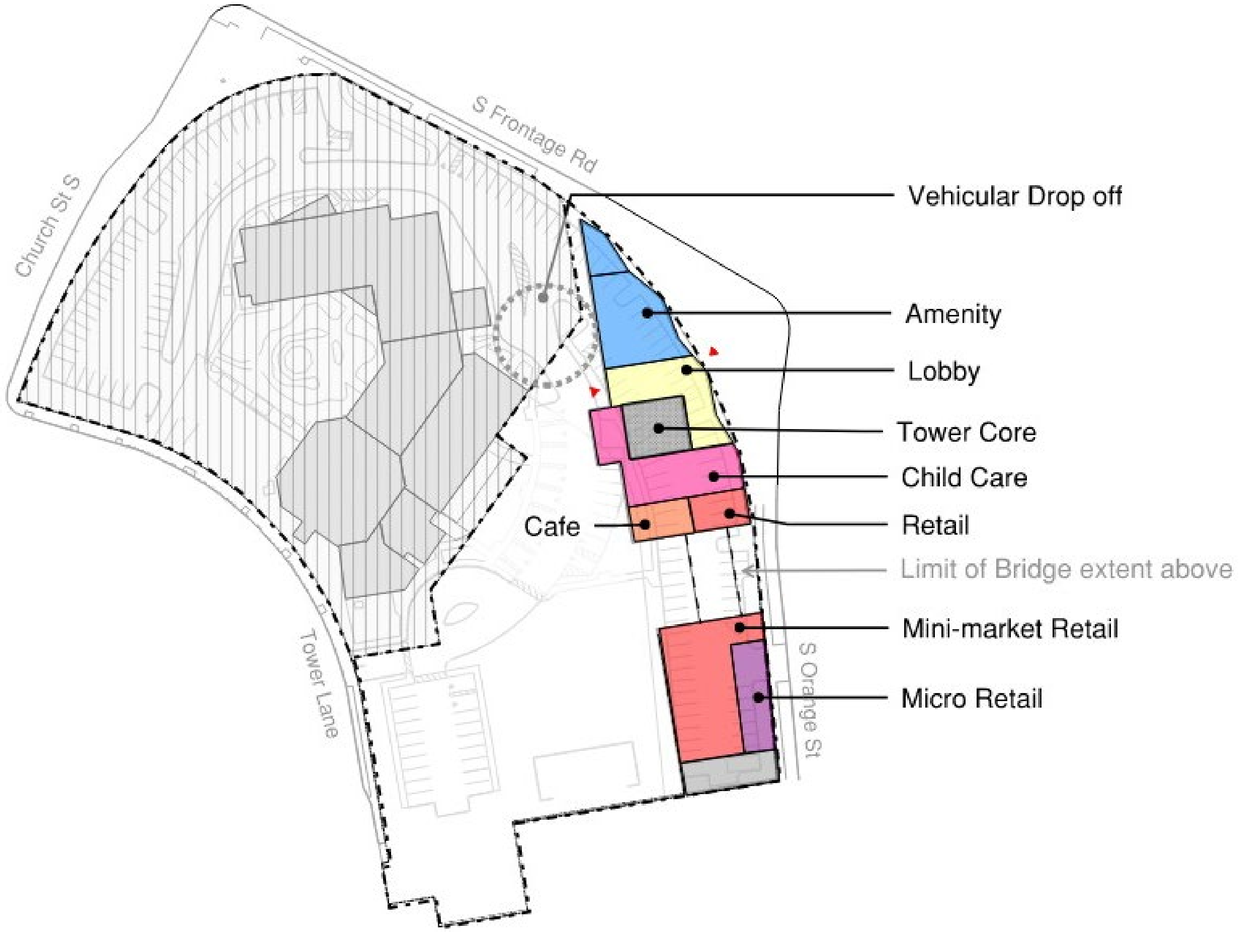
	Seniors	Not Age Restricted*	Sub-Total
Subsidized Units 0-60% AMI	106	0	106
Workforce Units 60-119% AMI	11	19	30
Market Rate 120%+ AMI	14	0	14
Total Units	**131**	**19**	**150**

*Non-age-restricted units are focused on middle aged people who need some support or care services.

NEWMAN

THE TOWERS AT TOWER LANE

Study Podium Plans





NEWMAN

THE TOWERS
AT TOWER LANE

Neighborhood Square

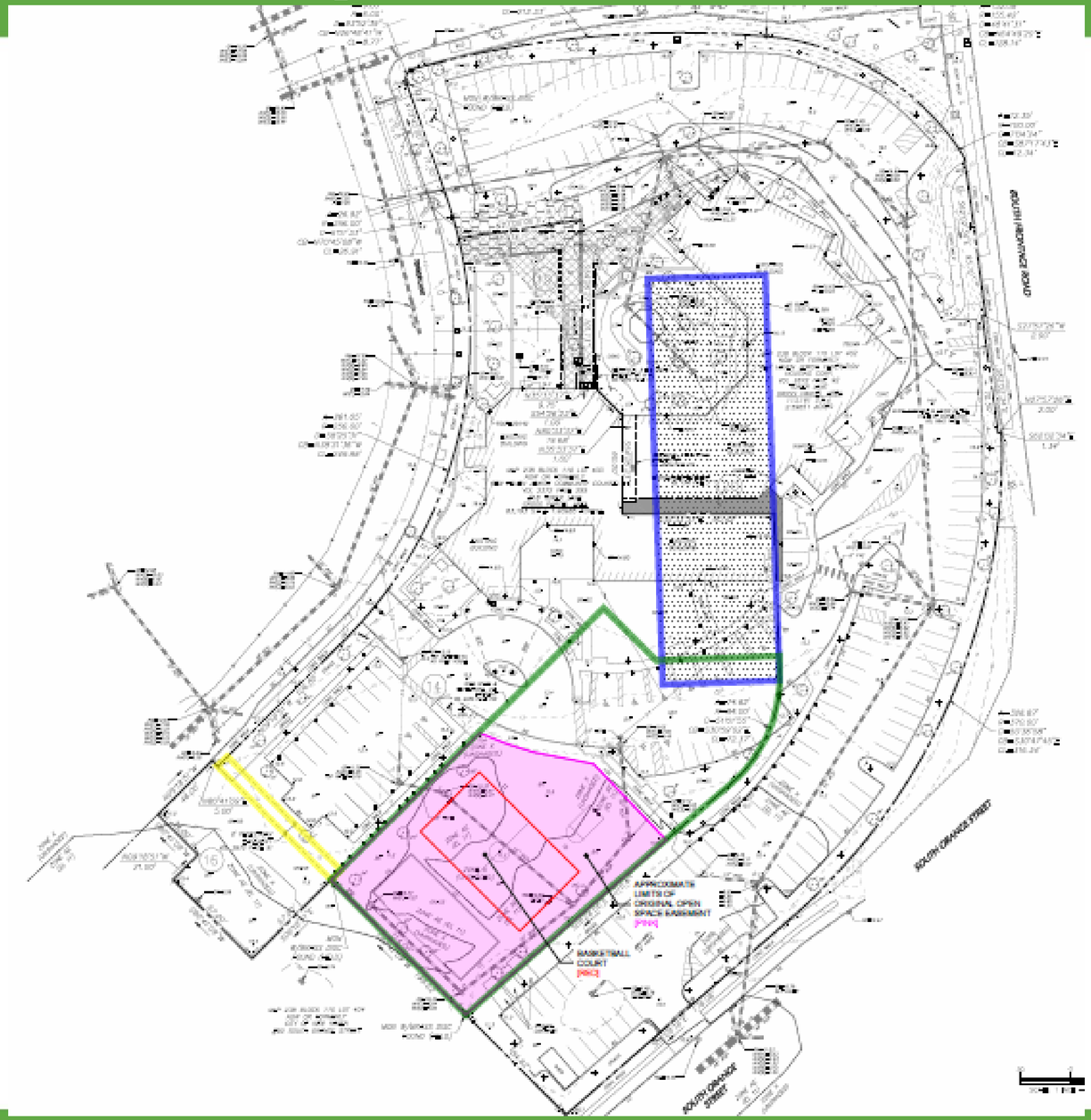


An oasis….



THE TOWERS
AT TOWER LANE

Easement Map



THE TOWERS AT TOWER LANE

City Plan Advisory Report

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving the release of easements that encumber 18 Tower Lane and 1B Tower Lane.

Submitted by: The New Haven Jewish Community Council Housing Corporation

REPORT: **1678-08**
ADVICE: **Approve**

BACKGROUND

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The request for release of three City-owned easements that encumber these properties is a necessary step in obtaining financing for the development of Tower Three as the release will establish clean title of the Towers' Properties. The easements limit the extent of developable area for the project and maintain agreements with the City of New Haven on the use of these areas that were never realized or are no longer needed.

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THE TOWERS AT TOWER LANE

Community Engagement

Community Engagement Strategy

- Tower Three Advisory Committee
- Tower Three Steering Committee
- Hill South Management Team Meetings
- City-Wide Public Meeting at the library
- Monthly Town Hall Meetings with The Towers' residents
- Meetings with the City, Housing Authority and Parking Authority
- Meetings with state agencies
- Surveys



Letters of Support

- Agency on Aging of South Central Connecticut
- Casa Otoñal
- RMS Companies
- The Towers Residents and/or Family Members
  - David Addams
  - Ella D. McGhee
- Thrive at Home with Whitney Center
- Yale School of Architecture



THE TOWERS
AT TOWER LANE

New Haven Board of Alders
City Services and Environmental Policy Committee
Public Hearing
March 5, 2026

Request to Release Easements Encumbering The Towers' Property

THE TOWERS
AT TOWER LANE

Our Community



Tower One
18 Tower Lane
21 Floors
1971

Tower East
1B Towers Lane
13 Floors
1982

Site Area: 4.45 acres

The Towers' Apartments

328 Units 178 Tower One 150 Tower East	73% Below 50% AMI	40 Units Converting to Assisted Living
* 130 Assisted Living Units	27% "Forgotten Middle"	36 of 40 Units Are 30% AMI

* Largest HUD Assisted Living Conversion Project in CT

The Towers' Residents

79.5
Avg. Age

26 No Family Contact

219
Nursing Home Qualified or About to Be

67% Need help w/ADL**

$1,972
Avg. Income

Length of Stay 4.7 years***

** "Activities of Daily Living"

*** CT 18 months, US 22 months

The Towers' Residents

- 107 currently qualify for nursing home
- 112 are near qualifying for nursing home
- 99 cannot manage medications on own



- 26 average hours of care per week
- 6 receiving services through hospice
- 21 have live-in caregivers

Age in Place = Resource Model



We Support "Age in Place"

- Resources On-site
- Staff Coordinates Assistance

- On-Site Service Partners:
  - Assisted Living / Home Care
  - Clinic / Mental Health
  - Physical & Occupational
  - Personal Emergency Pendants
  - Meals / Laundry / Housekeeping

THE TOWERS
AT TOWER LANE

Activities - There is lots to do!



THE TOWERS AT TOWER LANE

Ground Floor Redesign +







THE TOWERS AT TOWER LANE

Our Model

- **Housing Model**
  - Federal HUD Rental Subsidies
  - Project-Based Section 8 HAP Vouchers
  - Offer apartments slightly below market



- **Services and Care Model**
  - CT Home Care Program for Elders (Medicaid Waiver)
  - Economies of Scale keep costs low

The Towers' Impact
Beyond Supporting Our Residents

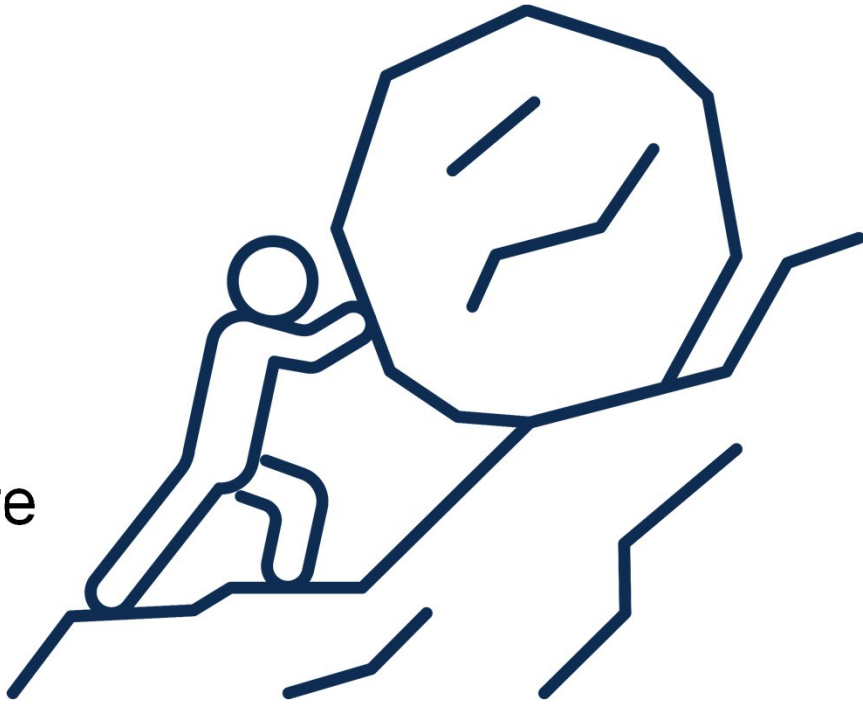
Stable Well-Paying Jobs

Many Team Members live within New Haven

THE TOWERS AT TOWER LANE

Where Our Values Lead Us

- **Wait List is Two Years or More:**
  - Seniors who need care cannot wait
  - Families struggling to afford care in other settings in New Haven
  - The Towers is best positioned to care for more seniors in the community
  - We need to expand The Towers and help more seniors and families



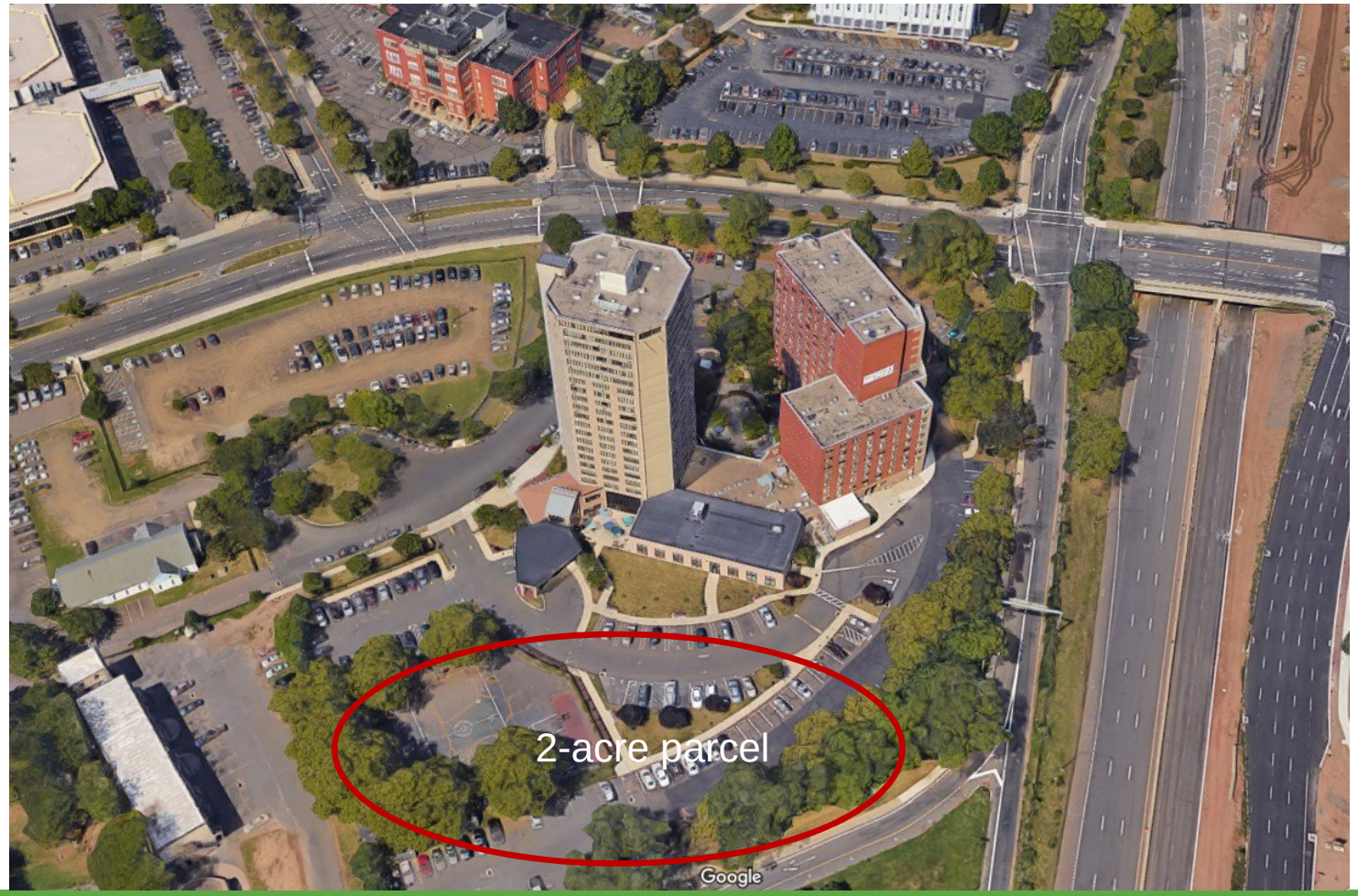
‘New Haven Vision 2034 Plan’

The High Priority Goal 7.6 on page 75 states:

“Encourage or prioritize projects that combine affordable housing with long-term care services, such as a Program for All-Inclusive Care for the Elderly (PACE) or state-assisted living programs to enable older residents to age in place while receiving coordinated care and services.”

THE TOWERS AT TOWER LANE

Tower Three Site



THE TOWERS
AT TOWER LANE

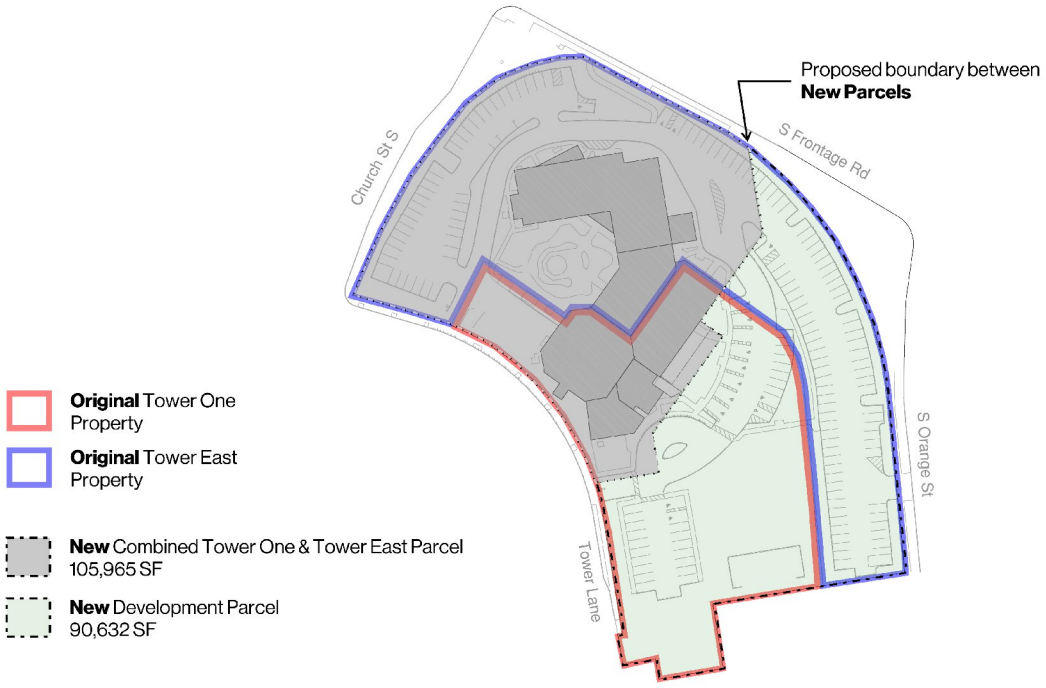
A Vision for Tower Three



NEWMAN

THE TOWERS AT TOWER LANE

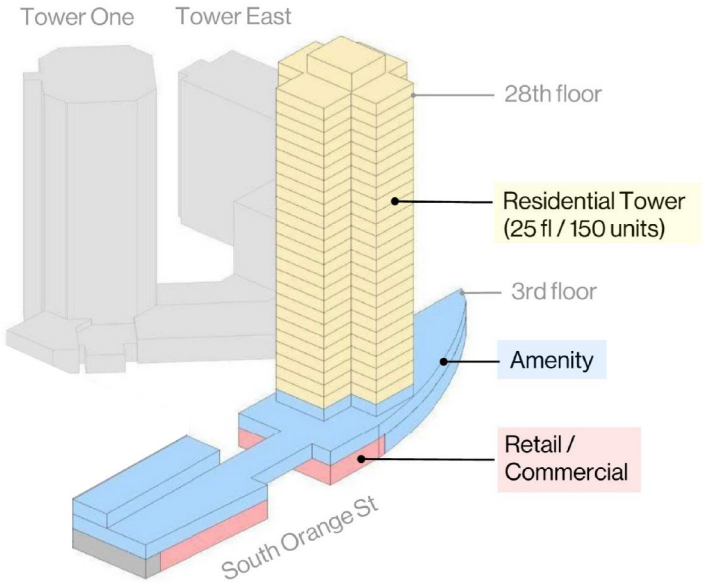
Site Sub-Division



NEWMAN

THE TOWERS AT TOWER LANE

Study Massing and Unit Distribution



Anticipated Income & Age Restrictions

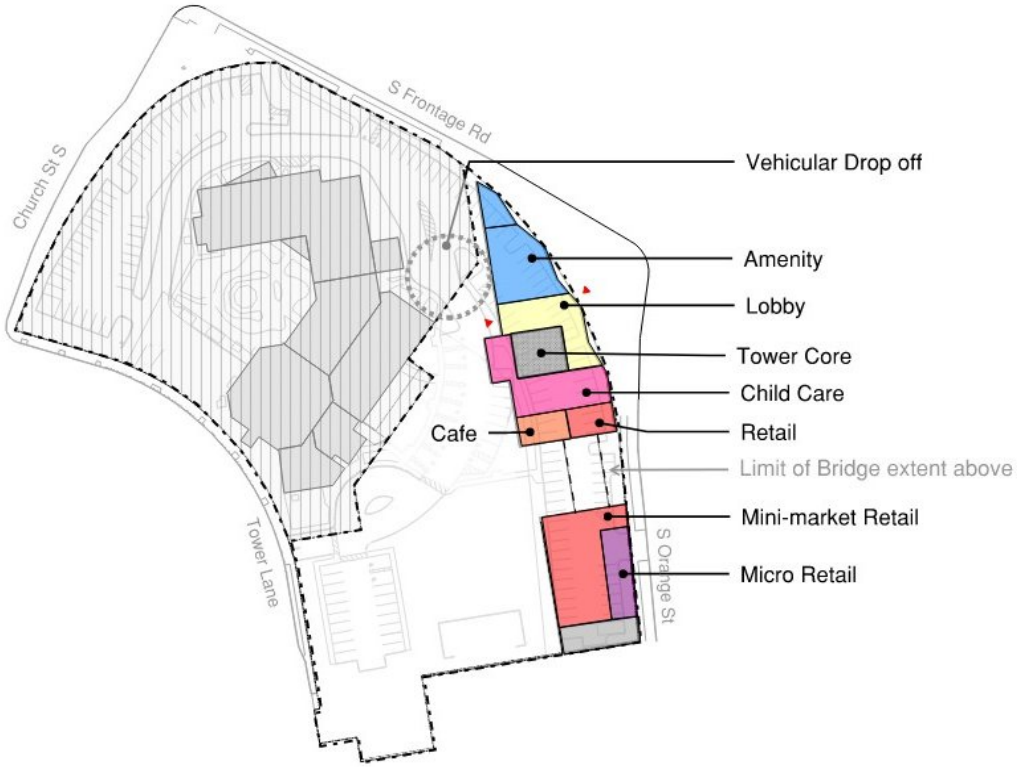
	Seniors	Not Age Restricted*	Sub-Total
Subsidized Units 0-60% AMI	106	0	106
Workforce Units 60-119% AMI	11	19	30
Market Rate 120%+ AMI	14	0	14
Total Units	**131**	**19**	**150**

*Non-age-restricted units are focused on middle aged people who need some support or care services.

NEWMAN

THE TOWERS AT TOWER LANE

Study Podium Plans





NEWMAN

THE TOWERS AT TOWER LANE

Neighborhood Square

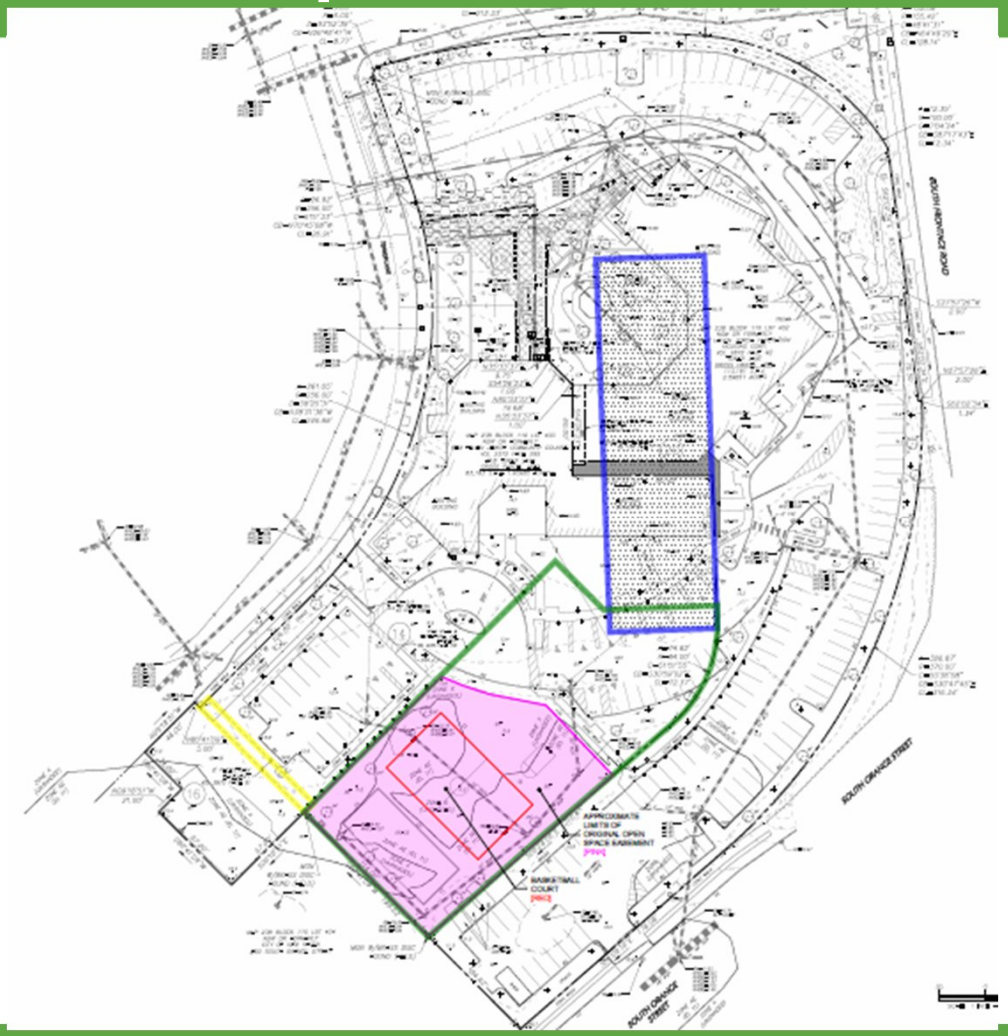


An oasis….



THE TOWERS
AT TOWER LANE

Easement Map



THE TOWERS AT TOWER LANE

City Plan Advisory Report

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving the release of easements that encumber 18 Tower Lane and 1B Tower Lane.

Submitted by: The New Haven Jewish Community Council Housing Corporation

REPORT: **1678-08**
ADVICE: **Approve**

BACKGROUND

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CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com

July 20, 2022

Community Investment Fund Board
Connecticut State Capitol
300 Capitol Avenue
Hartford, CT 06106

Dear Community Investment Fund Board:

Please accept this letter as support for The Towers at Tower Lane preservation and redevelopment project. The Towers is a critical asset to the State of Connecticut and crucial to the lives and well-being of the underserved elderly population of Greater New Haven. Preserving The Tower's 328 affordable units is a smart investment for the State of Connecticut. The Towers enables low-income older adults to live independently longer, saving the state and the long-term care system millions of dollars.

The Towers has provided a range of benefits to the Hill neighborhood of New Haven. It has provided good jobs that pay a living wage and provide a path to prosperity for local residents. The Towers forthcoming Community Garden will only increase the connectivity among neighborhoods in Downtown New Haven and will add a wonderful destination between Union Station and the New Haven Green.

Community input and research has shown that a third tower is desired and needed to keep up with increasing demand. Building a new 20-30 story building with destination features like a grocery store, gym, banking services, black box theater and/or café, will provide upward of 100 permanent jobs and plenty of temporary jobs. This project makes sense for a multitude of reasons: it will ensure that the State of Connecticut continues to save the maximum amount of funds by keeping its older adults independent longer, it will provide future apartments that are desired and needed and will also provide a neighborhood with no current amenities or access to shops and commerce that it now calls for.

The Towers project will transform the Hill Section of New Haven, not only for itself, but for all the surrounding area as well. This is the time to being apartments, commerce and jobs to a neighborhood that is ready and prime for this re-imagination. This project will provide much needed economic growth to Downtown New Haven and the State of Connecticut.

Respectfully,

Mayor Justin Elicker
City of New Haven

City Hall | 165 Church Street | New Haven, CT 06510 | (203) 946-8200 | MayorElicker@newhavenct.gov
www.newhavenct.gov

City of New Haven

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

Text File

File Number: LM-2026-0041

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Board of Alders **File Type:** Order

Agenda Number: 3.

WHEREAS, The City of New Haven owns, manages, and oversees the operation of Alling Memorial Golf Course, a roughly 160-acre property located at 35 Eastern Street; and

WHEREAS, golf cart rentals at the Alling Memorial Golf Course are a major source of revenue to the Golf Course Enterprise Fund and provide an additional amenity to the golf playing public; and

WHEREAS, the City of New Haven, through the Bureau of Purchases; solicited a proposal by way of the Sourcewell #091024-CCR Cooperative Purchase Agreement, and

WHEREAS, DLL Finance LLC and Club Car LLC submitted a proposal for a 4-year golf car lease with 4G Screens and Visage Software at $145,392 annually, and

WHEREAS, the New Haven Parks Department deemed the proposal from DLL Finance LLC to be in conformance with the golf cart specifications as required to provide the best customer service, safety, reliability and overall product quality for the Alling Memorial Golf Course golfer,

WHEREAS, the lease includes 80 new golf carts; and

WHEREAS, Club Car LLC executes their leases through DLL Finance LLC; and

WHEREAS, proposed agreement is incorporated herein by reference; and

WHEREAS, the proposed agreement requires an indemnity clause.

NOW, THEREFORE BE IT ORDERED by the Board of Alders that the four-year agreement by and between the City of New Haven and DLL Finance LLC for the lease of 80 golf carts, including the indemnity clause, is hereby approved and the Mayor is authorized to execute said agreement on behalf of the City of New Haven.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR TO ENTER INTO A FOUR-YEAR LEASE AGREEMENT WITH DLL FINANCE LLC. FOR CLUB CAR GOLF CARTS AND RELATED SERVICE.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 5, 2026

Meeting Submitted For: February 17, 2026

Regular or Suspension Agenda: Regular

Submitted By: Stephen T. Hladun, Deputy Director, New Haven Parks

Title of Legislation:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR TO ENTER INTO A FOUR-YEAR LEASE AGREEMENT WITH DLL FINANCE LLC. FOR CLUB CAR GOLF CARTS AND RELATED SERVICE.

Comments: Legistar File ID: LM-2026-0041

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

NEW HAVEN PARKS DEPARTMENT

DEPARTMENT OF PARKS
720 EDGEWOOD AVE
NEW HAVEN, CT 06511
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

February 5, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution concerning the Alling Memorial Golf Course 4-year Golf Cart Lease in the amount of $145,392 per year to provide 80 new golf carts for facilities at Alling Memorial Golf Course.

This golf cart lease for 80 new golf carts would greatly improve the golfer's experience at Alling Memorial Golf Course, enhancing safety and the overall pace of play. The redevelopment of the golf course facilities completed in 2025 to best meet community needs coincides with the increased rounds being played at the golf course as well as increased revenue. The current 3-year lease of 75 used golf carts ends this year. These carts will be a welcome improvement as expressed by the Golf Course Advisory Board and will garner additional positive attention and public support to promote Alling Memorial Golf Course as a premiere golf course destination for the City of New Haven. This includes driving greater interest to support future stages of Alling Memorial Golf Course Improvements such as better access and playing conditions, renovated bunkers, expanding youth outreach programs to learn about golf and a wellspring of other opportunities and initiatives.

I urge your favorable review and action on this matter.

Very truly yours,

Maxwell Webster

Maxwell Webster (Feb 4, 2026 14:58:41 EST)

Maxwell Webster, Director
Parks Department

..title
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR TO ENTER INTO A FOUR-YEAR LEASE AGREEMENT WITH DLL FINANCE LLC. FOR CLUB CAR GOLF CARTS AND RELATED SERVICE.

..body
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PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **Henry Rodney Murphy Sr.**

WARD # **11**

DATE: **February 5, 2026**

FROM: Department/Office: Parks Department

Person: Steve Hladun, Deputy Director Telephone: 203-627-4899

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 BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR TO ENTER INTO A FOUR-YEAR LEASE AGREEMENT WITH DLL FINANCE LLC. FOR CLUB CAR GOLF CARTS AND RELATED SERVICE.

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:	2.5.2026		
FROM (Dept.):	**Parks Department**		
CONTACT:	**Steve Hladun, Deputy Director**	**PHONE**	**203-627-4899**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE MAYOR TO ENTER INTO A FOUR-YEAR LEASE AGREEMENT WITH DLL FINANCE LLC. FOR CLUB CAR GOLF CARTS AND RELATED SERVICE.

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**	**$145,392**	**$0**	**80011609-56694**

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

NO	
YES	**X**

1. One-time

2. Annual – Annual
Golf Cart Revenue

Other Comments:
Golf Cart Revenue for 2025:
26,442 golf cart rental sales amounting to a revenue of just over $500K.

This total revenue is expected to increase based on the new features included in this golf cart lease which will provide a better golfer experience.

Alling Memorial 2026 EFI Gas
Sourcewell #091024-CCR
Gas Visage





Engine Performance You Can Trust

Depend on automotive-grade engineering with the Kohler Command PRO® EFI engine, now available in Club Car Tempos. In addition to its reliability, the new fuel-efficient engine helps improve productivity by simplifying your ownership experience and increasing vehicle uptime.

Club Car®

THE 14 HP COMMAND PRO® EFI ENGINE FROM KOHLER & CLUB CAR MAKES YOUR JOB EASIER IN MANY WAYS.

- ***Automotive-Grade, Closed-Loop EFI*** *continuously adjusts engine performance based off an internal oxygen sensor for excellent fuel economy and more reliable starting and performance in any environment.*
- ***Onboard Diagnostics, Accessible on your Laptop or Smart Device*** *quickly identify engine issues to keep your vehicle running and decrease maintenance time.*
- ***Reduced Oil Changes*** *maximize uptime and your bottom line, thanks to an industry-leading oil change interval recommendation (every 200 hours*).*

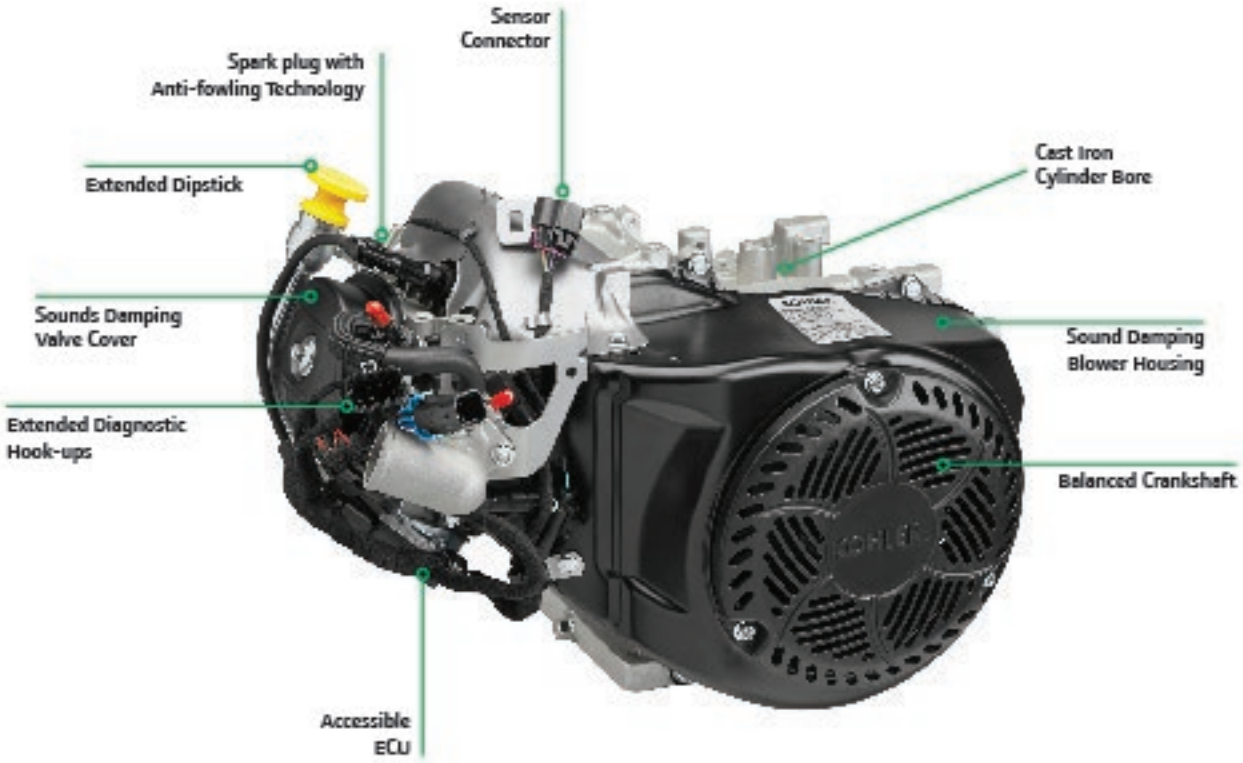




QUIETED METAL COMPONENTS

Specialized material used for the engine's blower housing and valve cover effectively suppresses undesirable engine noise for an enhanced acoustic experience.

**After first oil change at 100 hrs*



PROPOSAL

Quantity of Golf Cars: 80
Type of Golf Car: 2026 Tempo EFI Gas

Description:

- 14 HP Kohler Command PRO EFI engine
- Premium radial front and rear tires with Tempo wheel covers
- Domed number decals (both sides of car)
- Hinged fold down windshield
- Comfort Grip Steering Wheel
- Choice of standard body color (Dark Green, Cashemere, Platinum)
- Choice of canopy color (black)
- Seat color (Gray OR Beige)
- Sand Bottles
- Bag Covers (black)
- USB Ports
- Driver Side Ball and Club Cleaner/ Passenger Side Cooler

Lease includes Weekly Service and Winterization Per Warranty

Included at No Additional Cost:

- FOB Augusta
- Delivery Date: April 2026



PROPOSAL

Golf Car Lease w/4G Screens Included

Number of Cars	Type of Car	Lease Term			Yearly Payment
80	Visage	4 years			$26,880.00
80	2026 Tempo EFI Gas	4 years			$118,512.00
				TOTAL	$145,392.00

1 Yearly Payment July

Weekly service and winterization included in the monthly lease payment. Third Party Damage Billable to the Club.

Customer:	Alling Memorial	Club Car LLC	
Signature:		Signature:	
Title:		Title:	
Date:		Date:	

Club Car

PROPOSAL



ENHANCE THE GOLF UTILITY EXPERIENCE

A new way to cover all utility needs at the golf course whether gas or electric.

Features for the Carryall Vehicles:

- Gas Engine / Motor Type: Kohler® Command PRO EFI engine
- Gas Motor Type: 48 volt DC
- Bed Load Capacity 800 lb (362.8 kg)
- Towing Capacity 1200 lb (544.3 kg)
- Speed 15-17 mph (24-27 kph)
- Gas Warranty: 3 yr/3000 hr limited powertrain/frame; 2 yr limited remaining vehicle
- Electric Warranty: 4 yr limited battery warranty; 3 yr limited powertrain/frame; 2 yr limited remaining vehicle

PROPOSAL

Terms and Conditions for Returning Vehicles or Trade-Ins

Sole Responsibility

Alling Memorial Golf Course agrees to accept sole responsibility for any loss or damage to its returned cars beyond ordinary wear due to normal use. The returned cars must meet the following conditions:

1. All cars must be free of all liens and encumbrances.
2. All cars must be capable of running at least 9 holes of golf.
3. All cars must be the same quantity and year model as originally evaluated.
4. All cars must be clean, and free of trash, scorecards, pencils, tees, etc.
5. All cars must have a working charger.
6. All cars must have four serviceable tires that retain proper air pressure.
7. All cars must steer properly in all directions.

If any of the above conditions are not met, Club Car reserves the right to withhold any and all Special Considerations stated in this agreement.

Furthermore, Alling Memorial Golf Course to pay the following charges if the below conditions are found upon Club Car's inspection of the returned cars:

1.Severely damaged or missing chargers	N/A
2.Inoperable cars	$ 200.00 per car
3.Minor damage (damage to bodies, bumpers or seats)	$ 350.00 per car
4.Major damage (frame damage, wrecked cars, etc.)	$ 700.00 per car

Customer:	Alling Memorial	Club Car/Dealer:	
Signature:		Signature:	
Title:		Title:	
Date:		Date:	

PROPOSAL

Warranty

CLUB CAR® LIMITED WARRANTY FOR TEMPO VEHICLES

WARRANTY: CLUB CAR, LLC ("CLUB CAR") hereby warrants to the Original Purchaser or Lessee, as those terms are defined herein, and subject to the provisions, limitations and exclusions in this limited warranty, that its new vehicle or new component purchased from CLUB CAR or an Authorized Dealer or Distributor shall be free from defects in material and workmanship under normal use and service for the periods stated below, subject to the provisions, limitations and exclusions in this limited warranty.

This limited warranty covers material, workmanship and repair labor cost as to those items specifically listed below for the periods specified. Such repair labor shall be performed only by CLUB CAR, its Authorized Dealers or Distributors, or a service agency approved by CLUB CAR. For repairs made by qualified technicians other than CLUB CAR's factory technicians or an Authorized Dealer or Distributor, CLUB CAR will provide only the replacement parts or components.

IF THE WARRANTY REGISTRATION FORM IS NOT COMPLETED AND RETURNED TO CLUB CAR AT THE TIME OF THE ORIGINAL RETAIL SALE, PURCHASER MUST PROVIDE PROOF OF DATE OF PURCHASE WITH ANY WARRANTY CLAIM.

EXCLUSIONS: Excluded from any CLUB CAR warranty is damage to a vehicle or component resulting from a cause other than a defect including poor maintenance, neglect, abuse, accident and collision, maintenance adjustments, unreasonable or unintended strain or use, improper installation of accessories (such as connecting any accessories to less than the full pack of batteries), installation of parts or accessories that are not original equipment including non-approved GPS systems, non-approved alteration and acts of God. Also excluded from any CLUB CAR warranty are all fuses, filters, decals (except safety decals), lubricants, routine wear items such as the charger plug and receptacle, engine mounts, mats, pads, spark plugs, light bulbs, brake shoes, belts, brushes, bushings, drive buttons, cosmetic deterioration, and items that deteriorate, fade or fail due to exposure or ordinary wear and tear.

	I2L	I2	V4
VEHICLE MAIN FRAME	LIMITED LIFETIME		
GASOLINE POWERTRAIN: Engine, transaxle, torque converter (drive and driven).	5	5	5
SUSPENSION: Steering gearbox, steering column, shocks, and leaf springs.	4	4	4
MAJOR ELECTRONICS: Solid state speed controller and battery charger.	4	4	4
DEEP CYCLE BATTERY: 25,000 amp hours as recorded by the controller, or four years, whichever occurs first, for vehicles properly maintained using an authorized deionizer system. Otherwise, 20,000 amp hours or four years, whichever occurs first.	4	4	4
PEDAL GROUP: Pedal group mechanical assembly, brake cluster assemblies, and brake cables.	4	4	4
SEATS: Seat bottom, seat back, and armrests.	4	4	4
CANOPY SYSTEM: Canopy, rear canopy supports, drainage system and Structural Accessory Module (SAM).	4	4	4
ELECTRIC POWERTRAIN: Electric motor, transaxle and MCOR.	3	3	3
GASOLINE SYSTEMS: Air intake system, exhaust system, and starter generator.	3	3	3
BODY GROUP: Beauty panels, and front and rear underbody.	3	3	3
ALL REMAINING COMPONENTS: Solenoid, GCOR, limit switches, voltage regulator, F&R switch, and options and accessories supplied by CLUB CAR, including components not specified otherwise.	2	2	2

Customer:	Alling Memorial	Club Car/Dealer:	
Signature:		Signature:	
Title:		Title:	
Date:		Date:	

PROPOSAL

Warranty (continued)

The provisions of this limited warranty shall not apply to failure due to the following conditions:

1. Batteries

1.1 Improper charging of a vehicle due to the use of a battery charger model not approved by Club Car for use with the vehicle.

1.2 Use of water in batteries, including tap water that contains impurities. Distilled water or a properly maintained, Club Car approved battery water deionizer and filter system should be used to ensure water quality.

1.3 Abuse such as overcharging, undercharging, improper fluid levels, loose wiring and fasteners, or rusted or corroded hardware.

1.4 Use of energy management systems that do not allow a minimum of 12 hours of charge time to assure proper charging.

1.5 Use of any accessories that do not draw power off the complete 48V pack.

1.6 Neglect, breakage, freezing, fire, explosion, wreckage, melted terminal posts, the addition of any chemical, or the operation of the battery in an uncharged condition (below half charge 1.200 specific gravity); the installation of the batteries in reverse or recharging in reverse, breakage of containers, covers, or terminal post, or batteries used in applications for which they were not designed.

1.7. A battery damaged by a defective charger or batteries in vehicles that do not receive proper charging.

1.8. A vehicle not having an operational charger on a circuit that has the parameters specified in the vehicle owner's manual (the number of operational chargers must equal the number of operational vehicles), or use of an unapproved algorithm.

2. Lack of proper maintenance such as preventive maintenance checks, proper rotation of vehicles in a fleet application, maintaining proper tire pressure and alignment and tightening loose wire connections as outlined in the owner's manual.

3. Damages caused by improper installation of the component.

4. Failed semiconductor parts such diodes and fuses that are vulnerable to electrical overloads (including lightning) beyond the control of CLUB CAR.

5. Damaged charger AC and DC cord set with plug, which is a wear item and subject to user abuse.

6.Use of gasoline containing more than 10% ethanol. Transportation expenses for warranty services are also excluded from this warranty.

●

Without limiting the generality of the foregoing in any way, and as part of its limited warranty exclusion, CLUB CAR does not warrant that its vehicle or components such as batteries, computer, controller or electrical device are suitable for use in any application other than in its products. As in the use of any vehicle, batteries, computer, controller or electrical device, a prudent owner will read and study the owner's manual, the operator instructions and the warning labels; and will exercise due care in working on or around vehicles, batteries or electrical devices.

Transportation expenses for warranty services are also excluded from this warranty.

VOIDING OF WARRANTY: THIS AND ANY OTHER WARRANTY SHALL BE VOID IF THE VEHICLE OR COMPONENT IS ABUSED OR USED IN AN UNINTENDED MANNER OR SHOWS INDICATIONS THAT IT HAS BEEN ALTERED IN ANY WAY, INCLUDING, BUT NOT LIMITED TO, MODIFICATION OF THE SPEED GOVERNOR, BRAKING SYSTEM, STEERING, TRANSAXLE, OR OTHER OPERATING SYSTEMS OF THE CAR TO CAUSE IT TO PERFORM OUTSIDE CLUB CAR SPECIFICATIONS. THE WARRANTY IS LIKEWISE VOID IF THE VEHICLE SHOWS INDICATIONS THAT REASONABLE OR NECESSARY MAINTENANCE AS OUTLINED IN THE OWNER'S MANUAL AND MAINTENANCE AND SERVICE MANUAL WAS NOT PERFORMED AT THE TIME AND IN THE MANNER SPECIFIED IN SUCH MANUALS.

PROPOSAL

Warranty (continued)

SOLE REMEDY: CLUB CAR's liability under this limited warranty or in any action whether based upon warranty, contract, negligence, strict product liability or otherwise, shall be the repair or replacement, at CLUB CAR's option, of the vehicle or component thereof that CLUB CAR deems to be defective. Replacement shall mean furnishing, during the applicable limited warranty period, a new vehicle or factory-reconditioned vehicle or component thereof that is identical or reasonably equivalent to the warranted product or component at no cost to the purchaser. Repair shall mean remedying a defect in the vehicle or component thereof at no cost to the purchaser during the applicable limited warranty period. CLUB CAR reserves the right to test and recharge any component returned for adjustment. If CLUB CAR elects to repair the vehicle or component, it may provide factory-reconditioned parts or components. All parts and components replaced under warranty shall become the property of CLUB CAR.

DISCLAIMER: THIS LIMITED WARRANTY IS EXCLUSIVE. CLUB CAR MAKES NO OTHER WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED. ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY CLUB CAR AND EXCLUDED FROM THIS WARRANTY. THE PURCHASER AND CLUB CAR EXPRESSLY AGREE THAT THE SOLE REMEDY OF THE REPLACEMENT OR REPAIR OF THE DEFECTIVE VEHICLE OR COMPONENT THEREOF IS THE SOLE REMEDY OF THE PURCHASER. CLUB CAR MAKES NO OTHER REPRESENTATION OR WARRANTY OF ANY KIND, AND NO REPRESENTATIVE, EMPLOYEE, DISTRIBUTOR OR DEALER OF CLUB CAR HAS THE AUTHORITY TO MAKE OR IMPLY ANY REPRESENTATION, PROMISE OR AGREEMENT, WHICH IN ANY WAY VARIES THE TERMS OF THIS WARRANTY.

In the event that another pre-printed warranty document, certificate or both offered by or through Club Car at the time of sale of this vehicle (each an "Additional Warranty Document") is deemed to conflict with the limitations or exclusions contained herein, the limitations and exclusions contained herein shall continue to apply to both this limited warranty statement and, to the maximum extent permitted by law, to each Additional Warranty Document.

NO CONSEQUENTIAL DAMAGES: IN NO EVENT SHALL CLUB CAR BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS RELATED TO PROPERTY OTHER THAN THE VEHICLE, LOSS OF USE, LOSS OF TIME, INCONVENIENCE, OR ANY OTHER ECONOMIC LOSS.

Some states allow neither limitation on the duration of an implied warranty nor exclusions or limitation of incidental or consequential damages. Therefore, the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, which vary from state to state.

HOW TO MAKE A WARRANTY CLAIM: To make a warranty claim under this limited warranty, you must present the vehicle or defective component with evidence of proof of purchase date and number of amp hours (if applicable) to an authorized CLUB CAR dealer.

For warranty-related communication, contact Warranty Services, Club Car, 4125 Washington Rd., Evans, GA 30809, USA, 706.863.3000.

WARNING: Any modification or change to the vehicle that affects the electrical system, stability or handling of the vehicle, or increases maximum vehicle speed beyond factory specifications, could result in severe personal injury or death.

01/30/2026

CITY OF NEW HAVEN, CONNECTICUT
720 EDGEWOOD AVE
NEW HAVEN, CT 06515-2213

I have enclosed the Lease documentation for the equipment being supplied by CLUB CAR CONNECTICUT. After having the documents signed, please fax or email them back to me at 515-334-7897 or golf@dllgroup.com.

Please have an **Authorized Signor** (*CFO, COO, Mayor, Commissioner, Executive Director, Council President, City/County Manager, City/County Administrator*) sign and date the following:

- **Lease Agreement**
- **Exhibit A – Equipment Description**
- **Maintenance Agreement**
- **Property Tax Acknowledgment**
- **Authorization Agreement for Automatic Withdrawals (ACH) (OPTIONAL)**
- **Delivery and Acceptance Certificate**
  - May be completed via fax, if equipment has not been delivered at time of document signing
- **Agreement to Provide Physical Damage Insurance**
- **Sales Tax Exemption/Resale Certificate (and/or Tax Information Publication form for Florida lessees)**

If you have any questions, please feel free to contact me at 1-800-873-2474. Thank you for your business.

Sincerely,

MICHAEL PASTIRIK
Account Manager – Golf, Turf & Recreational Products

LEASE AGREEMENT (Golf Equipment – Municipal Entities)

Lessee's Budget Year Ends in the Month of:	Lease Agreement Number: FA-540829

TO OUR VALUED CUSTOMER: This Lease Agreement (this "Lease") has been written in "Plain English." The words "You" and "Your" are used in this Lease to mean the Lessee identified below. The words "We," "Us" and "Our" are used in this Lease to mean the Lessor who is DLL Finance LLC, 8001 Birchwood Court, P.O. Box 2000, Johnston, IA 50131 and any of our affiliates, subsidiaries, successors and assigns.

LESSEE	Full Legal Name: CITY OF NEW HAVEN, CONNECTICUT			
	Mailing Address 720 EDGEWOOD AVE	City NEW HAVEN	State CT	Zip 06515-2213

SUPPLIER	Name: Address: Phone:	CLUB CAR CONNECTICUT 72 GRAYS BRIDGE RD, BROOKFIELD, CT 06804

TERM AND LEASE PAYMENT SCHEDULE

You agree to the following terms:

TERM

The Initial Term ("Term") shall be 48 months from the Commencement Date.	**Commencing on:** ☒ 05/01/2026 OR ☐ the 1st day of the month immediately following Borrower's signature on the Delivery and Acceptance Certificate and Lender's receipt thereof (the "Commencement Date").

PAYMENT

The aggregate sum due under this Lease includes lease payments and other amounts required to be paid under this Lease (each payment shall be referred to as a "Payment" and collectively as "the Payments") and shall be payable as follows:

The lease payment shall be as follows (the "Lease Payment"):

The first scheduled payment will be due on: ☒ 07/01/2026 OR ☐ the Commencement Date.

Each payment thereafter will be due:

☐ on the 1st day of the month or ☒ as indicated below.

Number of Payments: 4	Payment Amount: $118,512.00	Payment Frequency: ☐ Monthly ☐ Quarterly; or On the following day(s) the twelve-month anniversary of the first payment due date and annually thereafter for the remainder of the Term
Use tax per Payment (estimated): 0.00	**Total Payment Amount with Sales/ Use Taxes (estimated):** $118,512.00	
Security Deposit:		

TAXES

Sales/use tax has been estimated above to provide an approximation of the taxes and total Payment amount. The actual sales and use tax may vary and may be, depending on state law, collected at the time this Lease is entered into or added to each Payment on the terms of this Lease. **Property tax will be billed annually and is due on invoice.** If the use tax payment box above is empty or indicates $0, we anticipate receiving a valid exemption certificate. If such certificate is not received, Sales or use tax may be billed to you and/or added to the Payments.

PAYMENTS. You agree to make all Payments due under this Lease to Us at P.O. Box 14535, Des Moines, IA 50306 or at such other address as We may designate from time to time. Your Payments shall constitute a current expense and do not constitute a mandatory payment obligation of You in any fiscal year beyond Your current fiscal year. Your obligations hereunder shall not be construed to be a debt in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by You, nor shall anything contained herein constitute a pledge of Your general credit, tax revenues, funds, or moneys.

INSURANCE & TAXES. You are required to provide and maintain insurance related to the Equipment (defined below) and other items described in this Lease and to pay any property, use, sales, excise, and other taxes related to this Lease or any Equipment and to pay all license and registration fees assessed against this Lease or any Equipment. You agree to furnish Us with satisfactory evidence of Your tax exemption.

DELINQUENT PAYMENTS AND RETURNED CHECK CHARGE. Each Payment past due more than 10 days shall be subject to a late charge accrued at a rate equal to 1.75% per month from the due date until paid or $1, whichever is greater, but in no event shall any late charge exceed the maximum amount allowed by law. If any check or payment is returned or rejected for insufficient funds or any other reason, You shall pay to Us a fee of $25.00 or such other amount established by Us from time to time not to exceed the maximum amount permitted under applicable law. In Our discretion, such amount shall be paid on demand or added to the next Payment and You agree to pay such increased Payment amount.

TERMS AND CONDITIONS

1. Lease. We agree to lease to You and you agree to lease from Us, the equipment listed on the Equipment Schedule attached hereto and incorporated herein by reference, including all replacement parts, repairs, additions and accessories (the "Equipment") on the terms and conditions of this Lease and all exhibits, schedules and amendments hereto.

2. Term. Provided this Lease has been accepted and executed by both parties, this Lease shall become effective upon the Commencement Date and shall remain effective for an original term (the "Original Term") ending at the end of Your budget year in effect on the Commencement Date and shall be continued by You for additional one-year terms (each, a "Renewal Term") coinciding with Your budget year up to the total number of months indicated above as the Full Lease Term; *provided, however,* that at the end of the Original Term and at the end of each Renewal Term, You shall be deemed to have continued this Lease for the next Renewal Term unless You shall have terminated this Lease pursuant to Section 3. Payments under this Lease shall be due as set forth on the Payment Schedule until the balance of the Payments and any additional Payments or expenses chargeable to You are paid in full. Payment amounts and other amounts required to be paid under this Lease shall be referred to in this lease as "Payments." Unless otherwise indicated in the Payment schedule provided above, the first Payment under this Lease is due when this Lease is signed by You and the remaining Payments will be due on the first day of each subsequent month through the expiration of the Term. You agree to pay Us the amount of all search fees, filing fees and administration fees specified in this Lease at the time this Lease is executed and, in any event, upon demand by Us, and to reimburse Us for the amount of all search and filing fees incurred by Us in connection with this Lease upon demand by Us. EXCEPT AS PROVIDED IN SECTION

3, THIS LEASE IS NON-CANCELABLE AND YOUR OBLIGATION TO PAY IN FULL THE PAYMENTS AND ANY OTHER AMOUNT DUE HEREUNDER IS ABSOLUTE, IRREVOCABLE AND UNCONDITIONAL AND IS NOT SUBJECT TO AND SHALL NOT BE AFFECTED BY ANY ABATEMENT, SET-OFF, DISPUTE, CLAIM, COUNTERCLAIM, DEDUCTION, DEFENSE OR OTHER RIGHT WHICH YOU MAY HAVE OR ASSERT AGAINST ANY SUPPLIER, DEALER, VENDOR OR MANUFACTURER OF THE EQUIPMENT OR ANY OTHER PARTY FOR ANY REASON WHATSOEVER, ALL OF WHICH YOU HEREBY EXPRESSLY WAIVE AS AGAINST US. YOU AGREE NOT TO ASSERT AGAINST US ANY CLAIMS OR DEFENSES YOU MAY HAVE WITH RESPECT TO ANY EQUIPMENT. In no case shall We be liable for any special, incidental or consequential damages based upon any legal theory, including, but not limited to, loss of profits, loss of use of the Equipment, the claims of third parties or damage to the Equipment.

3. Non-Appropriation of Funds. Notwithstanding anything to the contrary contained herein, You warrant that You have funds available to pay all Payments that are to be paid hereunder through the end of Your current appropriation period. If Your legislative body or other funding authority does not appropriate funds for Payments for any subsequent appropriation period and You do not otherwise have funds available to lawfully pay the Payments (a "Non Appropriation Event"), You may, subject to the conditions herein and upon prior written notice to Us (the "Non-Appropriation Notice"), effective the later of (a) 60 days after such Non-Appropriation Notice, or (b) the end of Your then-current appropriation period (the "Non-Appropriation Date"), terminate this Lease and be released of Your obligation to make all Payments coming due after the Non-Appropriation Date. As a condition to exercising its rights under this Section, You shall (a) provide with the Non-Appropriation Notice a sworn affidavit of a responsible official that a Non-Appropriation Event has occurred and that You have attempted to obtain funding, in good faith, from all available funding sources, but those efforts have failed to obtain funding for the Payments, (b) return the Equipment on or before the Non-Appropriation Date to Us or a location designated by Us, in the condition required by, and in accordance with the return provisions of, this Lease, at Your expense, and (c) pay Us all sums payable to Us under this Lease up to the Non-Appropriation Date. In the event of any Non-Appropriation Event, We shall retain all sums paid hereunder or under the Lease, including the security deposit, if any, specified in this Lease. Termination pursuant to this Section shall not constitute a Default under this Lease; provided that the Parties agree that this Section is not intended to permit You to terminate this Lease at will or for convenience.

4. Delivery and Acceptance; DISCLAIMER OF WARRANTIES. You agree to accept each item of Equipment in its as-is condition when delivered and, if requested by Us, to execute the Delivery and Acceptance Certificate supplied by Us as evidence thereof. **YOU ACKNOWLEDGE THAT WE MAKE NO WARRANTY, EITHER EXPRESS OR IMPLIED WITH RESPECT TO ANY EQUIPMENT, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** You also agree that neither the manufacturer nor the supplier of the Equipment is an agent of Ours. If the Equipment is covered by a manufacturer's warranty, such warranty shall be extended to You if automatically assignable. You agree that there shall be no abatement of any Payment obligation because of unavailability of the Equipment during periods of its warranted or non-warranted repair. You agree to hold Us harmless from specific performance of this Lease and from damages, if, for any reason, the supplier, manufacturer, vendor or any other party fails to deliver, or delays in delivery of, the Equipment so ordered or if the Equipment is unsatisfactory for any reason whatsoever. You agree that any delay in delivery of or defect in the Equipment shall not affect the validity of this Lease or the obligation to make Payments hereunder. Your execution of a Delivery and Acceptance Certificate in the form attached hereto shall conclusively establish that the Equipment covered thereby is acceptable to You for all purposes of this Lease.

5. Use, Maintenance and Return of Equipment. You agree that all Equipment is to be used for commercial purposes and that the Equipment will not be moved outside of the contiguous forty-eight states of the United States and to notify Us of each change in the place where the Equipment is located or used not more than twenty (20) days following each change in location. You further agree as follows: (a) to operate the Equipment in a careful manner; (b) to maintain the Equipment in good repair and repair any damage thereto; (c) restrict the Equipment's use to experienced and competent operators employed by You; (d) to use the Equipment only in the conduct of Your business; (e) properly house and store the Equipment when not in use; (f) not to rent or sub-lease the Equipment without Our prior written consent except as described in Section 17; (g) to not allow any lien, encumbrance or security interest (other than as created pursuant to this Lease, if any) attach to any Equipment; (h) to comply with all laws and regulations relating to the possession, operation and use of the Equipment; and (i) to pay all license and registration fees and all sales, use, excise, property and all other federal, state and local taxes assessable against this Lease and/or any Equipment, including without limitation, its use or operation and to reimburse Us, upon demand, as additional rent, the amount of any such taxes or costs paid by Us. Upon the expiration or termination of the Lease, You agree to make the Equipment available for pick up by Us at Your cost and expense and in the same condition as when delivered, ordinary wear and tear excepted, free of any lien, encumbrance or security interest claimed by any person. You will not in any event subject the Equipment to any abrasive, corrosive or abnormal working conditions or any environmentally hazardous substance (under any applicable federal, state or local law, rule or regulation) without Our prior written consent. You shall notify Us of any change in the state of Your location (as such term is defined in the Uniform Commercial Code) not more than twenty (20) days following each change. In addition to all other amounts payable hereunder, You hereby agree to pay to Us, upon demand, all charges for the late return of any Equipment, all charges incurred by Us to repair any excessive wear and tear to any Equipment (including but not limited to repair or replacement of engine, drive train, glass, metal work and trim, rips, tears, tires in an unsafe condition and any other unsafe or abnormal condition of the Equipment), plus an amount equal to the Rate Per Excess Hour multiplied by any units of use of any Equipment in excess of the Hours of Use During Lease Term shown on the Lease. You agree to be responsible for and to pay the entire cost of all necessary maintenance and repair of the Equipment. In maintaining and repairing any Equipment, You shall conform to the recommended practices and procedures of the manufacturer of the Equipment, and shall not, without Our approval, effect any modification or alteration of or to any Equipment. You shall comply with any mandatory or recommended product recalls issued by the manufacturer. All replacement parts and improvements incorporated into any Equipment shall become Our property. Should this Lease be terminated prior to the expiration of the Term, the applicable Hours of Use During Lease Term will be prorated by multiplying this unit total by the actual lease term in months divided by the Term in months and the Rate Per Excess Hour will apply to all units of use in excess of this prorated unit total. We may, at any reasonable time, access the premises where the Equipment is located so that We may inspect the Equipment's existence, location, installation, condition and/or maintenance.

6. Risk of Use, Damage and Destruction. You assume all risk arising from the possession and operation of the Equipment and agree to defend and indemnify Us and hold Us harmless from all claims, demands, damages and losses, including reasonable attorneys' fees and expenses, arising therefrom. In the event of the theft, destruction or other total loss with respect to any item of Equipment (each item of Equipment singularly referred to herein as the "machine") during the Term or any extension thereof, You shall provide Us prompt written notice. In the event of damage thereto from any cause which in Our judgment cannot be economically repaired, or in the event of the loss of the machine, its theft, or removal from Your possession by the operation of law or otherwise, then, but only with respect to that machine, this Lease shall terminate and You shall immediately pay to Us, only with respect to that machine, the sum of all past due and future Payments for the then-current Term and interest thereon, Taxes, fees and charges to be made but not yet due under the terms of this Lease for the then-current Term, plus the residual value associated with such machine, all as indicated in Our books and records. In the event the Lease covers two or more items of equipment, the Payment allocation shall be based on the pro-rata relationship of the Minimum Equipment Insurance Amount Required, as shown in this Lease, to the total Payments. The Payments due under this Lease on the remaining items of equipment following such termination shall be reduced by the unpaid balance of the Payments allocable to the lost piece of equipment as set forth above. The amount of any insurance proceeds received by Us because of such destruction or event, and the amount received by Us upon the disposition of the machine should it be recovered, shall be deducted (i) first, from the residual value of such machine as indicated in Our books and records (the "Residual Value"), and (ii) second, from the Payments, any excess amount over the Residual Value. In the event of damage to any machine, which damage in Our judgment can be economically repaired, then this Lease shall not be terminated with respect to the machine, but rather the machine shall be restored to its original condition by You, at Your expense. We shall apply the amount of any insurance proceeds received by Us because of such damage first to the repair of the machine and any excess amount of insurance proceeds shall be credited to the Payments.

7. Insurance. You shall purchase and maintain, at Your expense: (a) standard all risk type property damage insurance (covering theft, destruction and/or damage) for the Equipment's full replacement value and in no event less than the Minimum Equipment Insurance Amount Required (as indicated on the Equipment Schedule) with a maximum deductible equal to the greater of $500.00 or five percent (5.0%) of the adjusted loss; (b) liability insurance in an amount of at least one million dollars ($1,000,000) (five million dollars ($5,000,000) if the Equipment or any single machine is deemed a "motor vehicle" under applicable law in the state where You are located) that protects You and Us against the risk of personal injury and physical damage (to property other than the Equipment itself) arising out of or resulting from or because of the operation of the Equipment; and (c) workers' compensation coverage as required by the laws of the state in which You are located. All insurance required herein must be in a form and from an insurer satisfactory to Us and You shall keep such insurance in effect during the Full Lease Term. Evidence of all such insurance shall be provided to Us and such insurance shall provide Us with 10 days advance notice of modification or cancellation and name Us as loss payee. If such insurance is modified, cancelled or allowed to lapse, We may (but shall not be obligated to) purchase or otherwise provide such insurance from an insurer of Our choice, which may be an affiliate of Ours. The costs, limits, terms, conditions and coverage of such replacement insurance, if any, may vary from any previous coverage. We may add the costs of acquiring and maintaining such insurance and Our fees for Our services in placing and maintaining such insurance (collectively "Insurance Charge") to the Payments and You agree to pay such amount, together with interest thereon at a rate per month of 1.75% from the date such insurance was purchased or provided by Us until paid. You agree that such Insurance Charge and additional amounts and the interest thereon shall, as specified by Us, either be paid on demand or be added to the Payments and You promise to pay the resulting increase in the Payments and agree that We may make a profit. We shall have no responsibility to You for the cost or appropriateness of the premium for any insurance, the creditworthiness of any insurance company, the rebate or refund of any insurance premium to which You may be entitled or any other matter relating to any insurance even if any insurance was provided through a group policy arranged by Us. Nothing in this Lease will create an insurance relationship of any type between Us and/or any person or party. **Insurance coverage for personal liability or physical damage caused to the property of others is not provided.**

8. UCC Filings; Article 2A Provisions; Finance Lease Status. We are the owner of and will hold title to the Equipment under this Lease. Although the Equipment may become attached to real estate, it is and will remain personal property and will not become a fixture. If this Lease is deemed to be a security agreement, You grant us a security interest in the Equipment, whether categorized as inventory, goods or otherwise, under the Uniform Commercial Code ("UCC"), as collateral to secure payment of all of Your present and future obligations owed to Us including without limitation, Your Payments and We shall be entitled to all rights of a secured party under the applicable UCC with respect thereto. You authorize Us to prepare and file against You a financing statement describing the Equipment. You hereby authorize, ratify and approve any financing statement covering Equipment filed by Us on or prior to the date hereof. The parties intend this Lease to be a true lease and the filing of a financing statement shall not be construed as evidence to the contrary. You agree Article 2A- Leases of the UCC applies to this Lease, and this Lease will be considered a "Finance Lease" as that term is defined in Article 2A. By signing this Lease, You acknowledge and agree that the Supplier identified in the Lease is the supplier (as that term if defined in Article 2A of the UCC) of the Equipment and that You Have been informed that You are entitled to the promises and warranties provided by the manufacturer, dealer, vendor or other person supplying the Equipment in connection with the contract by which We acquired the Equipment (the "Supply Contract") and that You may contact the manufacturer, supplier, dealer or vendor of the Equipment for a description of any rights or warranties that You may be entitled to under the Supply Contract. With respect to this Lease, TO

EXTENT PERMITTED BY APPLICABLE LAW, YOU WAIVE ANY AND ALL RIGHTS AND REMEDIES CONFERRED UPON A LESSEE BY UCC ARTICLE 2A, including without limitation, Section 2A-508 through 2A-522 of the UCC. You also represent that all trade-in property is free and clear of all security interests, liens and encumbrances.

9. Assignment / Sub-Lease. You may not assign this Lease or any of Your rights hereunder, nor may You sell, transfer, sublease, rent or lend any Equipment or permit it to be used by anyone other than Your employees without Our prior written consent except as described in section 18. We may assign this Lease without notice or consent and the assignee shall succeed to all of Our rights. Any such assignee shall have all of Our rights, remedies, powers and privileges under this Lease, but shall have none of Our obligations.

10. Default. Each of the following is a "Default" under this Lease: (a) You fail to pay any Payment or any other payment obligation when due under this Lease; (b) You do not perform any of Your other obligations under this Lease or in any other agreement with Us or with any of Our affiliates; (c) any representation or warranty made by You proves to be incorrect in any material respect when made; (d) You become insolvent, or are generally unable to pay Your debts when due, You dissolve or are dissolved, or You assign Your assets for the benefit of Your creditors, You seek appointment of a receiver, custodian or other similar official for You or for Your assets, or You commence or have commenced against You any action for relief under any bankruptcy, insolvency or reorganization laws; (e) You sell all or substantially all of Your assets or property, (f) You shall or shall attempt to abandon, remove, sell, encumber, rent or sublet any item of Equipment except as described in section 18; (g) You shall suffer a material adverse change in Your financial condition or operations; (h) You shall cause or suffer to exist any sale or transfer of any interest which would result in a change in majority ownership of You; (i) You shall amalgamate, merge or consolidate with another entity without Our consent; (j) any guarantor of Your obligations under this Lease dies, does not perform such guarantor's obligations under the guaranty, or becomes subject to one of the events listed in clause (d), (e), (f), (g), (h) or (i) above; or (k) any letter of credit required under this Lease is breached, canceled, accelerated, terminated or not renewed for any reason.

11. Remedies. In the event of a Default or an event which, with the passage of time, would constitute a Default hereunder, We may, at Our option: (a) cancel or terminate this Lease or any or all other agreements that We have entered into with You; (b) declare the entire unpaid balance of all Payments immediately due and payable without notice or demand and require You to immediately pay Us, as compensation for loss of Our bargain and not as a penalty, a sum equal to (i) all past due and future Payments and interest thereon for the then-current Term, (ii) Taxes, fees and charges to be made but not yet due under the terms of this Lease for the then-current Term, and (iii) the Residual Value of the Equipment; (c) require You to deliver the Equipment to Us; (d) peacefully repossess the Equipment without court order and You will not make any claims against Us or our agents for damages or trespass or any other reason; (e) appoint a receiver/manager; (f) charge You interest on all monies due to Us at the rate of 1.75% per month from the due date thereof until paid but in no event more than the maximum rate permitted by law; (g) advise any or all account parties and any of Your renters, lessees and borrowers of the Equipment to make all rental, lease and loan payments to Us and/or direct them to return the Equipment to Us upon the expiration of the rental, lease or loan term; and (h) exercise any other right or remedy available at law or in equity. **You agree to pay all of Our costs and expenses, including, without limitation, reasonable attorney's fees and expenses and collection agency fees and expenses, of enforcing Our rights against You, for the recovery or repossession of Equipment and in the collection of Your obligations to Us under this Lease.** If We take possession of any Equipment, We may sell, re-lease or otherwise dispose of it with or without notice, at a public or private sale, on Your premises or elsewhere and apply the net proceeds (after We have deducted all costs related to the sale or disposition of the Equipment) (i) first, to the Residual Value; (ii) second, to Payments, Taxes, fees and charges that would have become due in the course of the Full Lease Term; and (iii) to the amounts that You owe Us. You agree that if notice of sale is required by law to be given, 10 days' notice shall constitute reasonable notice. You will remain responsible for any amounts that remain due after We have applied such net proceeds. If You fail to deliver the Equipment upon demand by Us or fail to return the Equipment in a timely manner, as determined by Us, upon the termination or expiration of this Lease or upon Default and We do not recover the Equipment, then You shall be additionally liable to Us for the fair market value of the Equipment at the time of termination or expiration of this Lease or at the time of Default, whichever is earlier. The remedies provided by this Lease in favor of Us shall not be deemed exclusive, but shall be cumulative and in addition to all other remedies in Our favor existing at law or equity or by statute or otherwise, and may be enforced concurrently or separately. No failure or delay on Our part in exercising any right or remedy shall operate as a waiver thereof or modify the terms of this Lease. A waiver of default shall not be a waiver of any other or subsequent default. Our recovery hereunder shall not exceed the maximum recovery permitted by law.

12. Renewal. Unless this Lease is earlier terminated pursuant to Section 3, You must give Us at least 60 (but not more than 180 unless waived by Us in Our sole discretion) days written notice before the end of the Full Lease Term that You will return the Equipment to Us. Until You give Us such written notice: **(a) the Lease will automatically renew on a month-to-month basis (each a "Renewal Month Term") until You provide Us 60 days prior written notice that You will return the Equipment to Us (in which case the Lease will renew for two additional Renewal Month Terms)**, each Renewal Month Term will commence immediately upon the expiration of the then current term and (b) the terms of the Lease, including without limitation the amount of the Payment, will continue to apply and (c) Your security deposit, if any, will continue to be held to secure Your performance during the Renewal Month Term.

13. Indemnification. You are responsible for any losses, damages, penalties, claims, suits and actions, including, without limitation, court costs and attorney's fees and expenses, (collectively "Claims"), whether based on a theory of strict liability or otherwise caused by or related to (a) the manufacture, installation, ownership, operation, use, lease, possession or delivery of the Equipment, (b) any defects in the Equipment or (c) this Lease (and any supplements and amendments hereof). To the maximum extent permitted by applicable law, You agree to reimburse Us for and, if We request, to defend Us against any Claims. This indemnification will continue even after the termination of this Lease or full payment of all obligations owed by You hereunder.

14. Representations, Warranties and Covenants. You represent, warrant and covenant as follows: (a) You are a municipal corporation and political subdivision duly organized and existing under the constitution and laws of the state in which You are located; (b) You are authorized under the constitution and laws of said state to enter into this Lease and the transaction contemplated hereby and to perform all of Your obligations hereunder; (c) You have been duly authorized to execute and deliver this Lease by proper action and approval of Your governing body at a meeting duly called, regularly convened and attended throughout by requisite majority of the members thereof or by other appropriate official approval; (d) this Lease constitutes Your legal, valid and binding obligation enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally; (e) no event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, a Default exists at the Commencement Date; (f) You have in accordance with the requirements of lawfully budgeted and appropriated sufficient funds for the current fiscal year to make the Payments scheduled to come due during the Original Term and to meet Your other obligations for the Original Term and such funds have not been extended for other purposes; (g) You will do or cause to be done all things necessary to preserve and keep in full force and effect Your existence as a corporate and body politic; (h) You have complied with such public bidding requirements as may be applicable to this Lease and Your acquisition of the Equipment hereunder; (i) there is no action suit, proceeding inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or threatened against or affecting You or this Lease, nor to the best of Your knowledge is there any basis therefore wherein an unfavorable decision ruling or finding would materially adversely affect the transactions contemplated by this Lease or any other document, agreement or certificate which is used or contemplated for use in the consummation of the transactions contemplated by this Lease or materially adversely affect Your financial condition or properties; (j) You have obtained all authorizations, consents and approvals of governmental bodies or agencies required in connection with the execution and delivery of this Lease or in connection with the performance of Your obligations hereunder; (k) the entering into and performance of this Lease or any other document or agreement contemplated hereby to which the You are or are to be a party will not violate any judgment, order, law or regulation applicable to You or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest of other encumbrance on any of Your assets or the Equipment pursuant to any indenture, mortgage, deed of trust, bank loan or credit agreement or other instrument to which You are a party or by which You or Your assets maybe be bound, except as herein provided; (l) the Equipment described in this Lease is essential to Your function or to the services You provide to Your citizens, You have an immediate need for, and expect to make immediate use of, substantially all of the Equipment, which need is not temporary or expected to diminish in the foreseeable future and the Equipment will be used by You only for the purpose of performing one or more of Your governmental or proprietary functions consistent with the permissible scope of Your authority and will not be used in the trade or business of any other entity or person; (m) You have never failed to appropriate or otherwise make available funds sufficient to pay rental or other payments coming due under any lease purchase, installment sale or other similar agreement. Your representations, warranties and covenants shall survive beyond the Full Lease Term and the termination of this Lease.

15. Choice of Law and Jurisdiction; Waiver of Jury Trial. The law of the state of Your address shown on the front page hereof shall govern all matters relating to this Lease. This Lease shall not be enforceable by You until signed by Us in our Johnston, Iowa offices. **To the extent permitted by applicable law, You also waive Your right to a trial by jury.**

16. Waivers. You acknowledge receipt of an executed copy of this Lease. Where permitted by law, You waive Your right to receive a copy of any financing statement, financing change statement, verification statement or other similar instrument filed or issued at any time in respect of this Lease or any amendment hereof. To the extent permitted by law, You, being fully aware of the rights and benefits afforded to You by statute, hereby waive the benefits of all provisions of any applicable statute, including, without limitation, any statute relating to leases, conditional sales, or regulatory credit, and of any regulations made thereunder in any and all states of the United States, which would, in any manner, affect, restrict or limit Our rights hereunder. You also waive and assign to Us the right of any statutory exemption from execution or otherwise and further waive any rights to demand security for costs in the event of litigation.

17. TAX TREATMENTS AND INDEMNIFICATION. Unless otherwise provided, this Lease is entered into on the assumption that We are the owner of the Equipment for income tax purposes and are entitled to certain federal and state tax benefits available to an owner of the equipment (collectively "Tax Benefits"), including without limitation, accelerated cost recovery deductions and deductions for interest incurred by the Lessor to finance the purchase of the Equipment, available under the Internal Revenue Code of 1986, as amended (the "Code"). You represent, warrant, and covenant to Us that (a) the Equipment will be used for a governmental or proprietary purpose; (b) You are a tax-exempt entity (as defined in Section 168(h) of the Code); (c) You will use all Equipment solely within the United States; and (d) You will take no position inconsistent with the assumption that We are the owner of the Equipment for any tax purposes. You and Us contemplate that the Equipment will be exempt from all Taxes. If, however, because of any of Your acts or omissions or any party acting through You, or the breach or inaccuracy of any representation, warranty or covenant made by You, We reasonably determine that we cannot claim, are not allowed to claim, or that we may lose or must recapture any or all of the Tax Benefits otherwise available with respect to the Equipment subject to any Lease (a "Tax Loss"), then You will, promptly upon demand, pay to Us an amount sufficient to provide Us the same after-tax rate of return and aggregate after-tax cash flow through the end of the term of such Lease then in effect that We would have realized but for such Tax Loss.

You will be responsible for as and when due and shall indemnify and hold Us harmless from and against all present and future taxes and other governmental charges, including, without limitation, those for sales, use, leasing and stamp taxes, license and registration fees, and amounts in lieu of such taxes and charges plus any penalties or interest on any of the above, (all of the foregoing are collectively the "Taxes"), imposed, levied upon, assessed in connection with, or as a result of the purchase, ownership, delivery, leasing, possession or use of the Equipment, or based upon or measured by the Payments or receipts with respect to this Lease. If You do not pay any of the Taxes, We have the right, but not the obligation, to pay them on Your behalf. You will not, however, be obligated to pay any taxes on or measured by Our net income. You authorize Us to add to the amount of each Payment any Taxes that may be imposed on or measured by such Payment. We do not have to contest any Taxes, fines or penalties. We will file all personal pro

use or other Tax returns as required by law under this Lease. In such case, You will pay to Us on demand, as an additional Payment, the amount of the personal property tax We are required to pay. You agree to reimburse Us with the next Payment for any Taxes We pay, plus a fee to Us for collecting and administering any Taxes and remitting them to the appropriate authorities on which we may make a profit and interest thereon at the highest legal rate allowed, from the date due until fully paid. If You do not pay this reimbursement with the next Payment You agree to pay Us interest on those amounts at the highest legal rate allowed from the due date until paid in full. **We make no recommendation, representation or warranty as to the treatment of this Lease for tax or accounting purposes.** You acknowledge that You have consulted with Your tax and accounting advisors concerning the appropriate tax and accounting treatment of this Lease and have not relied on advice from Us; and You hold Us harmless for any adverse consequences resulting from Your tax and accounting treatment of this Lease.

18. Golf Cars. If the Equipment includes golf cars, with respect to the golf cars only, notwithstanding the limitations in Section 5, 9 and 10 You may rent the golf cars on a daily or per-round basis to Your patrons, in the ordinary course of Your business. To the extent You complete an exemption certificate relative to personal property taxes on the golf cars, You agree to indemnify Us from and against any Claims related to the failure to pay personal property taxes based on such representation and You agree that you are responsible for remitting any and all required sales, use or other tax required as a result of the rental of the golf cars to patrons.

19. Financial and Credit Information; Communication Methods. You authorize Us to obtain credit bureau reports and make other credit inquiries that We determine are necessary and agree that without further notice We may use or request additional credit bureau reports to update Our information so long as You have any outstanding indebtedness or obligations owed to Us. You further agree to provide Us, promptly after request therefor by Us, such income statements, balance sheets and other financial statements and information and such federal and state income tax returns concerning You that We determine are necessary. Providing Your email address and/or telephone number in Your credit application or otherwise is Your acknowledgment that We may retain Your email address and/or telephone number for further communication with You. You agree to allow Us to conduct business with You using email or by calling You, regardless of the purpose of Our communication, which may include, without limitation, collections and notices under Your agreements with Us. We reserve the right to use the method of communication We deem best in interacting with You.

20. Facsimile. This Lease may be executed by a party and transmitted by facsimile or electronic mail. You agree that a copy of this Lease bearing Your signature which was transmitted by facsimile or printed from an electronic file shall be admissible in any legal proceeding as evidence of its contents and its execution by the parties in the same manner as an original document. You further agree not to object to the admissibility of such copy into evidence under the business records to the hearsay rule or the best evidence rule or otherwise and expressly waive any right to do so. The original or a facsimile or electronic copy of this Lease which bears both a signature of Us and You and Our original signature shall be deemed the execution original of this Lease for the purposes of taking possession of this Lease for all other purposes.

21. Miscellaneous. You agree the terms and conditions contained in this Lease constitute the final agreement between You and Us and is the exclusive expression of our agreement regarding the lease of the Equipment. All earlier and contemporaneous negotiations and agreements between You and Us on the matters contained herein are expressly merged into and superseded by this Lease. Any modification or addition to the terms of this Lease must be in a written agreement identified as an amendment and signed by Us. **You agree, however, We are authorized, without notice to You, to insert in this Lease and/or the Equipment Schedule any serial number, model numbers and/or make of any item of Equipment, correct any errors in such information reflected in this Lease and/or the Equipment Schedule and correct any other patent errors or omissions in the description of any item of Equipment reflected in the Equipment Schedule, to supply information missing from this Lease or the Equipment Schedule and to correct any obvious errors in this Lease or in the Equipment Schedule.** Without limiting the foregoing, You agree we may insert the date and Number of this Lease after Your execution of the Lease. If We delay or fail to enforce any of Our rights under this Lease, We will still be entitled to enforce those rights at a later time and such rights shall not be waived. Any waiver by Us of any breach or default will not constitute a waiver by Us of any additional or subsequent breach of default nor shall it be a waiver of any of Our rights. Any waiver of a remedy, term or condition or change to the terms and conditions of this Lease must be in writing and signed by Us. All notices shall be given in writing by the party sending the notice and shall be effective when (a) deposited in the U.S. mail, with first class postage prepaid, or (b) sent by overnight courier of national reputation, in either case, addressed to the party receiving the notice at the address shown on the front of this Lease (or to any other address specified by that party in writing). All of Our rights and indemnities will survive the termination of this Lease. Our rights, privileges and indemnities, to the extent they are fairly attributable to events or conditions occurring or existing during the Term of this Lease, shall survive and be enforceable by Us and Our successors and assignees. Payments received may be applied at Our discretion to obligations hereunder or to any other indebtedness owed by You to Us despite directions, if any, appearing on the remittance or communicated to Us otherwise, and to late charges first and then to the amount owing. It is the express intent of the parties not to violate any applicable usury laws or to exceed the maximum amount of time price differential or interest, as applicable, permitted to be charged or collected by applicable law, and any such excess payment will be applied to Payments in inverse order of maturity, and any remaining excess will be refunded to You. If You do not perform any or all of Your obligations under this Lease, We have the right, but not the obligation, to take any action or pay any amounts We believe are necessary to protect Our interest. You agree to reimburse Us immediately upon Our demand for any such amounts We pay. In the event any provision of this Lease shall be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the parties hereto agree such provision shall be ineffective and the remaining provisions of this Lease shall remain in full force if the essential provisions of this Lease for each party remain valid, legal, and enforceable. Any provision of this Lease which is, for any reason, unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such unenforceability without invalidating the remaining provisions hereof. This Lease and Equipment Schedule shall be binding upon and inure to the benefit of the parties and their permitted successors and assigns. You shall promptly execute and deliver to Us such further documents and take such further action as We may request to more effectively carry out the intent and purpose of this Lease and the Equipment Schedule. Words importing the singular include the plural and vice versa and words importing gender include all genders. If more than one lessee has signed this Lease, each of You agree Your liability is joint and several. Restrictive or similar endorsements contained on or provided in connection with any Payment You make shall not be binding on Us. Time is of the essence under this Lease.

BY SIGNING THIS AGREEMENT: (I) YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS ON EACH PAGE OF THIS AGREEMENT (II) YOU AGREE THAT THIS IS A NET LEASE, THAT YOU CANNOT TERMINATE OR CANCEL, THAT YOU HAVE AN UNCONDITIONAL OBLIGATION TO MAKE ALL PAYMENTS DUE, AND YOU CANNOT WITHHOLD, SET OFF OR REDUCE ANY SUCH PAYMENTS FOR ANY REASON, INCLUDING, WITHOUT LIMITATION, FUNDAMENTAL BREACH, (III) YOU WARRANT THAT THE PERSON SIGNING THIS LEASE FOR YOU HAS THE AUTHORITY TO DO SO, (IV) YOU CONFIRM THAT YOU HAVE DECIDED TO ENTER INTO THIS LEASE RATHER THAN PURCHASE THE EQUIPMENT FOR THE TOTAL PURCHASE PRICE AND (V) YOU AGREE THAT THIS LEASE WILL BE GOVERNED BY THE LAWS OF THE STATE OF YOUR ADDRESS ON THE FRONT PAGE HEREOF AND YOU EXPRESSLY WAIVE ANY RIGHTS TO A TRIAL BY JURY.

IN WITNESS WHEREOF, the parties have executed this Lease effective as of the date set forth on the first page of this Lease.

LESSEE SIGNATURE	CITY OF NEW HAVEN, CONNECTICUT	**LESSOR SIGNATURE**	**DLL Finance LLC,** At: 8001 Birchwood Court, Johnston, IA 50131
	Lessee 		
	Authorized Signature		Authorized Signature
	Print Name Title Date		Print Name & Title Date

Equipment Schedule

	New/ Used	Make and Model of Equipment	Serial Number	Minimum Equipment Insurance Amount Required	Hours at delivery	Hours during Lease Term	Rate per Excess Hour
	NEW	CLUB CAR TEMPOG GAS GOLF CAR (QTY 80)		$577,780.00	N.A	N.A	N. A

Note: Although the Equipment listed above may be described as “New”, that description does not mean it was necessarily manufactured in the current year.

I have reviewed and acknowledge and agree that the Equipment description above is accurate and complete.

LESSEE SIGNATURE			
	CITY OF NEW HAVEN, CONNECTICUT		
	Lessee		
	Authorized Signature		
	Print Name	Title	Date

Delivery and Acceptance Certificate

	New/ Used	Make and Model of Equipment	Serial Number	Minimum Equipment Insurance Amount Required	Hours at delivery	Hours during Lease Term	Rate per Excess Hour
	NEW	CLUB CAR TEMPOG GAS GOLF CAR (QTY 80)		$577,780.00	N.A	N.A	N. A

The undersigned hereby certifies that Lessee has leased all items described in (the "Equipment") pursuant to the Lease Agreement between DLL Finance LLC ("Lessor") and the Lessee identified below and in the Lease Agreement No. FA-540829 (the "Lease") and further certifies that:

(i) the Equipment has been delivered to and has been received by Lessee;
(ii) all installation or other work necessary prior to the use thereof has been completed;
(iii) all Equipment has been examined by Lessee, is in good operating order and condition, and is in all respects satisfactory to Lessee;
(iv) the Equipment is accepted by Lessee for all purposes under the Lease Agreement and the Lease.

LESSEE SIGNATURE	CITY OF NEW HAVEN, CONNECTICUT
	Lessee
	Authorized Signature
	Print Name Title Date

Maintenance Agreement (Golf Cars)

Lease Case ID:	FA-540829	**Lessor:**	**DLL Finance LLC**
Lessee:	CITY OF NEW HAVEN, CONNECTICUT		
Date:	1/30/2026		

This Maintenance Agreement (the "Agreement") relates to all Equipment, as defined in the Lease agreement between Lessee and DLL Finance LLC as further identified above (the "Lease Agreement") and each Lease entered into pursuant to the Lease Agreement. All capitalized terms shall have the meanings ascribed to them in the Lease Agreement. Lessee agrees as follows with respect to each item of Equipment which is required to be returned:

1. **RETURN OF EQUIPMENT.** Notwithstanding anything to the contrary contained in the Lease Agreement and/or the Lease and in addition to the terms and conditions contained therein and herein, Lessee shall, at Lessee's sole cost and expense, return all, but not less than all, of the Equipment described in each Lease to Lessor, or its designee immediately upon the expiration of the Term of the Lease pursuant to the terms and conditions contained in the Lease and with respect to each item of Equipment, as applicable, the following must be true:

(A) All safety equipment must be in place and meet applicable federal, state and other governmental standards.
(B) All windscreens, covers and guards must be in place with no sheet metal, plastic, or cowling damage.
(C) All parts, pieces, components and optional equipment must be present, installed and operational. All accessories that accompanied the units and/or were subject to the Lease, including without limitation battery chargers, GPS equipment, diagnostic and tuning equipment shall be returned in proper order. Upon request of Lessor, all maintenance records and manuals related to the Equipment shall be provided by Lessee to Lessor.
(D) All motors shall operate smoothly without overheating and shall have good bearings and bushings.
(E) All electronic controls shall operate per manufacturer's specifications. Controls which bypass normal operations shall be repaired at Lessee's expense.
(F) All electrical systems shall be able to provide electrical output as specified by the manufacturer.
(G) All batteries shall be in good, safe operating condition with no dead cells or cracked cases. Batteries should hold a charge and provide adequate power to operate the equipment.
(H) All Equipment shall have serviceable brakes and tires (retaining proper air pressure, and without repair patches) and the wheels shall not be dented and/or bent.
(I) All oil and grease seals must contain lubrication in the manufacturers designed reservoir.
(J) All Equipment must have a relatively clean appearance.
(K) All Equipment shall be free from excessive wear necessitating major component repair or replacement caused by lack of recommended maintenance as detailed in customer operating/maintenance manual furnished with each item of equipment.
(L) All Equipment shall be free from structural damages and/or bent frames.
(M) All Equipment attachments, if any, must be in good condition.

2. **RETURN PERFORMANCE.** Each item of Equipment must be able to complete the following tests:

(A) Operate normally in forward and reverse directions through all the speed ranges or gears.
(B) Steer normally both right and left in both forward and reverse.
(C) Have all functions and controls work in normal manner.
(D) Be able to stop with its service brakes in a safe distance in both forward and reverse.
(E) Operates without leaking any fluids.
(F) Perform its designed functions in a satisfactory manner.

Notwithstanding the above, if the total cost of the repairs for all items of Equipment subject to a Lease is less than $100, Lessor will not bill Lessee.

3. **REPAIRS / REQUIRED PURCHASE.** If, in the Lessor's sole judgment, any item of Equipment is damaged or does not meet the standards set forth above, or if Lessee fails to discharge its obligations set forth above with regard to any item of Equipment, Lessee shall pay to Lessor, immediately upon demand, at Lessor's election, (a) the amount which Lessor determines will be necessary to return the Equipment to its required condition and/or to replace missing, damaged or non-performing items or equipment, or (b) Payments due and to become due under the terms of the Lease, Taxes, fees and charges due and to become due under the terms of the Lease, plus the residual value as indicated in Lessor's books and records associated with such item of Equipment.

4. **MISCELLANEOUS**. Lessee agrees that a copy of this Agreement bearing a signature of Lessee which was transmitted by facsimile or printed from an electronic file shall be admissible in any legal proceeding as evidence of its contents and its execution by the parties in the same manner as an original document.

LESSEE	Lessee's Name: CITY OF NEW HAVEN, CONNECTICUT		**LESSOR**	Accepted by **DLL Finance LLC** in Johnston, Iowa	
	Signature			Signature	
	Print Name	Title		Print Name	Title

DLL FINANCE LLC

CUSTOMER AGREEMENT TO PROVIDE PHYSICAL DAMAGE INSURANCE

Date: 05/01/2026

Customer's Name CITY OF NEW HAVEN, CONNECTICUT

Address 200 ORANGE ST City NEW HAVEN State CT ZIP 06510-2016

RE: Agreement dated 05/01/2026 with DLL FINANCE LLC

as Assignee, Lender, or Lessor (the "Lender").

I have entered into the above agreement under which I am responsible for providing insurance against ALL RISKS of direct physical loss or damage for the actual cash value of the equipment listed in the Agreement set forth above, subject to common exclusions such as damage caused by corrosion, rust, mechanical or electrical breakdown, etc. The minimum amount of coverage required by Lender is $577,780.00.

EQUIPMENT

Make	Model	Description	Serial Number
CLUB CAR	TEMPOG	GAS GOLF CAR (QTY 80)	

I affirm that I will be providing my own physical damage insurance coverage through the BELOW LISTED INSURANCE AGENT.

TO DEBTOR'S INSURANCE AGENT

I hereby instruct you to add DLL FINANCE LLC as a payee through a Lender's Loss Payable Clause or similar clause which provides that any acts of the Customer will not void the policy as to the Loss Payee.

To my existing policy number _____ with _____
which now provides the coverage required.

Lender must be given written notice within 30 days of any cancellation or non-renewal. It is also understood and agreed that a breach of the insuring conditions by the customer, or any other person, shall not invalidate the insurance to Lender.

PLEASE FORWARD A COPY OF THE POLICY, ENDORSEMENT, OR CERTIFICATE EVIDENCING COVERAGE TO DLL FINANCE LLC via email at DSMinsurance@DLLgroup.com OR call (800) 863 3660.

PLEASE ATTACH A COPY OF THIS NOTICE TO THE PROOF OF INSURANCE.

ACKNOWLEDGEMENT OF CUSTOMER: I acknowledge that copies of this document sent to Lender are for informational purposes only. I am responsible for notifying my agent of my obligation to obtain physical damage insurance.

I understand I am responsible for insurance coverage for personal liability or property damage caused to others.

PLEASE BE SURE TO COMPLETE THE INFORMATION BELOW

Insurance Agency/Agent's Name

Agent's E-Mail Address

Mailing Address / PO Box

Agent's Phone Number Agent's Fax Number

City State Zip Code

728

Maintenance Payments Agreement
(Lessee Agreement)

MAINTENANCE PAYMENTS AGREEMENT

This Maintenance Payments Agreement (this "Agreement") is made January 30, 2026, by and between CITY OF NEW HAVEN, CONNECTICUT ("Lessee") and DLL Finance LLC ("DLL").

STATEMENT OF PURPOSE

Lessee is a party to that certain Lease Agreement Case ID FA-540829 (the "Lease") with DLL Finance LLC as Lessor or Lessor's assignee. Pursuant to the Lease, it is Lessee's obligation to maintain the Equipment leased thereunder, and Lessee has entered into an agreement dated _____ (the "Maintenance Agreement") with Club Car, LLC ("Provider") to perform such maintenance for Lessee. Lessee and Provider have agreed to include the monthly cost of such maintenance (the "Monthly Maintenance Payment") in the Lease Payment to be paid by Lessee to DLL under the Lease along with the other amounts due under the Lease to DLL, which DLL will subsequently pay to Provider pursuant to an agreement between DLL and Provider (the "Provider Agreement").

NOW, THEREFORE, in consideration of the foregoing and the mutual promises contained herein, DLL and Lessee agree as follows:

1. Lessee agrees to pay to DLL all of the Monthly Maintenance Payments due under the Maintenance Agreement concurrent with the Lease Payments and other amounts due by Lessee (Lease payment, taxes, late charges, etc.) under the Lease and pursuant to the terms of the Lease. DLL agrees to pay the Monthly Maintenance Payments actually received from Lessee to Provider pursuant to the terms of the Provider Agreement. Notwithstanding the foregoing, DLL may set off and/or deduct any and all amounts owed to DLL under the Lease from the Monthly Maintenance Payments received from Lessee before making any payments to Provider. DLL's only obligation under this Agreement is to pass on to Provider the Monthly Maintenance Payment or a part thereof actually received from the Lessee, if any, after deduction of all amounts owed by Lessee to DLL under the Lease, Lessee remains liable to Provider under the Maintenance Agreement for any deficiency between the amount paid by DLL to Provider and the Monthly Maintenance Payment. NOTWITHSTANDING THE FOREGOING, LESSEE AGREES THAT DLL SHALL HAVE ABSOLUTELY NO LIABILITY WHATSOEVER WITH RESPECT TO ANY OF THE FOREGOING MAINTENANCE OBLIGATIONS, AND LESSEE WAIVES AND AGREES NOT TO ASSERT AGAINST DLL ANY CLAIM, DEFENSE OR RIGHT TO SET OFF RELATING TO SUCH MAINTENANCE OBLIGATIONS.

2. Any breach by Lessee of the terms of this Agreement shall constitute a default under the Lease. Nothing in this Agreement shall affect Lessee's obligations under the Lease.

3. All capitalized terms used herein but not otherwise defined herein shall have the definitions prescribed for such terms in the Lease. Except as specifically set forth herein, the terms and conditions of the Lease remain in full force and effect. This Agreement shall commence as of the date hereof and continue in full force and effect during the term of the Lease. Lessee agrees that a copy of this Agreement bearing a signature of Lessee which was transmitted by facsimile or printed from an electronic file shall be admissible in any legal proceeding as evidence of its contents and its execution by the parties in the same manner as an original document. This Agreement may be executed in counterparts, including facsimile counterparts, each of which will constitute an original, but which collectively will form one and the same instrument.

LESSEE				LESSOR			
	CITY OF NEW HAVEN, CONNECTICUT				DLL Finance LLC At: 8001 Birchwood Court, Johnston, IA 50131		
	Signature				Signature		
	Print Name	Title	Date		Print Name	Title	Date

LEASE AGREEMENT
SUPPLEMENT – OPINION OF COUNSEL

Name of Lessee:	CITY OF NEW HAVEN, CONNECTICUT	(the **"Lessee"**)
Lease Agreement Number:	FA-540829	(the **"Agreement"**)

In order to induce DLL Finance LLC ("Lessor") to enter into the Agreement pursuant to which the Equipment will be financed or leased to Lessee, the undersign represents the following:

As legal counsel of Lessee, I have examined (a) the Agreement and the corresponding documentation, which, among other things, provide for the financing or lease of the Equipment to Lessee; (b) an executed counterpart of the ordinance or resolution of Lessee which, among other things, authorizes Lessee to execute the Agreement; and (c) such other opinions, documents and matters of law as I have deemed necessary in connection with the following opinions.

Based on the foregoing, I am of the following opinions: (a) Lessee is a public body corporate and politic, duly organized and existing under the laws of the State of CT, and has substantial amount of one or more of the following sovereign powers (1) the power of eminent domain, and (2) police power; (b) Lessee has the requisite power and authority to purchase or lease the Equipment and to execute and deliver the Agreement and to perform its obligations under the Agreement; (c) the representative(s) of Lessee executing the Agreement has been duly authorized to do so; (d) the Agreement and the other documents either attached thereto or required therein have been duly authorized, approved and executed by and on behalf of Lessee and the Agreement is a valid and binding obligation of Lessee enforceable in accordance with its terms; (e) the authorization, approval and execution of the Agreement and all other documentation relating to the transactions contemplated thereby have been performed in accordance with all open meeting laws, public bidding laws and all applicable state and federal laws; (f) if applicable, a contract was properly awarded to the Supplier and there is no pending or threatened protest of such award or Lessee's compliance with public bidding laws; and (g) there is no proceeding pending or threatened in any court or before any governmental authority or arbitration board or tribunal that, if adversely determined, would adversely affect the transactions contemplated by the Agreement or the security interest of Lessor or its assigns, as the case may be, in the Equipment.

All capitalized terms not otherwise defined herein shall have the same meanings as in the Agreement. Lessor, its successors and assigns, and any counsel rendering an opinion on the tax-exempt status of the interest components of the Payments are entitled to rely on this opinion.

Dated this _____ day of _____ , 2026.

Sincerely,

Print Name: _____
Admitted to Practice Law in the State
Address: _____
_____
_____
Telephone: _____

LEASE AGREEMENT SUPPLEMENT –
PROPERTY TAX ACKNOWLEDGEMENT

Name of Lessee:	CITY OF NEW HAVEN, CONNECTICUT	(the **"Lessee"**)
Date of Lease Agreement:	1/30/2026	(the **"Lease"**)

In order to induce DLL Finance LLC ("Lessor") to enter into the Lease pursuant to which the Equipment will be leased to Lessee, the undersigned represents the following:

- The Lessee acknowledges and understands that Lessor will file all personal property tax returns and Lessee shall reimburse Lessor for property taxes related to the Equipment.
- Property taxes will be billed annually to Lessee and are due on invoice. Lessee acknowledges that property taxes may be billed to Lessee after the Term of the Lease.
- If Lessee does not pay property taxes, Lessor has the right, but not the obligation, to pay them on Lessee's behalf and add to the amount of such taxes to the Lease Payments.

All capitalized terms not otherwise defined herein shall have the same meanings as in the Agreement. Lessee agrees that Lessor's emphasis of the provisions of the Agreement contained herein are for the convenience of the Lessee and shall not minimize or waive any remaining provisions of the Agreement, all of which remain in full force and effect. Lessor, its successors and assigns, and any counsel rendering an opinion on the tax-exempt status of the interest components of the Payments are entitled to rely on this acknowledgement. Lessee's facsimile signature shall be considered binding as an original.

Dated this _____ day of _____ , 2026.

LESSEE SIGNATURE	CITY OF NEW HAVEN, CONNECTICUT	
	Lessee	
	Authorized Signature	
	Print Name	Title Date

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MASTER AGREEMENT #091024
CATEGORY: Utility, Transport, Golf, and Recreation Vehicles with Related Accessories, Equipment and Services
SUPPLIER: Club Car LLC

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Club Car LLC, 4125 Washington Road, Evans, GA 30809 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1: General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about

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Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on November 13,2028, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP# 091024 to Participating Entities. In Scope solutions include:

   a) Utility vehicles, task vehicles, cargo quad cycles, cargo tri cycles , golf carts, low-speed vehicles (LSV);
   b) Parking enforcement, patrol and EMS solutions;
   c) Passenger shuttles, burden carriers, tow tractors, baggage trucks;
   d) Side–by-sides, all-terrain vehicles (ATV), snowmobiles, motorcycles, personal watercraft, amphibious vehicles, autonomous vehicles;
   e) Food and beverage solutions, athletic and campus-use vehicles.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly form Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) Supplier Representations:

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i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

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ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier

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certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

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xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

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xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers**. Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms,

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administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or

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remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

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18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

19) **Grant of License.**
   a) **During the term of this Agreement:**
      i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

      ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

   b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

   c) **Use; Quality Control.**
      i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

      ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

   d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and

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Participating Entity to negotiate this term to within any transaction documents.

21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.

- $1,500,000 each occurrence Bodily Injury and Property Damage
- $1,500,000 Personal and Advertising Injury
- $2,000,000 aggregate for products liability-completed operations
- $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

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e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

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5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	Club Car LLC
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: Chris Sanders D1513CD0B6B74D1...
By: _____	By: _____
Jeremy Schwartz	Chris Sanders
Title: Chief Procurement Officer	Title: Director Strategic Accounts
Date: 12/3/2024 | 3:05 PM CST	Date: 12/3/2024 | 2:59 PM CST

RFP 091024 - Utility, Transport, Golf, and Recreation Vehicles

Vendor Details

Company Name:	Club Car, LLC.
Address:	4125 Washington Road Evans, GA 30809
Contact:	David Peterson
Email:	david.peterson@clubcar.com
Phone:	706-421-7875
Fax:	877-403-2577
HST#:	13-3488925

Submission Details

Created On:	Tuesday July 30, 2024 14:07:53
Submitted On:	Monday September 09, 2024 15:29:30
Submitted By:	David Peterson
Email:	david.peterson@clubcar.com
Transaction #:	0e6291be-f91d-4dc4-92eb-b4f224e29674
Submitter's IP Address:	99.179.191.163

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	Club Car LLC	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	N/A	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	07959 / D7ZUSGET8G31	*
5	Provide your NAICS code applicable to Solutions proposed.	336999 - All Other Transportation Equipment Manufacturing 336110 - Automobile And Light Duty Motor Vehicle Manufacturing 441210 - Recreational Vehicle Dealers	
6	Proposer Physical Address:	4125 Washington Road Evans, GA 30809	*
7	Proposer website address (or addresses):	www.clubcar.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Chris Sanders Director, Strategic Accounts 4125 Washington Road Evans, GA 30809 (843) 446-4653 chris_r_sanders@clubcar.com	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	David Peterson, Strategic Account Manager 4125 Washington Road Evans, GA 30809 706-421-7875	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	N/A	

Table 2A: Financial Viability and Marketplace Success (50 Points)

Line Item	Question	Response *	

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	Club Car had a humble beginning in 1958 in Augusta Georgia as a golf car manufacturer. For over 60 years we have been the industry-leading developer of innovation and design, in golf cars, commercial utility vehicles and personal-use transportation. As the global leader of electric vehicles every detail of design, fabrication and assembly is executed with an uncompromised desire for superior performance. Club Car had a humble beginning in 1958 in Augusta Georgia as a golf car manufacturer. For over 60 years we have been the industry-leading developer of innovation and design, in golf cars, commercial utility vehicles and personal-use transportation. As the global leader of electric vehicles every detail of design, fabrication and assembly is executed with an uncompromised desire for superior performance. Club Car's Mission is to drive exceptional experiences - one job, one round and one ride at a time. Club Car's Vision- Moving the world to a more sustainable future by building low speed vehicles. As a global leader in "Small Task Oriented Vehicles" we have demonstrated an unparalleled ability to deliver on projects of the scope and design of this RFP. We do so by detailing a comprehensive road map that merges transportation strategy, safety, and total cost of ownership through sustainable practices. The foundation of our roadmap lies within three pillars we focus on daily; expertise, a focused distribution channel (selling agents), with dedicated areas of responsibility; and products with proven track records far exceeding expectations.	*
12	What are your company's expectations in the event of an award?	Our expectations for the contract is to align Sourcewell members with Club Car to further strengthen our relationships with governmental agencies by having them leverage our value-based contract resulting in a mutually beneficial partnership. We want to achieve continued growth within our government business sectors and the potential of being recognized as the preferred supplier of golf cars and small task orientated utility vehicle solutions for Sourcewell and its members. We are seeking a partnership focused on providing value to a diverse group of participating entities. We also expect Sourcewell to assist Club Car with encouraging States around the country to adopt our Sourcewell contract as the State's Contract for our type of products.	*
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	Club Car, LLC (the Company), the global leader in golf and utility vehicles, is privately held and wholly owned by Platinum Equity. Founded in 1958, the Company has continued to grow and strengthen its position through its global dealer network. As a company, Club Car. LLC boasted global sales between $1B - $2B for the fiscal year ended December 31, 2023. Which was supported by double digit growth for the 5th consecutive year. The Company offers a wide range of high-quality products through its portfolio of sought-after brands, Club Car, Garia and Melex. Our DUNS number is 08-860-5787.	*
14	What is your US market share for the solutions that you are proposing?	Club Car considers its market share data to be proprietary information.	*
15	What is your Canadian market share for the solutions that you are proposing?	Club Car considers its market share data to be proprietary information.	*
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	Club Car has not petition for bankruptcy within the past seven years.	*

17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Club Car is the manufacturer of small task orientated vehicles. · Club Car believes in a consultative sales approach with customers utilizing our Authorized Dealer Network (resellers) for execution. Our strategy is for the Dealer network (independently owned selling agents) to work with the public entity to identify customer needs and to develop solutions to solve problems and increase efficiencies. Through this consultative approach, the public entity purchases the product and or service from the local Authorized Club Car Dealer (reseller) or in certain circumstances direct from Club Car. Vehicles will ship from Manufacturing Plant in Evans, GA to local Authorized Club Car dealer (reseller) network for prepping/setup and final delivery. * · All service will be performed by local independently owned Authorized Club Car Dealer (selling agent) · By utilizing our extensive independently owned Authorized Dealer Network (resellers) we are able to provide top quality service at a competitive cost.	*
18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Club Car maintains state manufacturing licenses required for manufacturing of Club Car products. In addition, Club Car maintains all business licenses required by applicable jurisdictions. Club Car does not utilize subcontractors or 3rd parties in the manufacturing or production of its products contemplated by this RFP. Club Car distributors and dealers also have the proper licenses and registrations to conduct business in the states/provinces in which they operate.	*
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	Club Car has not been under any suspension or disbarment within the past seven years.	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	Golf.com – Best Electric Golf Cart 2023 - Onward Golf Digest – 2021 Best Riding Golf Cart – Templo Lithium-Ion Electrek – 2023 Best street Legal LSV – CRU Electrek – 2024- Best Electric Pick Up Forbes 2024 – Garia/ Club Car Onward – Best Luxury Golf Cars Golf Cart Resource 2024 – Best Golf Car - Tempo Club Car was awarded two of Golf Digest's 2019 Editor's Choice Awards for Best Electric Car and Best Club Transport – Alternative Walking. Club Car's Tempo LI-ION cars and Tempo Walk, a stylish hands-free autonomous golf caddie unit have earned best in class status when it comes to getting around the golf course. The 2019 Editor's Choice designation marks the fourth year in a row a Club Car product received Golf Digest's annual award. Club Car was awarded the 2018 Editor's Choice Award for Best Electric Golf Car for the Tempo Connect with the Shark Experience.	*
21	What percentage of your sales are to the governmental sector in the past three years?	As a privately owned company, the detailed sales information you are requesting is considered confidential.	*
22	What percentage of your sales are to the education sector in the past three years?	As a privately owned company, the detailed sales information you are requesting is considered confidential.	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	Club Car held the following State Contracts: AR, GA, LA, NC, & SC Club Car Distributors/Dealers held the following State Contracts: FL, IA, MA, ME, MN, MS, NV, OK, TN, TXMASS, UT, & WA Cooperative Contracts: Sourcewell/CANOE, OMNIA Partners, GovMVMT, E&I Cooperative Services & Kinetic GPO As a privately owned company, the detailed sales information you are requesting is considered confidential.	*
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Club Car does not hold a GSA contract. We partner with a 3rd party to list our vehicles on their contract. Sales volume for the last 3 years is confidential. Club Car does hold the AFNAF Contract and sales volume for the last 3 years is considered confidential.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
University of Texas Arlington	Michael Bell	817-272-2334	*
University of Central Florida	Victor Santos	689-312-7804	*
Cape Fear Public Utility Authority	Brandi Snead	910-332-6573	*

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	Club Car has approximately 84 Sales employees in North America. They are spread out across United States and Canada, based on size and scope of territory. Club Car Corporate office: Georgia: 4124 Washington Road Evans GA, 30809 800-258-2227 Club Car US Branches 1203 Hall Ave Riverside, CA 92509 Tel: (951) 735-4675 Fax: (951) 735-7358 Connecticut: 72 Grays Bridge Road Brookfield, CT 06804 Tel: (203) 740-7044 Fax: (203)740-2311 Texas: 4840 Mark IV Parkway Fort Worth, Texas 76106 Tel: (817) 378-8157 Fax: (817) 378-8370	*
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	Dealer Network (Selling Agents): The backbone of our organization's roadmap relies on one of our greatest strengths. We have the strongest dealer channel in the small task-oriented vehicle industry. We have a premier group of dealers that have direct areas of responsibility, meaning that they are contractually obligated to sell and service in an "Area of Responsibility" (AOR). Each of these dealers are managed by our Club Car Regional Managers and all have "outside" sales representation as opposed to being retail only outlets, which is more common in the small wheel vehicle industry. Standard work for these dealer reps to call on all institutions of higher learning and public agencies within their AOR to listen to stakeholder's individual needs, and to recommend solutions. Our Club Car Regional Managers monitor the dealer's success based on the principles of premier service and continued development and support of their assigned territory. These assessments are constant and continuous, allowing us to work directly with dealers to share best practices, ensure quality service and to deliver superior solutions to our end users. Club Cars' expansive independently owned Authorized Dealer Network (selling agents) with locations throughout North America gives our customers the quick reliable service they deserve. Our Dealer technicians are factory trained and most locations have excellent parts stock on hand to better service our customers. See attached "Club Car Authorized Commercial Dealers - Sourcewell" PDF document for listing of our dealer network for US and Canada.	*
28	Service force.	Service will be available through our Club Cars expansive independently owned Authorized Dealer Network (selling agents) with locations throughout North America gives our customers the quick reliable service they deserve.	*

29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Sourcewell members will submit purchase orders directly to an authorized Club Car Distributor/Dealer. Our Club Car Dealer Network (Selling Agents) will be handling the sales from Sourcewell members, and our dealers will be quoting the vehicle(s) as well as receiving the payment from the Sourcewell member. As our dealers are working with their customers they will determine if the local agency is already a Sourcewell member or not. If they need to sign-up, our dealers will be educated in the application process and can help their customer complete the membership application as well as have support from our Club Car personnel should they require any additional assistance. Our Dealer Network (Selling Agents) will be aware of the Sourcewell contract pricing and the discount structure that will need to be passed on to their customers. This information will be published as an internal bulletin in our Club Car Dealer Portal as well as provided in writing and focused on during all dealer training. They will work up a quote for the Sourcewell member. All documents will have the Sourcewell member number and the Club Car contract number. Once the Sourcewell member approves the quote the dealer will order the equipment from Club Car. When the equipment arrives, the dealer will prep/assemble the unit and deliver it to their customer. The dealer will review operating instructions with the customer and fill out the warranty registration within the Club Car system. Sourcewell members will pay the dealer for the purchase once invoiced. The Dealership will upload the purchase order (if available) and a copy of the dealer quote into the Club Car ordering system, which will contain the member number, contract number and serial number for auditing purposes.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Customer service begins with our strong parts network. Club Car maintains a parts inventory of approximately $13M at its Appling, Georgia location and has a 97% fill rate. Club Car Authorized Dealers also stock parts locally. Club Car's Authorized Dealer Network and Club Car's Factory Direct Service Technicians provide both parts and routine vehicle services across all areas of North America. Parts will be provided within 5 days of the request except for a parts availability issue. All out of stock parts will be prioritized from our corporate headquarters and updates will be communicated along the way. Club Car, can provide product support regarding order processing, service parts identification and order tracking via a single point of contact by emailing all inquiries to rental©clubcar.com or by calling 706-955-0254, hours of 8am-5pmEST, Monday-Friday. Response time, 24 hours after receipt. Technical Support inquiries are supported via a single point of contact by emailing all inquiries to producttechnicalsupport©clubcar.com or by calling 706-955-0264, hours 8am-5pm EST, Monday- Friday. For onsite and/or shop repairs the Sourcewell member will need to schedule an appointment directly with local Club Car Authorized Dealer's (selling agent) service department. In most cases either Club Car or our local Dealer offer service contracts that would create a path for regularly scheduled preventative maintenance, reducing the need for unscheduled repairs, and/or a fast-tracked service calls. Service needs for those without a service contract are scheduled at the earliest available time. For larger Sourcewell members who employ their own service team, onsite or on-line training can be provided. In addition, suggested parts stocking lists can be provided to assist with both preventive maintenance and common repair items reducing the lead time on parts. Club Car offers a full line of repair and part manuals for all the products we sell.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Club Car is willing and able to proudly serve Sourcewell participating entities throughout United States with planned and unplanned needs for our products and services.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Club Car is willing and able to proudly serve Sourcewell participating entities throughout Canada with planned and unplanned needs for our products and services. They may be subject to additional freight charges. Any additional freight charges would be provided prior to purchase as a pass-through cost and included in the customer quote.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	Club Car will not be able to fully serve the following Canadian Provinces/Territories due to not having Dealer coverage in those specific areas: Northwest Territories Nunavut Yukon	*
34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	Club Car will fully service all government, education, non-profit and any other Sourcewell member or eligible entities.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Participating entities in Hawaii, Alaska, and US Territories may be subject to additional freight/ocean, handling & documentation charges. Any additional freight, handling & documentation charges would be provided prior to purchase as a pass-through cost and included in the customer quote.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Yes just as we would to any other Sourcewell member or eligible entity.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	1. Club Car will advertise in national publications - Government Product News and American City & County. Club Car participates in two national trade shows - NIGP Show and Government Fleet Expo. Along with the national shows, Club Car will also be involved in local, regional, state and federal trade shows throughout the year. 2. Club Car will utilize internal bulletins, conference calls, webinars, sales meetings, web based notifications and work with Sourcewell representatives to educate our sales force about the Master Agreement. We have extensive experience in ensuring a robust relationship between a co-op partner like Sourcewell and our Authorized Dealer Network (selling agents). This level of engagement ensures a quick contract uptake and superb contract term execution at a local level. 3. Banner ads, print ads, web ads, trade shows and face to face communications will be utilized to promote the Sourcewell Contract to participating Public Agencies. We have a very experienced sales force that will be influencing our Authorized Dealer Network (sales agents) to proactively promote this contract in a professional manner.	*
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	At Club Car we are active on Facebook, Instagram, Twitter and LinkedIn to actively engage potential customers and current users with our products, offerings and financing deals. We also leverage email marketing to potential customers monthly. We launched a digital sales app as a sales enablement tool to allow our field sales and dealers to easily share marketing materials with potential customers. Lastly, we use Google Analytics to consistently monitor traffic to our webpage and our online configurator which allows users to build, configure and price vehicles.	*
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	We believe Sourcewell is responsible for working with us and our Dealer Channel (sales agents) to promote our contract. We also feel Sourcewell would help us train our dealers in how best to leverage our Sourcewell contract. We will work closely with Sourcewell to ensure both organizations can articulate and promote the value proposition of each other to public entities. Club Car has a proven record promoting and selling our products by utilizing cooperative contracts. We plan on continuing to leverage that success with our Sourcewell contract and continue increase sales for both organizations. Also see our response to question # 32.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Currently not available.	*

Table 5A: Value-Added Attributes (100 Points)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Club Car and its Authorized Dealer Channel will hold Product Training and Customer Experience events throughout the year and any current customer or potential customer can attend these events at the corporate training facilities (costs will be published at the beginning of each year), Club Car Branch locations or at local service dealer locations. The Club Car service dealer (selling agent) provides base vehicle operation and maintenance training as part of the purchase and delivery. Additional training can be purchased through the local dealer (selling agent). Club Car can also offer online technical training to customers via our Club Car University web portal upon request.	*

42	Describe any technological advances that your proposed Solutions offer.	Club Car, one of the most respected names in the golf industry, is the world's largest manufacturer of small-wheel, zero-emissions electric vehicles. We're also recognized as an innovation leader. The VisageTM Mobile Golf Information System (Connectivity) is the latest in a long line of technical advances that improve the golfer's experience and help courses operate more efficiently. • Connectivity/Infused Technology/Telematics/Car Control/Real Time Fleet Health Assessments: As the innovation leader in this space, we have the ability to offer a connected car fleet to all of the public agencies in the program. The system is currently available for new vehicles. The technology is best described in three categories: car tracking, car control and power. • Car Tracking offers: real-time vehicle position, vehicle drive history, locate a car functionality and real-time messaging. • Car Control offers: action zone speed control - we can actually set up zones around campus where you can set speed zones and if the car enters a defined area it will slow to your desired speed (think busy quads, high traffic areas, blind spots), action zone messaging, fleet lockdown, geofencing, cart path only, anti-tamper functionality, set maximum speeds, in-car notifications. • Power offers: real-time battery status, on-charge status, low battery notifications, odometer, amp ours reporting (think vehicle use load balancing to maximize fleet longevity), charge faults/interrupts • Connectivity is the future within campus fleet environments, from a safety, liability, productivity, and environmental standpoint. We have the ability to scale with Public Agencies as they find value in these technologies.	*
43	Describe any “green” initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	Club Car currently is not working with any certification agencies. Our plant expansion in Poland included the installation of solar panels to reduce energy consumption levels. Internally we track and monitor Green House Gas emissions (Scope 1 and 2), energy consumption, non-hazardous waste to landfills and water consumption. We have made significant progress in reducing our non-hazardous waste streams by partnering with our suppliers and using returnable packaging. Currently, we receive 65% of our manufacturing supplies in returnable packaging, saving 2 tons of landfill waste. In addition to our progress in reducing waste and lowering energy consumption, more than 80% of the vehicles we manufacture are electric and environmentally friendly. We are always working to build more efficient products to help preserve our planet for future generations.We have CARB certification on our Club Car electric vehicles including the Club Car Urban Electric Truck.	*
44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Club Car designs, tests and manufactures our vehicles to the highest of standards, established both by third-party national and international organizations (such as SAE, ANSI, etc.) as well as stringent internal Club Car design requirements that frequently ascribe to more stringent requirements than third-party established standards. Our Club Car vehicles are CARB certified where applicable, and we maintain that status on our vehicles - which we see as a high mark for sustainability.	*
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	From our beginning in 1958 Club Car has grown in golf but through our many features and benefits and dealer outlets, Club Car Utility vehicles are used throughout the world and have gained a tremendous reputation in the markets we serve. With the array of Utility products and our quality reputation, Club Car has also become the largest manufacturer in the world of Light / Mid- Range Utility vehicles. Club Car offers a full range of vehicle solutions to meet the needs of Sourcewell's Members. We have the broadest product offering from small 4-passenger vehicles, to 8-passenger transport vehicles, to light utility work vehicles, to heavier duty 4x4 vehicles and finally an all new electric truck. We feel not only our products, but our vast dealer network that can support our end customers' needs, is a big advantage to what Club Car can offer to the market. Club Car is a leading brand known for quality and reliability, so Sourcewell Members have more peace of mind knowing a Club Car product will deliver. We can customize our offerings to the customer's needs and offer that service through this agreement. We are truly excited about the opportunity to continue working with Sourcewell! We design our products with the understanding that many people will be driving them, thus we pay close attention to all areas of the vehicles to ensure safety standards are built into the quality. Today, we manufacture over 700 vehicles a day with capacity of 1,000 vehicles a day out of Augusta Georgia, and ship products throughout the world. We are very proud to have built a reputation for producing high quality, safe, reliable transportation and utility vehicles for customers around the world. Listed below are several points on what makes our products unique and how they will benefit Sourcewell members. · Exclusive Feature/Aircraft Quality 6061 Aluminum: Club Car uses a proven I Beam constructed Aluminum chassis material. Key benefits are, it is stronger, lighter, and will not rust when compared to tubular steel chassis. Aluminum allows our customers to continue utilizing our durable and reliable vehicles for years. Due to our aluminum chassis, Club Car has thousands of 15–20-year-old utility vehicles that are still in service today. · Factory Technical Training: Club Car performs classes in Augusta Georgia and in the field which enables our customer and dealer technicians to better understand and	

troubleshoot the product.

· Exclusive Feature/Park Brake: Easy to use foot operated park brake allows for easy engaging and disengaging. The park brake is self-adjusting for cable stretch and brake shoe wear. The park brake easily releases through the accelerator pedal and brake pedal. The foot park brake design prevents wearing of brake shoes and driving through a hand brake design.

· Brakes: 4-wheel self-adjusting drum brakes for sure stopping and less maintenance.

· Rack and Pinion Steering: Club Cars self-adjusting steering is maintenance free and automatically adjusts the play from the steering wheel to the tire allowing for a sport like steering feel. In addition, the EXCLUSIVE steering column is an automotive design that also self-adjusts to eliminate up and down play.

· Exclusive Feature/Clutches (CVT): Club Cars (CVT) Continuous Variable Transmission allows for smooth shifting and excellent power. The Drive Clutch has an EXCLUSIVE self-adjusting design that eliminates play and rattling of the clutch. The Driven Clutch also has an EXCLUSIVE self-cleaning wiper ring that allows for consistent smooth shifting, and cleaning of the shaft. The clutches are maintenance free and designed to work in dusty dirty environments for many years of maintenance free use.

· Front Body: Designed with the technician in mind for ease of service. Made of unbreakable painted TPO material, the body comes in 4 standard colors and 5 premium colors available. The front body also uses an EXCLUSIVE no-fasteners design and can be removed and reinstalled in a matter of seconds.

· Canopy Top: Has heavy duty struts and made of an unbreakable Polyethylene material and designed so water drains towards the rear of the vehicle and away from the passenger and load.

· Warranty: BEST IN CLASS. Utility vehicles: 3 years 3000-hour warranty on chassis, and major components like engine and drive train. Also 2-year or 2000 hours on other electrical components. 4X4 vehicles have a full 2 year or 2000-hour powertrain warranty.

· Exclusive Feature/ Rear Cargo Box: Has a pickup truck tailgate designed to open and close with one hand. The Rugged aluminum rear box has a rhino-lined bed to deaden noise and exclusive ridges on the side of the box allowing for attachments to be added and providing safe locations for carrying products such as rakes, shovels, weed eaters, etc.

· Ergonomically friendly: We built the dash like a pickup truck allowing less driving fatigue during the workday, aided by easy reach to shifter, switches, and viewing of gauges. In addition, we added a standard 12-volt power point to charge cell phones with optional USB charger offered for most models. Shelves are designed to carry radios, iPads and cell phones. *

· Exclusive Feature/ Front suspension: Club Car has the tightest turning circle (20 feet) in the industry allowing easy, safe, maneuvering in tight spaces. In addition, our camber and toe in adjustment feature improves tire life and reduces tire wear. The combination of our independent front suspension and 6 ply/ 20-inch tires allow the driver and passenger to experience an incredibly smooth ride.

· Exclusive Feature/ Kohler Overhead Cam Engine with EFI: Club Car is the first manufacturer to introduce (OHC) Overhead Cam engine technology with (EFI) Electronic Fuel Injection in a light duty/ mid-range utility product line. The OHC engine brings greater horsepower and torque along with improved fuel efficiency by 50% over our prior engine design. OHC brings the lowest emissions in this category, less maintenance, cooler running engine design, longer engine life, improved cold weather starting, no choke cables to break, no carburetor with jets to plug up causing the car not to start. Basically, the fuel system is electronically controlled just like an automobile.

· Exclusive Feature/Vanguard Lithium Powertrain: Club Car offers a unique Lithium Powertrain solution with up to 7kWh battery capacity available for all-day range and best-in-class hill climb ability. The maintenance-free Lithium battery pack is a single-battery design, fully encased in an IP67-rated aluminum enclosure. The battery is vented to prevent internal heat and pressure build up, and is mounted on a steel plate, preventing risk of damage from debris from under the vehicle. The Club Car Lithium Powertrain provides a safe, reliable, high-performing vehicle with low maintenance requirements for maximum productivity.

· Exclusive Feature/ Transaxle: Easy to shift rear transaxle which has a true neutral. The vehicle has a service switch that allows safe servicing of the engine without having to lift the vehicle off the floor.

· Exclusive Feature/ Modular Cab: Club Car's module cab allows you to build the cab with the components you require. You can start with just the cab frame which is ROPS approved. From there you can add a canopy, doors, windshield and wipers, Heater, and many other accessories. The cab is built exclusively for Club Car by Curtis Cab.

· Dealer Network: Club Cars' expansive Authorized Dealer Network of over 600 locations gives our customers the quick reliable service they deserve. Our Dealer technicians are factory trained and most locations have excellent parts stock on hand to better service our customers.

· Service Parts Availability: Club Car has more than 12,500 separate SKUs in our new 550,000 square foot service parts warehouse located in Appling GA.

· Connectivity/Infused Technology/Telematics/Car Control/Real Time Fleet Health Assessments: As the innovation leader in this space, we have the ability to offer a connected car fleet to all the public agencies in the program. The system is currently available for new vehicles. The technology is best described in three categories: car tracking, car control and power.

** Car Tracking offers: real-time vehicle position, vehicle drive history, locate a car functionality and real-time messaging.

		** Car Control offers: action zone speed control - we can actually set up zones around campus where you can set speed zones and if the car enters a defined area it will slow to your desired speed (think busy quads, high traffic areas, blind spots), action zone messaging, fleet lockdown, geofencing, cart path only, anti-tamper functionality, set maximum speeds, in-car notifications. Power offers: real-time battery status, on-charge status, low battery notifications, odometer, amp ours reporting (think vehicle use load balancing to maximize fleet longevity), charge faults/interrupts ** Connectivity is the future within campus fleet environments, from a safety, liability, productivity, and environmental standpoint. We have the ability to scale with Public Agencies as they find value in these technologies. · Custom Vehicles that are Fit to Individual Tasks: Club Car can provide vehicles that are specifically designed, tested and proven for specific applications with options and accessories to both maximize worker safety and productivity Club Car has the following vehicle configurations already in mass production: ambulance, trash dump, facilities-engineering, housekeeping, food service, security, grounds maintenance, refuse removal, ADA compliant transportation, and more. · Leasing Programs: ** We can provide education on leasing and maximizing budgets with business partners that deal with public entities and possible non-appropriation of funds clauses. We continue to have great success, based on each individual public agency's strategies when it comes to enhancing a consistent cost of ownership when you tie a lease term with our best-in-industry warranty. We have individuals that can visit each public agency or put together seminars or web conferences for simply continuing education on these subjects.
46	Describe any safety features your products have such as seat belts, rollover protection, brake lights, stability control, emergency shutoff, etc.	Club Car products meet applicable industry standards including ANSI Z130.1 Golf Cars, ANSI Z135 Personal Transport Vehicle, SAE J2258 Light Utility Vehicles, SAEJ2358 Low Speed Vehicles and ANSI B56.8 Personnel and Burden Carriers.
47	Are your products equipped with GPS or telematics features or other route optimization options?	Yes. Club Car is a leading provider of cloud-based technology solutions for fleet managers in various transportation markets including resort, golf, education, rental and other industries. Our custom software solutions include Visage for Golf applications and Club Car Connect for Commercial and Consumer markets. Both platforms harness sophisticated telematics and GPS technologies designed to increase productivity and maximize revenue opportunities for fleet owners. Applicable solutions are offered for an additional cost not included in the base price of the vehicle For nearly two decades, Club Car has successfully integrated Visage Fleet Management software to help golf course operators manage their fleet golf cars. Visage provides course operators with real-time tracking, vehicle control and car performance diagnostics. Visage also delivers a unique golf experience that includes in-vehicle display of course information, GPS yardage, food and beverage service, messages and alerts. To date Club Car has connected 135,000+ vehicles in 50 countries to the Visage Fleet management platform. For Commercial market applications, Club Car Connect offers fleet operator's insightful vehicle diagnostics, real-time vehicle location and travel history as well as our patented variable speed Car Control. Club Car vehicles can also be equipped with RFID readers for vehicle assignment and lock/unlock. Visage, Club Car Connect and RFID solutions can be installed on new Club Car vehicles during assembly or Field installed onto vehicles you already own/lease. RFID can be installed on Club Car vehicles at the factory as well as any vehicle, any brand that you currently own/lease."
48	Describe how your products positively contribute to environmental concerns such as air pollution.	Over 80% of the vehicles we manufacture are electric and environmentally friendly. We are always working to build more efficient products to help preserve our planet for future generations. We are helping our customers by providing commercial fleet electrification solutions for last mile delivery applications, college campuses and resorts, municipalities and neighborhood electric vehicles to reduce reliance on fossil fuels for short family errands and heavy duty commercial tasks.

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment
49	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		○ Yes ◉ No	
50		Minority Business Enterprise (MBE)	○ Yes ◉ No	
51		Women Business Enterprise (WBE)	○ Yes ◉ No	
52		Disabled-Owned Business Enterprise (DOBE)	○ Yes ◉ No	
53		Veteran-Owned Business Enterprise (VBE)	○ Yes ◉ No	
54		Service-Disabled Veteran-Owned Business (SDVOB)	○ Yes ◉ No	
55		Small Business Enterprise (SBE)	○ Yes ◉ No	
56		Small Disadvantaged Business (SDB)	○ Yes ◉ No	
57		Women-Owned Small Business (WOSB)	○ Yes ◉ No	

Table 6: Pricing (400 Points)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
58	Describe your payment terms and accepted payment methods.	Payment terms with our Dealer Channel (Selling Agent) will vary by Dealer. (COD, Payment in advance or Net 30)	*
59	Describe any leasing or financing options available for use by educational or governmental entities.	Financing options and leasing solutions are available: Operating Leases and Conditional Sales Contracts are available through Club Car's 3rd party preferred financing partners with terms up to 60 months. Leasing may also be provided direct through Club Car Authorized Dealer's (Selling Agent) third party preferred financing provider. Sourcewell members will work with their local Club Car Authorized Dealer (Selling Agent) to see what options are available. Club Car can also provide education to Sourcewell members on leasing and maximizing budgets with business partners that deal with public entities and possible non-appropriation of funds clauses. We continue to have great success, based on each individual public agencies strategies when it comes to enhancing a consistent cost of ownership when you tie a lease term with our best-in-industry warranty. We have individuals that can visit each public agency or put together seminars or web conferences for simply continuing education on these subjects	*

60	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	See "Club Car Terms and Conditions of Equipment Sale Form LD-103.pdf"	*
61	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Yes but will vary by local dealer (reseller), P-cards are accepted for payment but are at the local dealer's (selling agents) discretion. There could be an additional fee of the total purchase price for utilizing this type of payment process.	*
62	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Will be a mix between line-item discounts and product-category discounts. Please see "2024 Sourcewell RFP 091024 Consolidated Vehicle Pricing US$ MSRP (Rev9123-9124).pdf" for discount details. For the contiguous United States, our pricing model is a discount off US MSRP. For Hawaii, Alaska, and US Islands, the discount structure is the same (discount off US MRSP) & freight is not included in the price. Freight will be determined at the time of the sale by the distributor/dealer. For Canada, the pricing model is our US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at that time according to the Bank of Canada - Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied. Bank of Canada - Monthly Exchange Rate https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/	*

63	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Product Discount off US Suggested List Price (MSRP) Fleet Golf Cars: • Tempo 2 Passenger, Precedent i2 & Tempo 2 Passenger Lithium Ion -34% Utility Vehicles (2wd Small Bed): • Carryall 100 -14% Utility Vehicles (2wd Med & Large Bed): • Carryall 300, Carryall 500, Carryall 500 HP, CA500 Li-Ion, Carryall 502, CA502 Li-Ion, Carryall 550, CA550 Li-Ion, Carryall 700, Carryall 700 HP, CA700 Li-Ion & Carryall 900 -19% Utility Vehicles (4x4/AWD): • Carryall 1500 2WD, Carryall 1500 AWD & Carryall 1700 AWD -14% Transportation Vehicles (Villager & Transporter): • Transporter, Transporter HP, Transporter XL & Transporter XLC -19% • Tempo 2 (P.O.V.), Tempo 2 Lithium (P.O.V.), Tempo 2 + 2 & Tempo 2 + 2 Lithium Ion -19% • Villager 2, Precedent i2 Villager 4, Villager 6, Villager 6 HP, Villager 8 & Villager 8 HP -19% Hospitality Vehicles: • Café Express -19% Low Speed Vehicles (LSVs): • Carryall 510 LSV, Carryall 710 LSV -12% Accessories/Options/Custom Solutions/SVP – • Fleet GC, Utility, Transportation, Hospitality & LSV only (Factory & Field) - Discounted separately from top level vehicle. *Excludes Truckster & Consumer* -15% Truckster LSV & Non LSV: • Club Car Urban XR & Urban LSV - 10% • Truckster only (Factory & Field) - Accessories / Options / Custom Solutions/SVP Parts - Discounted separately from top level vehicle. -10% Consumer - Premium Luxury Cars (PLC): • Garia LSV / PTV – Via 2, Via 2 OFF-X, Via 2+2, Via 2+2 OFF-X, Via 4, Via 4 OFF-X, Via 4+2 & Via 4+2 OFF-X -2% • Accessories/Options/Custom Solutions/SVP - Discounted separately from top level vehicle. -5% Consumer - Neighborhood Electric Vehicle (NEV): • CRU & Accessories MSRP – no discount Consumer - Personal Transportation Vehicles (PTV): • Onward 2P NL, Onward 2P NL HP FLA, Onward Lithium Ion 2P, Onward 4P NL, Onward Lithium Ion 4P, Onward 4P NL HP FLA, Onward 6P NL, Onward 4P L, Onward 4P L HP FLA, Onward 4P L LI, Onward 6P Lifted & Accessories. MSRP – no discount Please see "2024 Sourcewell RFP 091024 Consolidated Vehicle Pricing US$ MSRP (Rev9123-9124).pdf" for discount structure details.	*
64	Describe any quantity or volume discounts or rebate programs that you offer.	Any quantity or volume discounts will be evaluated on a case by case basis.	*
65	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or "non-contracted items". For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	“open market” items or "non-contracted items" will be quoted separately at time of each request.	*

66	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Prepping, PDI/Set-Up Fees, Club Car will implement the following prepping/PDI fees for the basic vehicle configurations. o For Truckster Vehicles - Club Car Urban XR & Urban LSV: $1,100 prepping fee o For all remaining Commercial Utility Vehicles (2wd & 4x4), Transportation, Low Speed Vehicles, PLC, NEV & PTV: $1,200 prepping fee for basic vehicles to include canopy top & windshield installation. $1,550 prepping fee for vehicles with the standard basic cab assembly $1,150 prepping fee for vehicles with the standard van box to be added in addition to the standard fees listed above if combined with a cab or canopy top/windshield. o Vehicles that have a higher level of complexity for final assembly charges will be determined by the local Club Car Authorized Dealer (selling agent). o Dealers (selling agents) are all independent businesses. Club Car cannot dictate to them what to charge beyond the base charge to install canopy tops, windshields, basic cabs, and basic van boxes.	*
67	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Freight from Club Car (Evans, GA) facility to local dealer and then dealer delivery fees will be added to all quotes for Sourcewell Members to review. See “2024 CC Freight Rates – Sourcewell RFP090124.pdf“ for freight rates by State & Province. Dealer Delivery Fee Schedule, Local Delivery Fees for all vehicles including Truckster: o The following Dealer delivery fees are to be included in every quote and are on a per vehicle basis: Distance from Dealer to Final Destination Fee Schedule 0-25 round trip miles $175 26-50 round trip miles $350 51-75 round trip miles $525 76-100 round trip miles $700 101 < miles $7.00/mile round trip	*
68	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Participating entities in Hawaii, Alaska, US Territories, and Canada may be subject to additional freight charges. Any additional freight charges would be provided prior to purchase as a pass-through cost and included in the customer quote. These cost will include are are limited to ocean freight, local delivery fees, documentation fees or handling fees.	*
69	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Club Car products will be shipped from our Mfg. facility in Evans, GA to our local distributor/dealer for prepping/set-up and then final delivery to the Sourcewell member/customer but may be available at the Club Car distributor/dealer's location and may be picked up on-site. Will vary by distributor/dealer.	*
70	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	Club Car recently implemented a new Sales Force CPQ ordering system requiring Club Car Dealers/Distributors (resellers) to utilize when placing new Sourcewell orders. The new CPQ ordering system contains the most current Sourcewell approved pricing and will be utilized when a new order is being configured in our system ensuring pricing is correct when quoting Sourcewell Members. Club Car will also conduct a monthly random audit of orders for review and verification Sourcewell Members are receiving the correct pricing when leveraging the contract.	*
71	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	Club Car will be measuring sales penetration by state, agency types, by Dealer Channel (selling agents), by Club Car Regional Sales Manager territory, vehicle type and sub categories on a monthly, quarterly and yearly basis.	*
72	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Club Car agrees to pay Sourcewell a 1.0% admin fee for vehicle & accessory sales under the contract excluding freight, shipping, prepping, set-up costs, dealer delivery fees associated with this contract along any taxes or documentation fees.	*

Table 7: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments	
73	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	Comparable	*

Table 8A: Depth and Breadth of Offered Solutions (200 Points)

Line Item	Question	Response *
74	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	Club Car manufactures a full line of golf cars, utility, turf and transportation vehicles. In addition, Club Car produces multiple hospitality and mobile merchandising vehicles to support the needs of public agencies. Club Car can offer the following solutions to public agencies: 2, 4, 6 & 8 passenger vehicles, electric, lithium, gas, diesel powered, 2wd, 4wd and cargo carrying vehicles to include our LSV electric truck. The Club Car portfolio includes products for: · Golf Operations: Tempo® golf cars, Carryall® utility vehicles, and Café Express refreshment centers · Commercial and Business: Street-legal Carryall LSVs, Urban LSV small wheeled lithium-ion truck, Villager and Transporter multi-passenger, and Carryall 4x2 utility vehicles and 4x4 utility vehicles · Custom Solutions & Fit-to-Task Vehicles, where ideas are turned into reality for colleges and universities, hotels and resorts and many other markets. Our Custom Solutions Department will work with customers on developing special options for unique tasks such as ladder rack, special cargo and van boxes, special lighting and ambulance packages to name a few. We provide vehicles that are specifically designed, tested and proven to both maximize worker safety and productivity and reduce the added costs and time to build on very unique vehicles. We have the following vehicles already in mass production: ambulance, trash dump, facilities-engineering, housekeeping, food service, security, grounds maintenance, refuse removal, ADA compliant transportation, and cemetery casket carrying vehicle. These vehicles are standard, easily quotable with reduced lead times. · We're also recognized as an innovation leader. The Visage Mobile Golf Information System (Connectivity) is the latest in a long line of technical advances that improve the golfer's experience and help courses operate more efficiently. · Club Car offers hundreds of accessories and options that let Sourcewell Members customize their golf and utility vehicles to their usage.
75	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Fleet Golf Cars: • Tempo 2 Passenger, Precedent i2 & Tempo 2 Passenger Lithium Ion Utility Vehicles (2wd Small Bed): • Carryall 100 Utility Vehicles (2wd Med & Large Bed): • Carryall 300, Carryall 500, Carryall 500 HP, CA500 Li-Ion, Carryall 502, CA502 Li-Ion, Carryall 550, CA550 Li-Ion, Carryall 700, Carryall 700 HP, CA700 Li-Ion & Carryall 900 Utility Vehicles (4x4/AWD): • Carryall 1500 2WD, Carryall 1500 AWD & Carryall 1700 AWD Transportation Vehicles (Villager & Transporter): • Transporter, Transporter HP, Transporter XL & Transporter XLC • Tempo 2 (P.O.V.), Tempo 2 Lithium (P.O.V.), Tempo 2 + 2 & Tempo 2 + 2 Lithium Ion • Villager 2, Precedent i2 Villager 4, Villager 6, Villager 6 HP, Villager 8 & Villager 8 HP Hospitality Vehicles: • Café Express Low Speed Vehicles (LSVs): • Carryall 510 LSV, Carryall 710 LSV Truckster LSV & Non LSV: • Club Car Urban XR & Urban LSV Consumer - Premium Luxury Cars (PLC): • Garia LSV / PTV – Via 2, Via 2 OFF-X, Via 2+2, Via 2+2 OFF-X, Via 4, Via 4 OFF-X, Via 4+2 & Via 4+2 OFF-X Consumer - Neighborhood Electric Vehicle (NEV): • CRU & Accessories Consumer - Personal Transportation Vehicles (PTV): • Onward 2P NL, Onward 2P NL HP FLA, Onward Lithium Ion 2P, Onward 4P NL, Onward Lithium Ion 4P, Onward 4P NL HP FLA, Onward 6P NL, Onward 4P L, Onward 4P L HP FLA, Onward 4P L LI, Onward 6P Lifted & Accessories. Accessories/Options/Custom Solutions/SVP Parts (ordered with vehicle)
76	Identify the engine types available for your products (e.g. gasoline, diesel, CNG, propane, hybrid, electric etc.)	gasoline, diesel, electric DC & AC motor, Lithium AC motor.

Table 8B: Depth and Breadth of Offered Solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
77	Utility vehicles, task vehicles, cargo quad cycles, cargo tri cycles , golf carts, low-speed vehicles (LSV)	(•) Yes ( ) No	Utility vehicles, task vehicles, golf carts, low-speed vehicles (LSV) along with high end consumer vehicles	*
78	Parking enforcement, patrol and EMS solutions	(•) Yes ( ) No	Parking enforcement, patrol and EMS solutions	*
79	Passenger shuttles, burden carriers, tow tractors, baggage trucks	(•) Yes ( ) No	Passenger shuttles	*
80	Side–by-sides, all-terrain vehicles (ATV), snowmobiles, motorcycles, personal watercraft, amphibious vehicles, autonomous vehicles	(•) Yes ( ) No	Side–by-sides 25mph max speed	*
81	Food and beverage solutions, athletic and campus-use vehicles	(•) Yes ( ) No	Food and beverage solutions, athletic and campus-use vehicles along with merchandise vehicles	

Table 9: Exceptions to Terms, Conditions, or Specifications Form

Line Item 82. **NOTICE**: To identify any exception, or to request any modification, to Sourcewell standard Master Agreement terms, conditions, or specifications, a Proposer must submit the proposed exception(s) or requested modification(s) via redline in the Master Agreement Template provided in the “Bid Documents” section. Proposer must upload the redline in the “Requested Exceptions” upload field. All exceptions and/or proposed modifications are subject to review and approval by Sourcewell and will not automatically be included in the Master Agreement.

Do you have exceptions or modifications to propose?	Acknowledgement *
	( ) Yes (•) No

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as “Marketing Plan.”

- Pricing - 2024 Sourcewell RFP 091024 Consolidated Vehicle Pricing US$ MSRP (Rev9123-9124).pdf - Wednesday September 04, 2024 11:49:08
- Financial Strength and Stability (optional)
- Marketing Plan/Samples - Club Car Marketing.zip - Wednesday September 04, 2024 12:14:35
- WMBE/MBE/SBE or Related Certificates (optional)
- Standard Transaction Document Samples - Club Car Terms and Conditions of Equipment Sale Form LD-103.pdf - Wednesday September 04, 2024 11:49:49
- Requested Exceptions (optional)
- Upload Additional Document - 2024 CC Freight Rates – Sourcewell RFP090124.pdf - Wednesday September 04, 2024 11:50:02
- Additional Document - Urban_Spring2024v2_1200x627.png - Wednesday September 04, 2024 12:11:59

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - David Peterson, Strategic Account Manger, Club Car LLC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum 3 Utility Transport Golf Vehicles RFP 091024 Wed August 21 2024 02:38 PM	☑	1
Addendum 2 Utility Transport Golf Vehicles RFP 091024 Tue August 13 2024 01:08 PM	☑	1
Addendum 1 Utility Transport Golf Vehicles RFP 091024 Wed July 24 2024 09:44 AM	☑	1

City of New Haven

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

Text File

File Number: LM-2026-0060

Agenda Date: **Version:** 1 **Status:** Passed

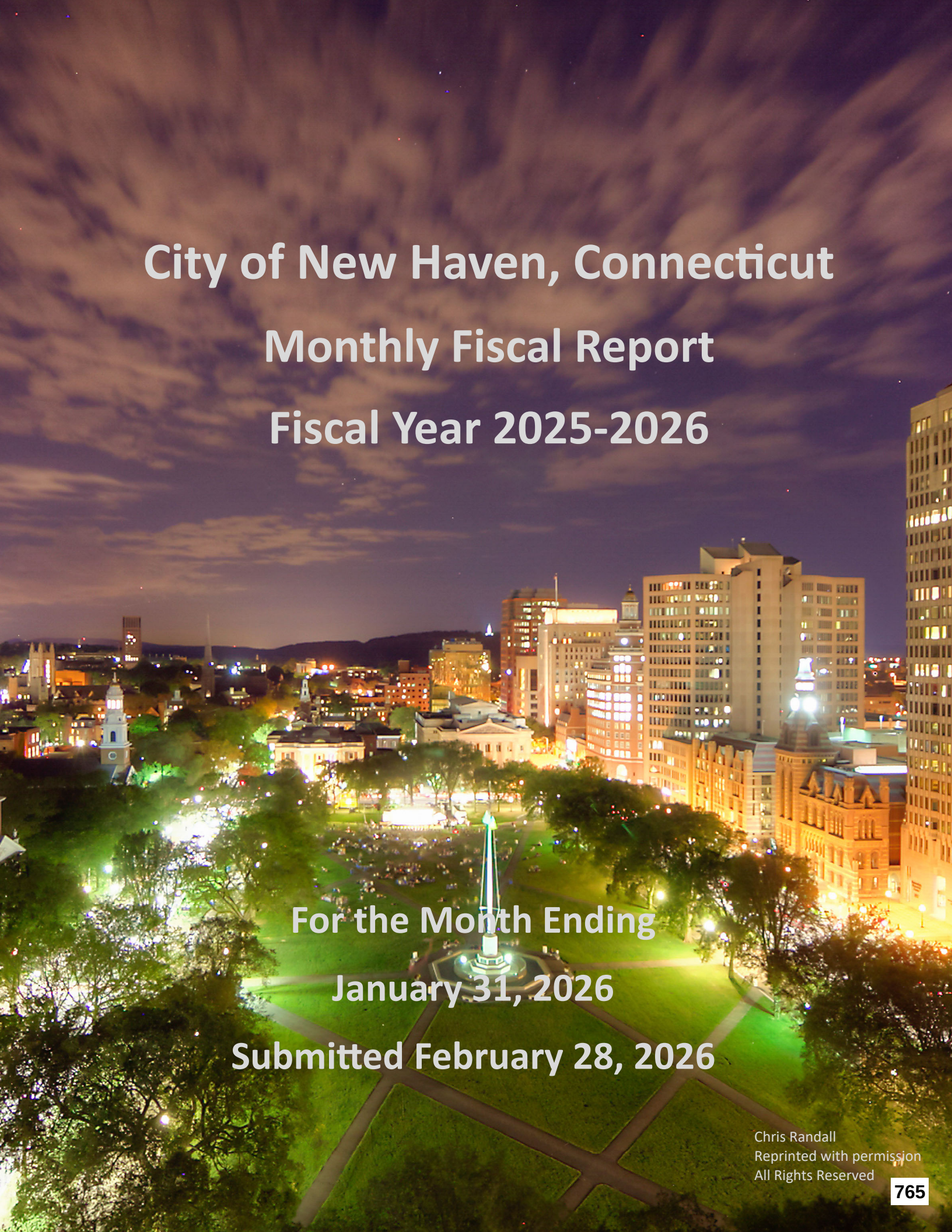
In Control: Board of Alders **File Type:** Order

BE IT ORDERED by the New Haven Board of Alders that the updated financial report for the month ended January 31, 2026, submitted by the Mayor pursuant to Article VIII Section 5 of the Charter of the City of New Haven, Connecticut, be read and filed.
ORDER TO READ AND FILE THE UPDATED BUDGETARY AND FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2026 IN COMPLIANCE WITH ARTICLE VIII SECTION 5 OF THE CHARTER.

City of New Haven, Connecticut

Monthly Fiscal Report

Fiscal Year 2025-2026



For the Month Ending

January 31, 2026

Submitted February 28, 2026

Chris Randall
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City of New Haven
Justin M. Elicker, Mayor

February 28, 2026

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

Dear Honorable Board:

In compliance with Article VIII, Section 5 of the Charter of the City of New Haven, please find attached the required budgetary and financial reports for the month of January 2026.

As required by City Charter, the report shall be filed in the Office of the City Clerk where it shall be available for public inspection. Copies will also be made available to members of the Financial Review and Audit Commission.

Thank you.

Very truly yours,

Justin M. Elicker,
Mayor

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City of New Haven, Monthly Financial Report Disclosure Note

The information set forth herein is for internal use purposes only and is not based on audited financial information. Such information provided herein is not guaranteed as to accuracy or completeness by the City and is not intended to be and is not to be construed as a representation by the City.

Statements in these monthly financial statements that are not historical facts are forward-looking statements based on current expectations of future events and are subject to risks and uncertainty. Actual results could differ materially from those expressed or implied by such statements. The City therefore cautions against placing reliance on the forward-looking statements included in these monthly financial statements. All forward-looking statements included in these monthly financial statements are made only as of the date hereof and the City does not assume any obligation to update any forward-looking statements made by the City as a result of new information, future events or other factors.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of these monthly financial statements shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date of these monthly financial statements.

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CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; January 2026

	FY 2024-25	*FY 2024-25*	*Surplus/(Deficit)*
	BOA	**FORECASTED**	**Net Change**
EXPENDITURES	$702,340,050	$715,316,314	($12,976,264)
REVENUE	$702,340,050	$705,507,724	$3,167,674
			($9,808,590)

CITY FUND BALANCE (UNAUDITED) AS OF MONTH ENDING; January 2026

	General Fund	Litigation Fund	Medical Fund	Workers Compensation
Total Revenues	$705,507,724	$1,750,553	$128,212,328	$5,005,761
Total Expenditures	$715,316,314	$1,750,553	$131,242,574	$4,695,721
FY 2023-24 Forecasted Operating Results Excess (Deficiency)	**($9,808,590)**	$ -	**($3,030,246)**	**$310,040**
Beginning Year Fund Balance	$50,348,901	$1,785,368	$4,331,891	$339,175
FY 2023-24 Forecasted Operating Results Excess (Deficiency)	($9,808,590)	$0	($3,030,246)	$310,040
Restricted Fund Balance	$0	$0	$0	$0
Ending Fund Balance	***$40,540,311***	***$1,785,368***	***$1,301,645***	***$649,215***

Cumulative Beginning Fund FY 2023-204	***$56,805,335***
Cumulative Ending Fund Balance FY 2023-2024	***$44,276,539***
Net Change in Fund Balance	***($12,528,796)***
Net Percentage Change in Fund Balance	**-22.06%**

SUMMARY- CHANGES FROM PRIOR REPORT

Expenditures Changes

	December-25 Surplus / (Deficit)	January-26 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
Legislative Services	$0	$0	$0	
Mayor's Office	$0	$0	$0	
Chief Administrators Office	$0	$0	$0	
Corporation Counsel	$0	$0	$0	
Finance Department	($1,914,609)	($1,169,251)	$745,358	
Information and Technology	$0	$0	$0	
Office of Assessment	$0	$0	$0	
Library	$0	$0	$0	
Park's and Recreation	$0	$0	$0	
City Clerk's Office	$0	$0	$0	
Registrar of Voters	$0	$0	$0	
Public Safety/911	$0	($25,592)	($25,592)	Based on current spending trends
Police Department	$0	$0	$0	
Fire Department	$0	($602,342)	($602,342)	Based on current spending trends
Health Department	$0	$0	$0	
Fair Rent	$0	$0	$0	
Elderly Services	$0	$0	$0	
Youth Services	$0	$0	$0	
Services with Disabilities	$0	$0	$0	
Community Services	$0	$0	$0	
Youth and Recreation	$0	$0	$0	
Vacancy Savings	$0	$0	$0	
Various Organizations	$0	$0	$0	
Non-Public Transportation	$0	$0	$0	
FEMA Match	$0	$0	$0	
Contract Reserve	$0	$0	$0	
Expenditure Reserve	$0	$0	$0	
Public Works	$0	$0	$0	
Engineering	$0	$0	$0	
Parks and Public Works	$0	$0	$0	
Debt Service	($500,000)	($500,000	($500,000)	
Master Lease	$0	$0	$0	
Rainy Day Replenishment	$0	$0	$0	
Development Operating Subsidies	($27,426)	($49,936)	($22,510)	Actual costs exceeded budget
City Plan	$0	$0	$0	
Transportation Traffic and Parking	$0	$0	$0	
Commission on Equal Opportunity	$0	$0	$0	
Office of Bld, Inspect& Enforc	$0	$0	$0	
Economic Development	$0	$0	$0	
Livable Cities Initiatives	$0	$0	$0	
Pension(s)	$0	$0	$0	
Self-Insurance	($2,599,979)	($2,629,422)	($29,443)	Increases liability insurance costs
Employee Benefits	$0	$0	$0	
Education	($8,500,000)	($8,500,000)	$0	As per DOE Dec report
	($13,542,014)	**($12,976,543)**	**$565,471**	

CITY OF NEW HAVEN MONTHLY FINANCIAL REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; January 2026

	December-25 Surplus / (Deficit)	January-26 Surplus / (Deficit)	Net Change Savings (Decrease) / Increase	Comments on Expenditure/Revenue Changes
City Sources				
PROPERTY TAXES	$0	$0	$0	Based on current collections
BUILDING PERMITS	$0	$0	$0	
PARKING METERS	$0	$0	$0	
PARKING TAGS	$0	$0	$0	
OTHER LIC., PERMITS & FEES	$0	$111,655	$111,655	Building permits are exceeding budget- building permits up
INVESTMENT INCOME	($1,250,000)	($850,000)	$400,000	Investment income expected to exceed budget
RENTS & FINES	$0	$0	$0	
PAYMENTS IN LIEU OF TAXES	$0	$0	$0	
OTHER TAXES AND ASSESSMENTS	$0	$0	$0	
MISCELLANEOUS & OTHER REVENUE	$84,553	$84,553	$84,553	Based on current collections
CITY SOURCES SUB-TOTAL	($1,165,447)	($653,792)	$596,208	
State Sources				
STATE GRANTS FOR EDUCATION	$0	$0	$0	based on governors budget
STATE GRANTS & PILOTS	$3,338,492	$3,920,099	$581,607	based on collections
STATE SOURCES SUB - TOTAL	**$3,338,492**	**$3,920,099**	**$581,607**	
REVENUE TOTAL	**$2,173,045**	**$3,266,308**	**$1,093,263**	
Transfers From Other Sources	**$0**	**$0**	**$0**	

SUMMARY OF TAX COLLECTIONS
FISCAL YEAR 2025-2026
January 2026

SUMMARY OF TAX COLLECTIONS									
Collection Date	Fiscal Year 2020-21 Collections 12/31/2021	Fiscal Year 2021-22 Collections 12/31/2022	Fiscal Year 2022-23 Collections 12/31/2023	Fiscal Year 2023-24 Collections 12/31/2024	Fiscal Year 2024-25 Collections 12/31/2025	Fiscal Year 2024-2025 Budget 12/31/2026	Fiscal Year 2025-2026 Budget 12/31/2026	Fiscal Year 2025-2026 Budget 12/31/2027	FY 2025-26 % Budget Collected
I. Current Taxes									
Real Estate	$203,990,281	$199,133,332	$202,320,546	$265,689,413	$267,763,523	$288,990,061.00	$244,969,023.63	$292,494,424.00	84%
Personal Property	$18,348,779	$20,393,365	$24,481,939	$25,481,811	$26,441,131	$27,088,329.00	$19,536,445.22	$28,161,086.00	69%
Motor Vehicle	$12,872,129	$13,504,005	$12,098,170	$13,468,887	$12,260,847	$15,389,597.00	$11,340,406.28	$15,016,286.00	76%
Supplemental MV	$1,389,282	$1,871,650	$1,374,057	$1,634,979	$1,505,802	$2,030,027.00	$1,293,109.16	$2,200,000.00	59%
Current Interest	$317,164	$408,153	$445,544	$466,667	$469,232	$1,000,000.00	$552,339.86	$1,400,000.00	39%
Tax Initiative	$0	$0	$0	$0	$0	$0.00	$0.00	$1,777,612.00	
Sub-Total	**$236,917,635**	**$235,310,505**	**$240,720,256**	**$306,741,757**	**$308,440,535**	**$334,498,014**	**$277,691,324**	**$341,049,408**	92%
II. Delinquent Collections									
Delinquent Taxes	$1,707,158	$2,362,363	$2,160,875	$2,049,545	$1,976,888	$3,150,000	$2,871,016	$3,500,000	82%
Delinquent Interest	$404,865	$605,907	$678,155	$873,583	$1,248,148	$800,000	$1,164,936	$1,350,000	86%
Sub-Total	**$2,112,023**	**$2,968,270**	**$2,839,030**	**$2,923,128**	**$3,225,036**	**$3,950,000**	**$4,035,952**	**$4,850,000**	82%
Total Collections	**$239,029,658**	**$238,278,775**	**$243,559,286**	**$309,664,885**	**$311,665,571**	**$338,448,014**	**$281,727,276**	**$345,899,408**	**174%**

REVENUE SUMMARY ANALYSIS

FISCAL YEAR 2025-2026

MONTH ENDING; January 2026

	FY 2020-21 through 11/30/2020	FY 2021-22 through 11/30/2021	FY 2022-23 through 11/30/2022	FY 2023-24 through 11/30/2023	FY 2024-25 through 11/30/2024	FY 2025-26 through 11/30/2025	FY 26 Vs 25 YTD +/-
CITY SOURCES							
PROPERTY TAXES	$239,029,658	$238,278,775	$243,559,286	$309,664,885	$267,763,523	$244,969,024	($22,794,499)
LICENSES, PERMITS & FEES	$15,710,322	$8,507,850	$14,494,104	$12,587,156	$18,945,657	$21,244,545	$2,298,888
INVESTMENT INCOME	$73,209	$108,360	$2,298,574	$1,514,327	$1,978,280	$1,680,367	($297,913)
RENTS & FINES	$795,784	$1,600,829	$1,086,286	$1,236,181	$1,809,565	$2,231,182	$421,617
PAYMENTS IN LIEU OF TAXES	$682,466	$1,935,148	$1,770,636	$1,244,272	$469,232	$1,764,859	$1,295,627
OTHER TAXES AND ASSESSMENTS	$5,140,443	$2,009,054	$6,511,536	$6,366,007	$5,601,221	$6,135,834	$534,613
MISCELLANEOUS & OTHER REVENUE	$1,607,429	$694,174	$15,976,127	$12,169,240	$514,244	$15,266,398	$14,752,154
CITY SOURCES SUB-TOTAL	**$263,039,311**	**$253,134,190**	**$285,696,548**	**$344,782,068**	**$297,081,722**	**$293,292,209**	**($47,700,346)**
STATE SOURCES							
STATE GRANTS FOR EDUCATION	$75,035,818	$71,254,762	$71,254,762	$71,254,762	$71,254,762	$35,627,381	($35,627,381)
STATE GRANTS & PILOTS	$61,717,173	$111,603,456	$119,515,204	$122,393,028	$119,532,140	$128,276,543	$8,744,403
STATE SOURCES SUB-TOTAL	**$136,752,991**	**$182,858,218**	**$190,769,966**	**$193,647,790**	**$190,786,902**	**$163,903,924**	**$2,877,824**
GRAND TOTAL	**$399,792,302**	**$435,992,408**	**$476,466,514**	**$538,429,858**	**$487,868,624**	**$457,196,133**	**($44,822,521)**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; January 2026

Account Description	A FY 2024-25 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section I. General Property Taxes						
Current Taxes						
Real Estate	$292,494,424	$69,994,188	$244,969,024	83.75%	$292,494,424	$0
Personal Property	$28,161,086	$1,299,695	$19,536,445	69.37%	$28,161,086	$0
Motor Vehicle	$15,016,286	$2,965,082	$11,340,406	75.52%	$15,016,286	$0
Supplemental Motor Vehicle	$2,200,000	$1,363,238	$1,293,109	58.78%	$2,200,000	$0
Current Interest	$1,400,000	$67,933	$552,340	39.45%	$1,400,000	$0
Tax Collection Initiatives:	$1,777,612	$0	$0	0.00%	$1,777,612	$0
Sub-Total	$341,049,408	$75,690,136	$277,691,324	81.42%	$341,049,408	$0
Delinquent City Taxes						
Real Estate & Personal Property	$3,500,000	$305,357	$2,871,016	82.03%	$3,500,000	$0
Interest & Penalties	$1,350,000	$113,056	$1,164,936	86.29%	$1,350,000	$0
Sub-Total	$4,850,000	$418,413	$4,035,952	83.22%	$4,850,000	$0
Sec I. Property Taxes Total	**$345,899,408**	**$76,108,549**	**$281,727,276**	**81.45%**	**$345,899,408**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; January 2026

Account Description	A FY 2024-25 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section II. State Grants						
State Grants for Education						
Education Cost Sharing	$142,500,000	$0	$35,627,381	25.00%	$142,500,000	$0
Special Education Reimbursement	$0	$0	$0	0.00%	$0	$0
State Aid for Constr. & Reconst	$0	$0	$0	0.00%	$0	$0
Health Svc-Non-Public Schools	$35,000	$0	$0	0.00%	$35,000	$0
School Transportation	$0	$0	$0	0.00%	$0	$0
Education, Legally Blind	$0	$0	$0	0.00%	$0	$0
Sub-Total	$142,535,000	$0	$35,627,381	25.00%	$142,535,000	$0
City PILOT and State Grants						
PILOT: State Property	$0	$0	$0	0.00%	$0	$0
PILOT: Colleges & Hospitals	$0	$0	$0	0.00%	$0	$0
Tiered PILOT	$101,078,558	$0	$101,377,254	100.30%	$101,377,254	$298,696
Distressed Cities Exemption	$0	$0	$0	0.00%	$0	$0
Tax Relief for the Elderly-Freeze	$0	$0	$0	0.00%	$0	$0
Homeowners Tax Relief-Elderly Cir	$0	$0	$0	0.00%	$0	$0
Tax Abatement	$0	$0	$0	0.00%	$0	$0
Reimb.-Low Income Veterans	$0	$0	$13,999	100.00%	$13,999	$13,999
Reimb. - Disabled	$0	$0	$8,388	100.00%	$8,388	$8,388
Pequot Funds	$5,503,352	$0	$1,834,451	33.33%	$5,503,352	$0
Telecommunications Property Tax	$955,000	$0	$0	0.00%	$955,000	$0
Town Aid: Roads	$1,709,975	$0	$854,203	49.95%	$1,709,975	$0
Agriculture Rents and Taxes	$0	$81,607	$589,081	100.00%	$589,081	$589,081
Municipal Revenue Sharing/PILOT	$0	$0	$0	0.00%	$0	$0
Motor Vehicle Tax Red. PILOT	$4,045,204	$0	$4,045,204	100.00%	$4,045,204	$0
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal stabilization grant	$0	$0	$0	0.00%	$0	$0
CT Supplemental Revenue Sharing	$16,921,822	$0	$19,431,758	114.83%	$19,931,758	$3,009,936
Grants for Municipal Projects	$0	$0	$0	0.00%	$0	$0
Municipal Revenue Sharing PA 22-	$0	$0	$0	0.00%	$0	$0
Municipal Gaming Revenue	$0	$0	$0	0.00%	$0	$0
Off Track Betting	$350,000	$2,049	$122,206	34.92%	$350,000	$0
Sub-Total	$130,563,911	$83,656	$128,276,543	98.25%	$134,484,010	$3,920,099
Section II State Grants Total	**$273,098,911**	**$83,656**	**$163,903,924**	**60.02%**	**$277,019,010**	**$3,920,099**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING: January 2026

Account Description	A FY 2024-25 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section III. License, Permits, & Fees						
Other Agencies	$35,000	$2,480	$47,497	135.70%	$47,497	$12,497
Maps/Bid Documents	$0	$0	$0	0.00%	$0	$0
Office of Technology	$0	$0	$250	100.00%	$250	$250
Parks Lighthouse (Admission & Co	$70,000	$0	$160,779	229.68%	$160,779	$90,779
Park Dept.-Carousel & Bldng	$1,000	$0	$1,306	130.60%	$1,306	$306
Park Dept.-Other Fees	$70,000	$0	$43,625	62.32%	$70,000	$0
Town Clerk/City Clerk	$350,000	$25,418	$235,919	67.41%	$350,000	$0
Police Service	$100,000	$8,118	$49,645	49.65%	$100,000	$0
Police - Animal Shelter	$5,000	$131	$1,353	27.06%	$5,000	$0
Police-General Fingerprinting	$10,000	$855	$5,960	59.60%	$10,000	$0
Police - Towing	$100,000	$7,175	$51,575	51.58%	$100,000	$0
Fire Service	$80,000	$10,822	$87,809	109.76%	$87,809	$7,809
Fire Insurance Recoveries	$100,000	$0	$124,737	124.74%	$100,000	$0
Fire Services-Vacant Building	$200,000	$0	$0	0.00%	$200,000	$0
Fire Prevention Services	$125,000	$0	$0	0.00%	$125,000	$0
Non Life Fire Hazard Reg. Fees	$125,000	$0	$0	0.00%	$125,000	$0
Health Services	$550,000	$0	$43,700	7.95%	$550,000	$0
School Health Screening	$15,000	$0	$0	0.00%	$15,000	$0
School Based Health Clinic Permit	$0	$0	$0	0.00%	$0	$0
Registrar of Vital Stats.	$650,000	$37,156	$326,798	50.28%	$650,000	$0
Lead Inspection Fees	$20,000	$0	$2,906	14.53%	$20,000	$0
P.W.-Public Space Lic./Permits	$150,000	$0	$51,258	34.17%	$150,000	$0
Public Works Evictions	$2,500	$70	$610	24.40%	$2,500	$0
Public Works Bulk Trash	$11,000	$600	$5,300	48.18%	$11,000	$0
Storm Water	$6,000	$0	$1,000	16.67%	$6,000	$0
Residential Parking	$0	$0	$0	0.00%	$0	$0
Traffic & Parking/Meter Receipts	$4,400,000	$69,152	$2,320,789	52.75%	$4,400,000	$0
Vision Zero	$700,000	$0			$700,000	$0
TT&P Permits	$0	$0	$15	100.00%	$15	$15
Building Inspections	$26,000,000	$1,710,106	$17,641,984	67.85%	$26,000,000	$0
Permit and License Center OBIE	$65,000	$0	$20,140	30.98%	$65,000	$0
High School Athletics	$35,000	$12,076	$14,789	42.25%	$35,000	$0
LCI Ticket Collections	$50,000	$0	$4,800	9.60%	$50,000	$0
Engineer's Cost Recovery	$7,500	$0	$0	0.00%	$7,500	$0
Sec. III Lic., Permits, Fees Total	**$34,033,000**	**$1,884,160**	**$21,244,545**	**62.42%**	**$34,144,655**	**$111,655**
Section IV. Interest Income						
Section IV. Interest Income Total	**$3,250,000**	**$23,961**	**$1,680,367**	**51.70%**	**$ 2,400,000**	**($850,000)**
Section V. Rents and Fines						
Received from Rents						
Parks Employee Rents	$10,800	$0	$888	8.22%	$10,800	$0
Misc. Comm Dev Rent	$15,000	$1,255	$8,785	58.57%	$15,000	$0
Coliseum Lots	$240,000	$0	$0	0.00%	$240,000	$0
Parking Space Rental	$3,000	$275	($1,468)	FALSE	$3,000	$0
Sub-Total	$268,800	$1,530	$8,204	3.05%	$268,800	$0
Received from Fines						
Superior Court	$50,000	$0	$25,349	50.70%	$50,000	$0
Parking Tags	$4,822,827	$23,287	$2,005,670	41.59%	$4,822,827	$0
Parking Tags-Street Sweeping	$0	$0	$0	0.00%	$0	$0
Delinquent Tag Collections	$0	$0	$0	0.00%	$0	$0
Police False Alarm	$100,000	$7,284	$39,058	39.06%	$100,000	$0
P.W. Public Space Violations	$5,000	$0	$3,250	65.00%	$5,000	$0
CEO Fines	$150,000	$46,950	$149,650	99.77%	$150,000	$0
Sub-Total	$5,127,827	$77,521	$2,222,978	43.35%	$5,127,827	$0
Section V. Rents and Fine Total	**$5,396,627**	**$79,051**	**$2,231,182**	**41.34%**	**$5,396,627**	**$0**

GENERAL FUND REVENUE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING: January 2026

Account Description	A FY 2024-25 Approved Budget	B February-26 Monthly Collection	C Year to Date Cumulative Total	D C / A Year to Date % of Budget Collected	E FY 2024-25 Year End Forecast	F E - A Budget VS Forecast
Section VI. Other Revenues						
Payment in Lieu of Taxes (PILOT)						
So Central Regional Water Auth.	$1,100,000	$0	$568,460	51.68%	$1,100,000	$0
Parking Authority PILOTS	$45,000	$0	$0	0.00%	$45,000	$0
Eastview PILOT	$29,000	$0	$43,391	149.62%	$43,391	$14,391
Trinity Housing	$75,000	$0	$97,861	130.48%	$97,861	$22,861
NHPA : PILOT	$2,000,000	$0	$0	0.00%	$1,500,000	($500,000)
GNHWPCA:PILOT	$608,400	$0	$0	0.00%	$608,400	$0
52 Howe Street	$65,000	$0	$48,546	74.69%	$65,000	$0
Ninth Square	$550,000	$0	$260,878	47.43%	$550,000	$0
Farnham Court PILOT	$30,000	$0	$0	0.00%	$30,000	$0
Temple Street Arcade	$0	$0	$0	0.00%	$0	$0
Misc. PILOTS	$230,000	$0	$745,722	324.23%	$745,722	$515,722
Sub-Total	$4,732,400	$0	$1,764,859	37.29%	$4,785,374	$52,974
Other Taxes and Assessments						
Real Estate Conveyance Tax	$2,820,320	$315,898	$1,956,992	69.39%	$2,820,320	$0
Yale Fire Services	$4,100,000	$0	$4,178,842	101.92%	$4,178,842	$78,842
Air Rights Garage	$175,000	$0	$0	0.00%	$175,000	$0
Sub-Total	$7,095,320	$315,898	$6,135,834	86.48%	$7,174,162	$78,842
Miscellaneous						
Controllers Miscellaneous Revenue	$875,000	$387,981	$880,103	100.58%	$880,103	$5,103
Vehicle Registration	$0	$0	$0	0.00%	$0	$0
Personal Property Audit	$0	$0	$0	0.00%	$0	$0
Sale of Fixed Assets	$1,600,000	$0	$0	0.00%	$1,600,000	$0
BABS Revenue	$275,000	$0	$0	0.00%	$0	($275,000)
Personal Motor Vehicle Reimburser	$13,000	$0	$0	0.00%	$13,000	$0
Neighborhood Preservation Loan	$0	$0	$0	0.00%	$0	$0
Sub-Total	$2,763,000	$387,981	$880,103	31.85%	$2,493,103	($269,897)
Other Revenues						
Liquidation of Grove Street Trust	$0	$0	$0	0.00%	$0	$0
Voluntary Payments	$0	$0	$0	0.00%	$0	$0
Yale University Voluntary Paymen	$22,671,384	$0	$14,062,295	62.03%	$22,671,384	$0
Yale New Haven Hospital Voluntar	$3,200,000	$0	$0	0.00%	$3,200,000	$0
Revenue Initiative	$0	$0	$0	0.00%	$0	$0
Anticipated State/Partner Aid	$0	$0	$0	0.00%	$0	$0
Bond Premium	$0	$0	$0	0.00%	$0	$0
Police Vehicle Extra Duty	$200,000	$40,720	$324,000	162.00%	$324,000	$124,000
Sub-Total	$26,071,384	$40,720	$14,386,295	55.18%	$26,195,384	$124,000
Section VI. Other Revenue Total	**$40,662,104**	**$744,599**	**$23,167,091**	**56.97%**	**$40,648,024**	**($14,080)**
Section VII. Federal Aid						
Public Health, Economic Stabilization and Recovery	**$0**	**$0**	**$0**	**0.00%**	$0	**$0**
General Fund Revenue Total	***$702,340,050***	***$78,923,976***	***$493,954,385***	***70.33%***	***$705,507,724***	***$3,167,674***
Transfers From Other Sources	$0	$0	$0		$0	$0
Grand Total of FY 2024-25 GF Revenue	***$702,340,050***	***$78,923,976***	***$493,954,385***	***70.33%***	***$705,507,724***	***$3,167,674***

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; January 2026

		B	C	D	E C + D	F	G F - A
Agency Name	Approved Budget	January 2026 Expenditures	Cumulative Expenditures	Committed Encumbered	Grand Total Expenditures	Forecast to 6/30/2024	Net Change Sur. / (Def.)
Legislative Services	$1,250,198	$81,631	$850,794	$18,933	$869,726	$1,250,198	$0
Mayor's Office	$2,151,109	$188,274	$1,084,013	$265,639	$1,349,651	$2,151,109	$0
Chief Administrators Office	$2,728,617	$178,314	$1,537,926	$780,667	$2,318,593	$2,728,617	$0
Corporation Counsel	$3,565,059	$312,977	$2,074,187	$855,364	$2,929,550	$3,565,059	$0
Finance Department	$11,837,723	$740,158	$10,464,158	$2,542,817	$13,006,974	$13,006,974	($1,169,251)
Information and Technology	$0	$0	$0	$0	$0	$0	$0
Office of Assessment	$953,076	$73,996	$469,320	$280,668	$749,988	$953,076	$0
Central Utilities	$11,521,830	$721,291	$7,038,816	$6,140,605	$13,179,421	$11,521,830	$0
Policy, Management & Grants	$2,142,768	$122,465	$1,067,467	$466,325	$1,533,792	$2,142,489	$279
Library	$5,512,937	$552,793	$2,978,582	$525,182	$3,503,764	$5,512,937	$0
City Clerk's Office	$627,074	$52,267	$317,531	$70,501	$388,032	$627,074	$0
Registrar of Voters	$1,417,798	$60,719	$873,071	$70,386	$943,456	$1,417,798	$0
Parks	$6,659,564	$568,212	$3,979,299	$260,845	$4,240,144	$6,659,564	$0
Public Safety/911	$4,652,200	$493,615	$3,058,680	$0	$3,058,680	$4,677,792	($25,592)
Police Department	$58,589,828	$5,593,552	$33,040,465	$1,283,166	$34,323,631	$58,589,828	$0
Fire Department	$39,962,189	$3,955,983	$24,351,806	$444,628	$24,796,434	$40,564,531	($602,342)
Health Department	$7,168,178	$522,543	$3,195,181	$1,841,337	$5,036,518	$7,168,178	$0
Fair Rent	$267,424	$24,654	$136,285	$8,161	$144,446	$267,424	$0
Elderly Services	$1,081,921	$77,632	$645,244	$194,015	$839,259	$1,081,921	$0
Services with Disabilities	$147,536	$12,044	$82,828	$15,746	$98,574	$147,536	$0
Community Services	$1,069,241	$65,906	$743,557	$0	$743,557	$1,069,241	$0
Recreation and Youth	$3,216,992	$83,586	$2,736,609	$0	$2,736,609	$3,216,992	$0
Community Resilience	$2,634,288	$31,252	$1,526,823	$1,000,855	$2,527,678	$2,634,288	$0
Vacancy Savings	($2,674,448)	$0	$0	$0	$0	($2,674,448)	$0
Various Organizations	$3,097,439	$50,323	$2,752,000	$348,283	$3,100,283	$3,097,439	$0
Non-Public Transportation	$925,000	$346,890	$1,666,714	$426,443	$2,093,157	$925,000	$0
FEMA Clean Up	$0	$0	$0	$0	$0	$0	$0
Contract Reserve	$1,700,000	$0	$0	$0	$0	$1,700,000	$0
Expenditure Reserve	$1,425,000	$0	$1,425,000	$0	$1,425,000	$1,425,000	$0
Public Works	$17,401,910	$1,760,981	$9,716,948	$4,045,452	$13,762,400	$17,401,910	$0
Engineering	$4,747,255	$398,022	$2,451,793	$1,885,624	$4,337,417	$4,747,255	$0
Parks and Public Works	$0	$40	$5,610	$0	$5,610	$0	$0
Debt Service	$67,745,346	$40,420	$67,826,201	$125,000	$67,951,201	$67,745,346	$0
Master Lease	$0	$0	$0	$0	$0	$0	$0
Fund Bal. Replenishment	$0	$0	$0	$0	$0	$0	$0
Development Operating Sub.	$285,000	$22,510	$334,936	$0	$334,936	$334,936	($49,936)
City Plan	$958,487	$75,013	$525,401	$104,062	$629,463	$958,487	$0
Transportation Traffic/Parking	$5,322,175	$511,482	$3,114,477	$338,027	$3,452,504	$5,322,175	$0
Commission on Equal Op.	$353,023	$24,445	$177,970	$0	$177,970	$353,023	$0
Office of Bld, Inspect& Enforc	$2,149,287	$114,843	$798,406	$2,185	$800,592	$2,149,287	$0
Economic Development	$2,580,651	$177,381	$1,750,342	$125,471	$1,875,813	$2,580,651	$0
Livable Cities Initiatives	$1,337,854	$86,182	$957,321	$20,862	$978,183	$1,337,854	$0
Pension(s)	$93,029,799	$697,757	$91,030,743	$0	$91,030,743	$93,029,799	$0
Self-Insurance	$11,750,000	$29,443	$14,379,422	$0	$14,379,422	$14,379,422	($2,629,422)
Employee Benefits	$107,784,938	$1,241,204	$58,752,669	$733,808	$59,486,477	$107,784,938	$0
Board of Education	$213,263,784	$17,641,422	$109,531,658	$73,575,452	$183,107,109	$221,763,784	($8,500,000)
Total Expenditures	**$702,340,050**	**$37,732,221**	**$469,450,392**	**$98,796,507**	**$568,246,899**	**$715,316,314**	**($12,976,264)**

GENERAL FUND EXPENDITURE REPORT
FISCAL YEAR 2025-2026
MONTH ENDING; January 2026

VARIOUS DEPARTMENTAL BREAKDOWNS

Agency Name		Approved Budget	January 2026 Expenditures	Y-T-D Expenditures	Y-T-D Encumbered	Y-T-D Total Expenditure	Total Projected Expenditures	+/- Bud VS Total
Debt Service								
Principal		$42,208,521	$33,752	$41,442,462	$0	$41,442,462	$39,229,539	$2,978,982
Interest		$29,753,718	$6,669	$26,383,740	$0	$26,383,740	$29,753,718	($3,383,372)
Tans Interest		$0	$0	$0	$0	$0	$0	$0
Contractual Services		$0	$0	$0	$125,000	$125,000	$0	$0
Tans Premium		$0	$0	$0	$0	$0	$0	$0
FCAF (School Const. Interest)		$0	$0	$0	$0	$0	$0	$0
Premium, Refunding, Sweep		($1,300,000)	$0	$0	$0	$0	($1,300,000)	$0
	Sub-Total	**$70,662,239**	**$40,420**	**$67,826,201**	**$125,000**	**$67,951,201**	**$67,683,257**	**($404,390)**
Operating Subsidies								
Tweed NH Airport		$0	$0	$0	$0	$0	$0	$0
CT Open		$0	$0	$0	$0	$0	$0	$0
Regional Comm (AMR)		$0	$0	$0	$0	$0	$0	$0
New Haven Works		$0	$0	$0	$0	$0	$0	$0
US Census		$0	$0	$0	$0	$0	$0	$0
Canal Boathouse		$75,000	$22,510	$134,936	$0	$134,936	$134,936	($49,936)
Market New Haven		$0	$0	$0	$0	$0	$0	$0
	Sub-Total	**$75,000**	**$22,510**	**$134,936**	**$0**	**$134,936**	**$134,936**	**($49,936)**
Pension								
Fica and Medicare		$4,700,000	$571,791	$2,825,043	$0	$2,825,043	$4,700,000	$0
City & BOE Pensions		$26,861,039	$0	$27,869,134	$0	$27,869,134	$27,869,134	($1,008,095)
Police and Fire Pension		$57,009,516	$0	$60,087,799	$0	$60,087,799	$57,009,516	$0
State Teachers Subsidy		$0	$0	$0	$0	$0	$0	$0
Executive Mgmt. Pension		$300,000	$125,966	$248,768	$0	$248,768	$248,768	$51,232
	Sub-Total	**$88,870,555**	**$697,757**	**$91,030,743**	**$0**	**$91,030,743**	**$89,827,418**	($956,863)
Self Insurance								
General Insurance Policies		$8,500,000	$29,443	$11,079,422	$1,470,333	$12,549,755	$11,079,422	($2,579,422)
General Litigation Fund		$2,500,000	$243,409	$243,409	$0	$243,409	$243,409	$2,256,591
	Sub-Total	**$11,000,000**	**$272,852**	**$11,322,831**	**$1,470,333**	**$12,793,164**	**$11,322,831**	**($322,831)**
Employee Benefits								
Life Insurance		$730,000	$0	$0	$0	$0	$730,000	$0
Health Insurance		$92,668,210	$0	$53,445,186	$0	$53,445,186	$92,668,210	$0
Workers Comp Cont.		$1,000,000	$53,977	$458,091	$733,808	$1,191,899	$1,000,000	$0
Workers Comp Pay.		$7,800,000	$790,000	$4,330,000	$0	$4,330,000	$7,800,000	$0
Perfect Attendance		$25,000	$500	$11,375	$0	$11,375	$25,000	$0
Longevity		$725,000	$531,186	$540,463	$0	$540,463	$725,000	$0
Unemployment		$500,000	$0	$0	$0	$0	$500,000	$0
Reserve Lump Sum		$225,000	($134,631)	($437,446)	$0	($437,446)	$225,000	$0
GASB (Opeb)		$405,000	$0	$405,000	$0	$405,000	$405,000	$0
	Sub-Total	**$104,078,210**	**$1,241,032**	**$58,752,669**	**$733,808**	**$59,486,477**	**$104,078,210**	**$0**

GENERAL FUND SELECTED EXPENDITURE PROJECTION

FISCAL YEAR 2025-2026

MONTH ENDING; January 2026

A comparison of selected department's gross overtime and expenditures compared to the same period in the prior year are cited below.

Selected Department(s) Gross Overtime

	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	+/-
Education	$1,294,451	$1,843,000	$1,480,327	$2,428,860	$2,018,335	$822,814	($1,195,521)
Fire gross	$4,094,007	$4,844,238	$6,276,358	$5,810,123	$8,755,697	$4,733,487	($4,022,210)
Police gross	$7,820,206	$8,986,881	$11,245,894	$13,223,330	$15,522,953	$9,377,488	($6,145,465)
Parks gross	$305,581	$0	$0	$0	$0	$562,049	$562,049
Public Works gross	$0	$1,175,848	$1,305,472	$1,273,030	$1,679,447	$832,432	($847,016)
PS Comm	$805,277	$547,544	$682,737	$895,708	$1,143,502	$912,247	($231,255)
	$14,319,522	$17,397,511	$20,990,788	$23,631,051	$29,119,935	$17,240,516	$5,488,884

Selected Department(s) Expense Roll-Up Summary

Finance

	Budget	FY 25 Projected	+/-	Comment
Salary	$3,803,498	$3,803,498	$0	
Overtime	$220	$220	$0	
Other Personnel Cost	$16,979	$16,979	$0	
Utility	$0	$0	$0	
Non-Personnel	$7,786,095	$7,786,095	$0	
Total	**$11,606,792**	**$11,606,792**	**$0**	

PS Communications

	Budget	FY 25 Projected	+/-	Comment
Salary	$4,036,679	$4,036,679	$0	
Overtime	$250,000	$912,247	($662,247)	Increased overtime due to attrition
Other Personnel Cost	$48,500	$48,500	$0	
Utility	$0	$0	$0	
Non-Personnel	$3,000	$3,000	$0	
Total	**$4,338,179**	**$5,000,426**	**($662,247)**	

Police

	Budget	FY 25 Projected	+/-	Comment
Salary	$34,968,960	$34,968,960	$0	
Overtime	$11,650,000	$11,650,000	$0	
ARPA REIMB	$0	$0	$0	
Other Personnel Cost	$372,050	$372,050	$0	
Utility	$0	$0	$0	
Non-Personnel	$3,916,576	$3,916,576	$0	
Total	**$50,907,586**	**$50,907,586**	**$0**	

Selected Department(s) Expense Roll-Up Summary

Fire

	Budget	FY 25 Projected	+/-	Comment
Salary	$30,232,247	$30,232,247	$0	
Overtime	$5,310,000	$6,310,000	($1,000,000)	Increased overtime due to attrition
ARPA REIMB	$0	$0	$0	
Other Personnel Cost	$2,842,000	$2,842,000	$0	
Utility	$0	$0	$0	
Non-Personnel	$1,552,275	$1,552,275	$0	
Total	**$39,936,522**	**$40,936,522**	**($1,000,000)**	

Health

	Budget	FY 25 Projected	+/-	Comment
Salary	$5,283,944	$5,283,944	$0	
Overtime	$75,000	$75,000	$0	
Other Personnel Cost	$14,000	$14,000	$0	
Utility	$0	$0	$0	
Non-Personnel	$697,445	$697,445	$0	
Total	**$6,070,389**	**$6,070,389**	**$0**	

Parks

	Budget	FY 25 Projected	+/-	Comment
Salary	$5,146,334	$5,146,334	$0	
Overtime	$426,000	$426,000	$0	
Other Personnel Cost	$14,500	$14,500	$0	
Utility	$0	$0	$0	
Non-Personnel	$900,500	$900,500	$0	
Total	**$6,487,334**	**$6,487,334**	**$0**	

Public Works

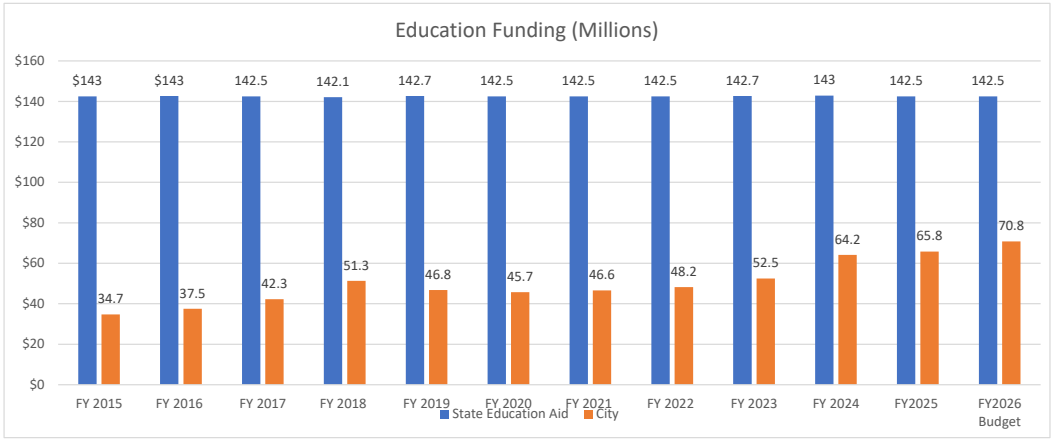
	Budget	4,036,679	+/-	Comment
Salary	$8,000,889	$8,000,889	$0	
Overtime	$982,000	$982,000	$0	
Other Personnel Cost	$59,700	$59,700	$0	
Utility	$0	$0	$0	
Non-Personnel	$7,720,000	$7,720,000	$0	
Total	**$16,762,589**	**$16,762,589**	**$0**	

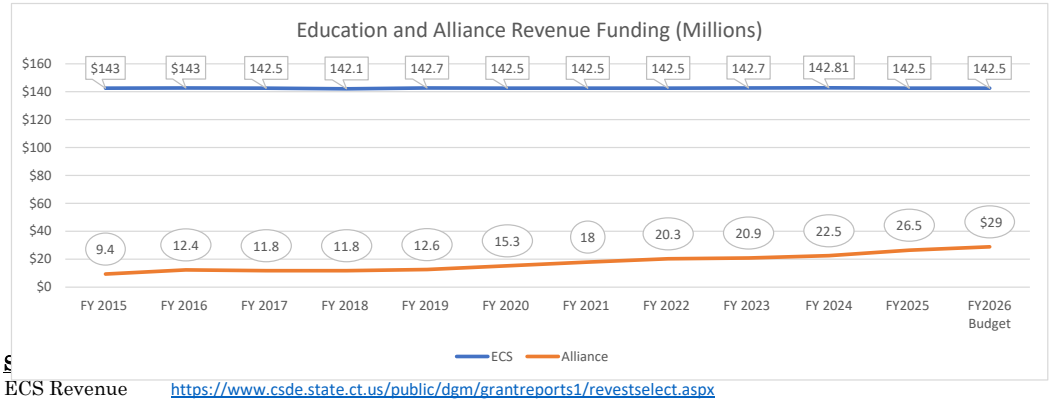
oard of Education General Fund Allocation Breakdow

Education Cost Sharing Funding

	FY 2023-24	*FY 2024-25*	*FY 2025-26 Budget*
1.ECS Entitlement	$165,306,789	$ 168,976,248	$ 168,976,248
2.Alliance Portion	$22,531,420	$ 26,500,000	$ 28,890,000
3. 2024-25 Education Diversity Portion of Alliance Grant	$265,844	$ -	$ -
4. Two Percent Compensatory Education Portion	$0	$ -	$ -
5. Sub-Total Local ECS (General Fund)	***$142,509,525***	***$142,476,248***	***$140,086,248***
6.ECS Prior Year Adjustment	-$4,592	$ -	$ -
7.Excess Costs Grant Prior Year Adjustment	$306,839	$ -	$ -
7.ECS Revenue (Item 4 + Item 5 + Item 6)	**$142,811,772**	**$142,476,248**	**$140,086,248**

**State Statute 10-262u that any increase in Education Cost Sharing must be appllied to the alliance portion of education cost sharing





ECS Revenue https://www.csde.state.ct.us/public/dgm/grantreports1/revestselect.aspx

Alliance Page https://portal.ct.gov/SDE/Alliance-Districts/Alliance-and-Opportunity-Districts



FINANCIAL REPORTS

Period Ending December 31, 2025

New Haven Board of Education
Finance & Operations Committee Meeting
January 20, 2026

NEW HAVEN PUBLIC SCHOOLS' PATH TO EXCELLENCE

Strategic Operating Plan - 2024-2029

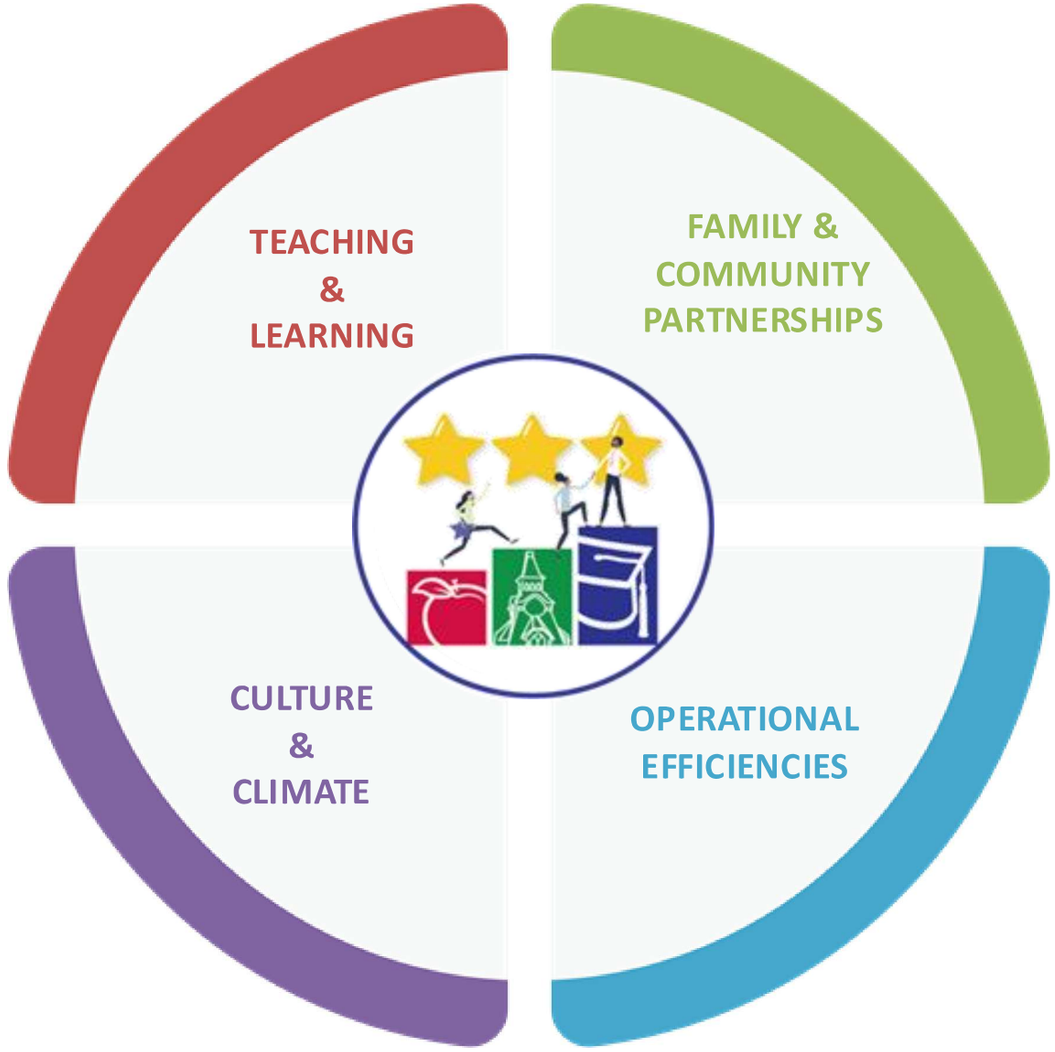
NEW HAVEN PUBLIC SCHOOLS

MISSION

In partnership with families and community, New Haven Public Schools empowers every student to thrive in a safe, inclusive, and supportive environment that embraces and cultivates our vibrant cultural diversity. Together, we nurture critical thinkers and lifelong learners who are prepared for success.

VISION

Our vision is to be a district of excellence that inspires, empowers and equips every student to flourish in and contribute to a changing world.



CORE VALUES

- Equitable Opportunities
- High Expectations
- Collaboration & Partnerships
- Continuous Improvement
- Systemic Accountability

Together, Striving Towards the Next Chapter of Excellence

What is included in this report

NEW HAVEN PUBLIC SCHOOLS

- Monthly Financial Report General Funds as of December 31, 2025

- Monthly Financial Report Special Funds as of December 31, 2025

Summary of Expenses

NEW HAVEN PUBLIC SCHOOLS

- Total expenditures through 12/31/25 are $97.2 M
- General Fund expenditures incurred through 12/31/25 are $73.3M
- Special Fund expenditures incurred through 12/31/25 are $23.9M

NEW HAVEN PUBLIC SCHOOLS

Financial Report
General Fund
December 31, 2025

General Fund Report

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial & EOY Forecast Report (Unaudited) as of December 31, 2025

	FY2026 Adjusted Budget (A)	MONTHLY YTD Actuals (B)	*YTD %*	MONTHLY Encumbrances (C)	Available (A-B+C)	Full-Year Expenditure Forecast (F)	Full Year Variance (A-F)
Salaries							
Teacher Full-Time	$81,428,641	($35,582,074)	*43.70%*	$0	$45,846,567	82,932,908	(1,504,267)
Admin & Management Full-Time	18,993,069	(9,557,483)	*50.32%*	0	9,435,586	20,029,606	(1,036,537)
Paraprofessionals	3,463,116	(1,786,302)	*51.58%*	0	1,676,814	3,555,993	(92,877)
Support Staff Full-Time	11,518,689	(6,108,156)	*53.03%*	0	5,410,533	13,013,551	(1,494,862)
Part Time & Seasonal	2,935,227	(940,868)	*32.05%*	(178,918)	1,815,440	2,053,206	882,021
Substitutes	1,130,000	(1,061,794)	*93.96%*	0	68,206	2,905,349	(1,775,349)
Overtime, Benefits, Other	3,554,650	(1,665,406)	*46.85%*	(143,719)	1,745,525	4,261,516	(761,016)
Total Salaries and Benefits	**$123,023,392**	**($56,702,083)**	***46.09%***	**($322,637)**	**$65,998,672**	**128,752,128**	**($5,782,886)**
Supplies and Services							
Instructional Supplies	$3,089,682	($1,384,600)	*44.81%*	($774,974)	$930,108	2,764,185	325,497
Tuition	27,360,458	(2,345,711)	*8.57%*	(34,180,545)	(9,165,798)	26,217,401	1,143,057
Utilities	10,596,000	(2,878,385)	*27.16%*	(7,150,000)	567,616	8,328,408	2,197,592
Transportation	30,095,089	(4,646,072)	*15.44%*	(32,069,722)	(6,620,705)	37,862,287	(7,799,698)
Maintenance, Property, Custodial	2,475,309	(407,041)	*16.44%*	(1,745,185)	323,084	1,934,264	584,945
Other Contractual Services	16,623,854	(4,930,605)	*29.66%*	(10,543,639)	1,149,610	16,250,301	486,303
Total Supplies and Services	**$90,240,392**	**($16,592,414)**	***18.39%***	**($86,464,064)**	**($12,816,085)**	**$93,356,847**	**($3,062,305)**
General Fund Totals	**$213,263,784**	**($73,294,497)**	***34.37%***	**($86,786,701)**	**$53,182,586**	**$ 222,108,975**	**($8,845,191)**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - December 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Teachers Full-Time	Teachers	**$81,428,641**	**$35,582,074**	**$7,993,136**	**$0**	**$45,846,567**	**43.70**
Admin & Management Full-Time	Salaries	1,217,605	567,896	91,790	0	649,709	46.64
	Directors Salaries	1,090,645	346,689	54,287	0	743,956	31.79
	Supervisor	2,541,537	1,448,769	240,653	0	1,092,768	57.00
	Department Heads/Principals/Aps	12,022,482	5,856,454	1,037,678	0	6,166,028	48.71
	Management	2,120,800	1,337,674	184,377	0	783,126	63.07
	Sub-Total	**$18,993,069**	**$9,557,483**	**$1,608,785**	**$0**	**$9,435,586**	**50.32**
Paraprofessionals	ParaProfessionals	3,463,116	1,786,302	401,273	0	1,676,814	51.58
Support Staff Full-Time	Wages Temporary	388,810	229,854	54,548	-	158,956	59.12
	Custodians	4,724,636	2,354,977	387,175	0	2,369,659	49.84
	Building Repairs	817,430	414,456	68,528	0	402,974	50.70
	Clerical	2,758,875	1,411,007	243,692	0	1,347,868	51.14
	Security	2,726,425	1,668,816	263,932	0	1,057,609	61.21
	Truck Drivers	102,513	29,046	4,685	0	73,467	28.33
	Sub-Total	**$11,518,689**	**$6,108,156**	**$1,022,559**	**$0**	**$5,410,533**	**53.03**
Part Time & Seasonal	Coaches	650,000	189,205	205,758	0	460,795	29.11
	Other Personnel	180,000	64,199	17,336	178,918	(63,118)	0.00
	Part-Time Payroll	1,921,307	664,909	129,003	0	1,256,398	34.61
	Seasonal	93,920	24,155	0	0	69,765	25.72
	Teachers Stipend	90,000	(1,600)	0	0	91,600	(1.78)
	Sub-Total	**$2,935,227**	**$940,868**	**$352,098**	**$178,918**	**$1,815,440**	**38.15**
Substitutes	Substitutes	**$ 1,130,000**	**$ 1,061,794**	**$ 326,127**	**$ -**	**$ 68,206**	**$ 94**
Overtime, Benefits, Other	Overtime	627,825	616,265	112,254	0	11,560	98.16
	Longevity	277,175	815	527	0	276,360	0.29
	Custodial Overtime	575,500	794,199	110,800	0	(218,699)	138.00
	Retirement	1,600,000	243,399	26,404	143,361	1,213,240	24.17
	Employment Comp	420,000	32	9	0	419,969	0.01
	Professional Meetings*	54,150	10,697	9,294	358	43,095	20.41
	Sub-Total	**$3,554,650**	**$1,665,406**	**$259,288**	**$143,719**	**$1,745,525**	**50.89**
	Salaries Sub-Total	**$123,023,392**	**$56,702,083**	**$11,963,265**	**$322,637**	**$65,998,672**	**46.35**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - December 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Instructional Supplies	Equipment	308,404	50,206	1,536	53,081	205,117	33.49
	Computer Equipment	84,453	30,174	2,700	47,977	6,302	92.54
	Software	9,841	968	0	997	7,876	0.00
	Furniture	78,168	12,306	211	3,382	62,479	20.07
	Testing Materials	28,500	0	0	21,240	7,260	74.53
	Education Supplies Inventory	294,447	171,796	3,429	79,811	42,840	85.45
	General/Office Supplies	1,265,365	520,233	15,614	387,162	357,970	71.71
	Textbooks	563,918	418,188	32,242	79,167	66,564	88.20
	Library Books	107,765	4,524	0	31,506	71,735	33.43
	Registrations, Dues & Subscrip.	144,785	133,373	19,035	8,483	2,929	97.98
	Student Activities	84,500	41,503	320	7,090	35,906	57.51
	Graduation	51,536	0	0	26,008	25,528	50.47
	Emergency Medical	68,000	1,329	0	29,069	37,602	44.70
	Sub-Total	**$3,089,682**	**$1,384,600**	**$75,088**	**$774,974**	**$930,108**	**69.90**
Tuition	Tuition	27,360,458	2,345,711	4,305	34,180,545	(9,165,798)	133.50
Utilities	Natural Gas	2,141,500	336,207	0	1,711,293	94,000	95.61
	Electricity	6,979,500	1,943,542	119,914	4,716,034	319,924	95.42
	Water	395,000	153,837	0	236,163	5,000	98.73
	Telephone	620,000	279,151	68,741	310,995	29,853	95.18
	Telecommunications/Internet	70,000	23,495	0	0	46,505	33.56
	Sewer Usage	320,000	142,152	0	175,514	2,334	99.27
	Gas & Oil	70,000	0	0	0	70,000	0.00
	Sub-Total	**$10,596,000**	**$2,878,385**	**$188,654**	**$7,150,000**	**$567,616**	**94.64**
Transportation	Milage	572,900	148,834	22,522	489,605	(65,539)	111.44
	Business Travel	32,500	5,032	0	0	27,468	15.48
	Transportation	18,185,898	2,343,823	28,043	18,115,667	(2,273,592)	112.50
	Special Education Transportation	5,273,895	766,166	31,290	4,132,264	375,465	92.88
	Transportation Techincal Schools	452,000	74,409	0	698,591	(321,000)	171.02
	Transit Bus Passes	102,375	86,096	0	44,995	(28,715)	128.05
	Field Trips	230,724	11,562	3,183	69,920	149,242	35.32
	InterDistrict Transportation	1,333,680	427,389	0	4,172,611	(3,266,320)	344.91
	Outplacment Transportation	3,705,000	718,927	14,602	3,738,075	(752,002)	120.30
	Field Trips (Non-Public)	206,117	63,834	15,191	607,994	(465,711)	325.94
	Sub-Total	**$30,095,089**	**$4,646,072**	**$114,831**	**$32,069,722**	**($6,620,705)**	**122.00**

General Fund (cont.)

NEW HAVEN PUBLIC SCHOOLS

Fiscal Year 2025-2026
Education Operating Fund (General Fund)
Monthly Financial Report (*Unaudited*) - December 31, 2025

YTD by Period	Account Description	Adjusted Budget	YTD Actual	MTD Actual	Encumb.	Available Budget	% Used
Maintenance, Property, Custodial	School Security	7,000	1,456	0	0	5,544	20.79
	Building & Grounds Maint. Supp.	100,000	35,949	1,312	25,198	38,853	61.15
	Custodial Supplies	573,000	86,732	0	312,900	173,368	69.74
	Light Bulbs	30,000	18,507	2,738	8,522	2,970	90.10
	Uniforms	26,100	2,758	0	4,303	19,039	27.05
	Moving Expenses	50,000	69,677	0	19,612	(39,289)	178.58
	Cleaning	18,000	6,000	0	10,000	2,000	88.89
	Repairs & Maintenance	92,209	32,935	0	415	58,859	36.17
	Building Maintenance	475,000	14,702	580	231,284	229,014	51.79
	Rental	95,000	0	0	0	95,000	0.00
	Rental of Equipment	29,000	7,313	608	17,687	4,000	86.21
	Maintenance Agreement Services	895,000	105,203	550	1,071,931	(282,134)	131.52
	Vehicle Repairs	85,000	25,809	0	43,332	15,858	81.34
	Sub-Total	**$2,475,309**	**$407,041**	**$5,788**	**$1,745,185**	**$323,084**	**86.95**
Other Contractual Services	Other Contractual Services *	4,733,612	1,935,837	13,169	2,942,373	(144,597)	103.05
	**** Special Education (494)***	1,142,340	465,370	0	0	676,970	40.74
	****Facilities(474)***	8,625,558	1,820,032	12,753	6,774,447	31,079	99.64
	****IT(472)***	874,344	445,872	125,813	426,429	2,043	99.77
	Legal Services	615,000	176,448	176,448	343,552	95,000	84.55
	Other Purchased Services	32,500	0	0	0	32,500	0.00
	Postage & Freight	150,500	87,047	0	56,838	6,616	95.60
	Claims	450,000	0	0	0	450,000	0.00
	Sub-Total	**$16,623,854**	**$4,930,605**	**$328,183**	**$10,543,639**	**$1,149,610**	**93.08**
	Supplies & Services Sub-Total	**$90,240,392**	**$16,592,414**	**$716,849**	**$86,464,064**	**($12,816,085)**	**114.20**
	Combined Total	**$213,263,784**	**$73,294,497**	**$12,680,114**	**$86,786,701**	**$53,182,586**	**75.06**

**** Breakout of Other Contractual Services by Department***

Reporting For Information Purposes Only - MTD Actuals for the Month referenced above.

NEW HAVEN PUBLIC SCHOOLS

Preliminary Financial Report
December 31, 2025

Monthly Financial Report – Grants

NEW HAVEN PUBLIC SCHOOLS

2025-26 GRANT FUNDED EXPENDITURES BY CATEGORY

	Budget	YTD Actuals	Encumbered	Available	
Full Time Salaries	44,985,700	12,651,885	0	32,333,815	
Employee Benefits	6,410,552	2,547,171	0	3,863,381	
Part Time Personnel	7,434,012	3,007,554	0	4,426,458	
Travel/Mileage	247,849	107,490	10,328	130,031	
Equipment/Technology	2,624,791	652,897	80,951	1,890,943	
Materials/Supplies	2,776,493	569,233	266,309	1,940,951	
Purchased Property Services	762,746	442,585	327,422	-7,261	
Other Professional/Technical	10,751,748	2,709,998	5,395,172	2,646,578	
Transportation/Field Trips	976,578.00	85,158.81	10,165	881,254.66	
Other Purchased Services	1,332,204	413,555	134,939	783,711	
Parent Activities	167,271	13,566	9,987	143,718	
Fixed Costs	1,478,927	696,124	0	782,803	
Fees/Misc Expenses/Student Activities					
Grand Total	**$ 79,948,870**	**$ 23,897,216**	**$ 6,235,273**	**$ 49,816,381**	29.89%

Summary of Grants Revenue

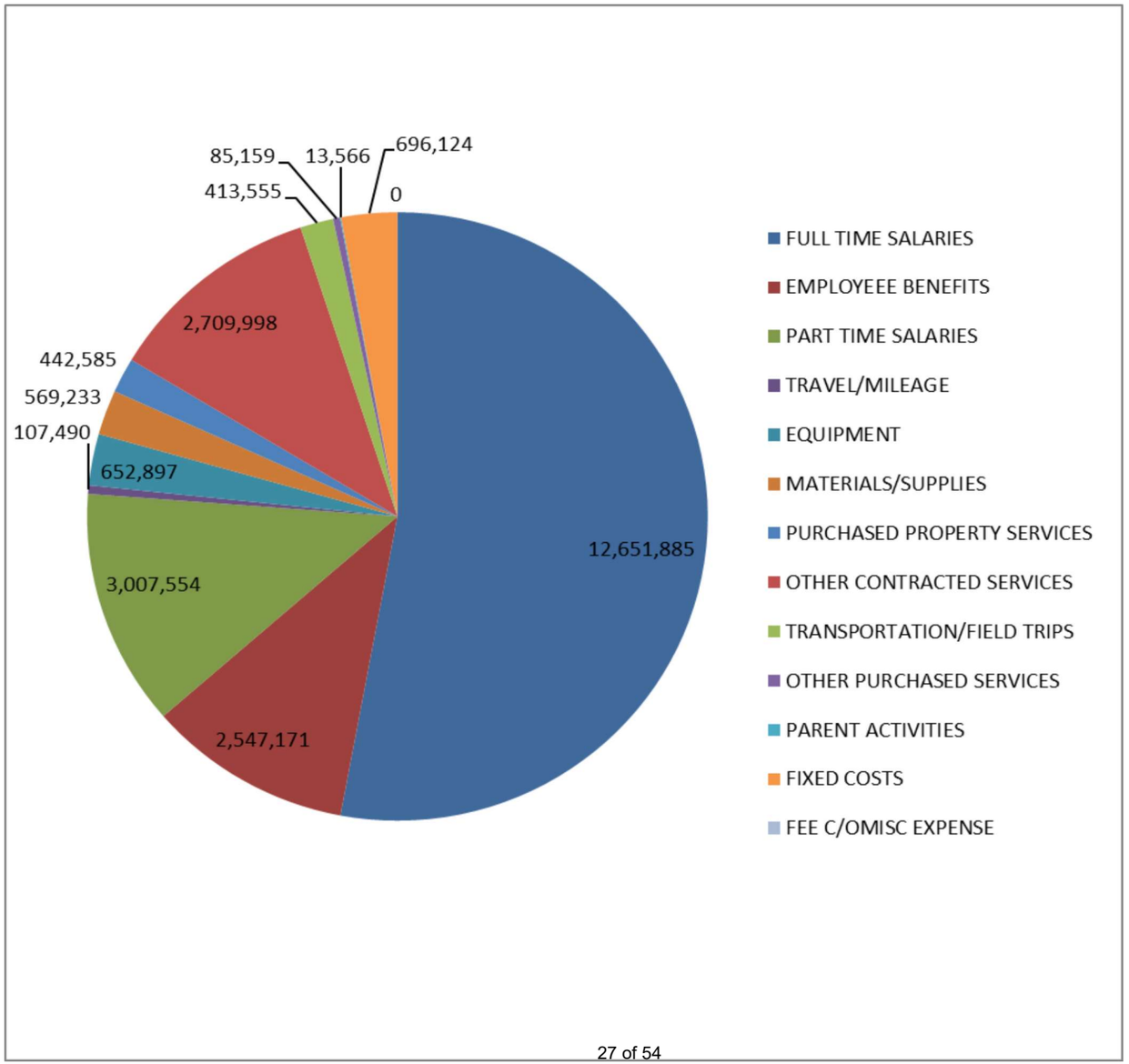
NEW HAVEN PUBLIC SCHOOLS

Count	Common Titles	A FY 2024-25 Funding	B Carryover Funding	C Received FY2025-26 Funding	D Pending Approvals	E Total Anticipated New Funding	F Total Available Funds for 2025-26	G YOY $ Change in New Funds	H YOY % Change
1	Law Education/School Security	$335,951	$335,951	$0	$0	$0	$335,951	($335,951)	0.0%
2	Impact Aid	$42,431	$0	$0	$0	$0	$0	($42,431)	-100.0%
3	Youth Service Prevention	$51,195	$0	$75,000	$0	$75,000	$75,000	$23,805	46.5%
4	Adult Education/Homeless	$3,635,181	$155	$3,105,450	$0	$3,105,450	$3,105,605	($529,731)	-14.6%
5	IDEA	$9,391,497	$737,953	$7,148,894	$0	$7,148,894	$7,886,847	($2,242,603)	-23.9%
6	Perkins	$633,007	$0	$0	$645,877	$645,877	$645,877	$12,870	2.0%
7	Title II A/Student Support	$3,087,890	$1,392,546	$908,237	$1,068,244	$1,976,481	$3,369,027	($1,111,409)	-36.0%
8	School Based Health/Parenting	$1,344,594	$0	$1,375,736	$0	$1,375,736	$1,375,736	$31,142	2.3%
9	Federal Magnet Grant	$3,007,048	$2,096,045	$2,965,506	$0	$2,965,506	$5,061,551	($41,542)	-1.4%
10	State Bilingual/Title III/Immigrant	$1,209,637	$298,615	$356,762	$563,586	$920,348	$1,218,963	($289,289)	-23.9%
11	School Readiness/Family Resourc	$11,537,253	$353,020	$445,452	$0	$445,452	$798,472	($11,091,801)	-96.1%
12	Private Foundation	$696,649	$103,517	$345,500	$0	$345,500	$449,017	($351,149)	-50.4%
13	Title I/SIG	$15,656,500	$2,089,659	$14,466,661	$0	$14,466,661	$16,556,320	($1,189,839)	-7.6%
14	Head Start - Federal	$6,949,696	$0	$5,837,376	$0	$5,837,376	$5,837,376	($1,112,320)	-16.0%
15	Medicaid Reimbursement	$271,653	$0	$194,456	$0	$194,456	$194,456	($77,197)	-28.4%
16	Manufacturing Pathways	$1,757,441	$247,601	$0	$0	$0	$247,601	($1,757,441)	0.0%
17	Alliance/Comm Network/Low Performing	$27,718,431	$508,354	$28,382,101	$0	$28,382,101	$28,890,455	$663,670	2.4%
18	State Misc Education Grants	$203,571	$0	$0	$0	$0	$0	($203,571)	-100.0%
19	Open Choice	$257,328	$0	$0	$0	$0	$0	($257,328)	-100.0%
20	Head Start - EARLY START (state)	$130,759	$0	$700,759	$0	$700,759	$700,759	$570,000	435.9%
21	Priority/21st Century	$5,412,049	$10,820	$5,182,739	$1	$5,182,740	$5,193,560	($229,309)	-4.2%
22	Jobs for CT Youth	$16,750	$0	$0	$0	$0	$0	($16,750)	-100.0%
23	ARPA After School	$1,684,998	$284,006	$0	$0	$0	$284,006	($1,684,998)	-100.0%
24	ESSER II	$0	$0	$0	$0	$0	$0	$0	#DIV/0!
25	ARP ESSER	$11,377,765	$0	$0	$0	$0	$0	($11,377,765)	0.0%
26	ARP ESSER Special Education	$0	$0	$0	$0	$0	$0	$0	0.0%
27	ARP ESSER Homeless Youth	$137,291	$0	$0	$0	$0	$0	($137,291)	0.0%
28	ARP ESSER SPPT	$817,641	$0	$0	$0	$0	$0	($817,641)	0.0%
		$107,364,206	$8,458,241	$71,490,630	$2,277,708	$73,768,338	$82,226,579	($33,595,869)	-31.3%

Monthly Financial Report – Grants

NEW HAVEN PUBLIC SCHOOLS

2025-26 GRANT FUNDED EXPENDITURES BY CATEGORY



Questions

NEW HAVEN PUBLIC SCHOOLS



SUMMARY OF OVERTIME BY DEPARTMENT, BY MONTH
FISCAL YEAR 2025- 2026
MONTH ENDING; January 2026

AGENCY	JULY	AUG.	SEPT	OCT	NOV	DEC	JAN	GROSS EXPEND.	REIMB YTD	NET TOTAL	ORIGINAL BUDGET	REVISED BUDGET	AVAILABLE BALANCE	PCT Expended
111 - Legislative Services	$551	$878	$856	$741	$1,112	$529	$1,628	$6,294	$0	$6,294	$10,000	$10,000	$3,706	63%
131 - Mayor's Office	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
132 - Chief Administrative Office	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$10,000	$10,000	0%
133 - Corporation Counsel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
137 - Finance	$40	$0	$41	$0	$0	$0	$0	$80	$0	$80	$2,250	$2,250	$2,170	4%
138 - Information and Technology	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
139 - Office of Assessment	$0	$17	$0	$180	$0	$0	$0	$197	$0	$197	$3,000	$3,000	$2,803	7%
144 - Mgmt, Policy & Grants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$2,000	$2,000	0%
152 - Library	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$150,000	$150,000	$150,000	0%
161 - City Town Clerk	$0	$0	$0	$0	$1,000	$1,275	$0	$2,275	$0	$2,275	$9,000	$9,000	$6,725	0%
162 - Registrar of Voters	$72,076	$116,779	$86,590	$72,067	$58,689	$68,443	$643	$475,286	$0	$475,286	$40,000	$40,000	($435,286)	1188%
163 - Parks Department	$72,076	$116,779	$86,590	$72,067	$58,689	$67,693	$88,156	$562,049	$0	$562,049	$426,000	$426,000		132%
200 - Public Safety Communication	$88,266	$135,874	$128,579	$146,493	$109,988	$127,079	$175,969	$912,247	$0	$912,247	$250,000	$250,000	($662,247)	365%
201 - Police Services	$1,056,705	$1,947,892	$1,596,323	($104,162)	$1,597,129	$1,474,341	$1,809,258	$9,377,488	$0	$9,377,488	$11,650,000	$11,650,000	$2,272,512	80%
202 - Fire Services	$377,088	$980,975	$615,975	$709,696	$603,999	$618,567	$827,187	$4,733,487	$0	$4,733,487	$5,310,000	$5,310,000	$576,513	89%
301 - Health Department	$0	$1,229	$372	$489	$1,117	$186	$154	$3,546	$0	$3,546	$75,000	$75,000	$71,454	5%
309 - Youth and Recreation	$76	$0	$0	$0	$0	$0	$0	$76	$0	$76	$25,000	$25,000	$24,924	0%
501 - Public Works	$64,051	$117,278	$92,215	$73,845	$108,344	$151,210	$225,488	$832,432	$0	$832,432	$982,000	$982,000	$149,568	
702 - City Plan	$1,684	($76)	$761	$549	$1,322	$318	$526	$5,083	$0	$5,083	$14,000	$14,000	$8,917	36%
704 - Transportation, Traffic and P	$18,129	$37,666	$37,188	$20,036	$13,129	$14,041	$16,062	$156,252	$0	$156,252	$155,000	$155,000	($1,252)	101%
705 - Commission on Equal Opport	$0	$0	$0	$390	$488	$390	$293	$1,561	$0	$1,561	$5,000	$5,000	$3,439	31%
721 - Office of Bldg., Inspection & I	$0	$191	$0	$0	$0	$0	$0	$191	$0	$191	$25,000	$25,000	$24,809	1%
747 - Livable Cities Initiative	$1,465	$2,891	$1,749	$385	$770	$1,435	$2,228	$10,923	$0	$10,923	$20,000	$20,000	$9,077	55%
900 - Board of Education	$49,075	$92,779	$107,586	$164,030	$127,599	$120,912	$160,833	$822,814	$0	$822,814	$577,825	$577,825	($244,989)	142%
TOTAL	**$1,801,281**	**$3,551,218**	**$2,754,924**	**$1,156,807**	**$2,684,991**	**$2,646,420**	**$3,308,425**	**$17,904,067**	**$0**	**$17,902,281**	**$19,741,075**	**$19,741,075**	**$1,974,843**	**91%**

Special Fund Expenditure and Revenue Projection Explanation

Please note that the Special Fund expenditure and revenue projections contained in this report are estimates based upon preliminary information received by City Departments from potential Granting Agencies. Budgets reported for Fiscal Year 2025-2026 may reflect anticipated new awards that have not yet been approved by the funding agency or Board of Alders. Funding will become available for use only after awards have been approved for acceptance by the Board of Alders and after grant agreements have been executed. Once all approvals are in place, the budgets will be entered on the City's financial accounting system, MUNIS.

Deficit Explanation

The Agencies listed below have significant budget variances that we feel warrant an explanation.

- No deficits are currently projected.

Surplus Explanation

- If a large surplus exists in a special fund, it is usually the result of a multi-year award that is partially complete. Multi year awards are based on the completion of a project or for the operation of a particular program that extends beyond the City's fiscal year. Any remaining balances for multi-year awards will be made available in the following fiscal year or until the grant period has ended.

SPECIAL FUND EXPENDITURE PROJECTION REPORT
FISCAL YEAR 2025-26
JANUARY

Agency	Fund	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 1/31/2026	{4} Expended Encumbered Year to Date 1/31/2026	{5} FY 2025-26 Projected Expenses 6/30/2026	{6} FY 2025-26 Surplus (Deficit) {3} - {5}
131	**MAYORS OFFICE**						
	2063 FEDERAL GRANTS	0	12,698	12,698	12,698	12,698	0
	2096 MISCELLANEOUS GRANTS	0	22,087	22,087	0	22,087	0
	2192 LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	38,882	213,906	0
	2311 OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	1,887,784	1,887,784	1,887,784	1,887,784	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,625,564	1,625,564	1,625,383	1,625,564	0
	MAYOR'S OFFICE TOTAL	470,468	3,548,133	4,018,601	3,564,748	4,018,601	0
132	**CHIEF ADMINISTRATOR'S OFFICE**						
	2029 EMERGENCY MANAGEMENT	40,000	15,475	55,475	55,475	55,475	0
	2062 MISC PRIVATE GRANTS	0	335,457	335,457	45,346	335,457	0
	2096 MISCELLANEOUS GRANTS	879,860	505,869	1,385,729	207,779	1,385,729	0
	2133 STATE GRANTS	0	3,192	3,192	0	3,192	0
	2150 HOMELAND SECURITY GRANTS	0	60,375	60,375	0	60,375	0
	2174 ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
	2180 PSEG	0	121,437	121,437	117,574	121,437	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	936,048	936,048	880,925	936,048	0
	CHIEF ADMINISTRATIVE OFFICE TOTAL	919,860	1,980,385	2,900,245	1,307,100	2,900,245	0
144	**OFFICE OF POLICY MANAGEMENT AND GRANTS**						
	2096 MISCELLANEOUS GRANTS	585,593	1,065,943	1,651,537	0	1,651,537	0
	2108 POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
	2143 CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	1,334,270	2,064,793	0
	2307 RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
	2308 CIVILIAN REVIEW BOARD	150,000	301,152	451,152	0	451,152	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	6,000,000	3,197,092	9,197,092	1,738,528	9,197,092	0
	2402 COVID19	194,423	0	194,423	194,423	194,423	0
	2925 COMMUNITY DEVEL BLOCK GRANT	427,336	333,423	760,759	217,775	760,759	0
	2930 CARES ACT CDBG-CV	0	54,327	54,327	0	54,327	0
	DEPARTMENT OF FINANCE TOTAL	8,502,478	6,871,604	15,374,083	3,484,995	15,374,083	0
152	**LIBRARY**						
	2063 FEDERAL GRANTS	0	208,169	208,169	208,169	208,169	0
	2096 MISCELLANEOUS GRANTS	189,020	15,556	204,576	11,503	204,576	0
	2133 STATE GRANTS	0	10,951	10,951	0	10,951	0
	LIBRARY TOTAL	189,020	234,676	423,696	219,672	423,696	0
162	**REGISTRAR OF VOTERS**						
	2133 STATE GRANTS	0	10,500	10,500	0	10,500	0
	2152 DEMOCRACY FUND	250,000	65,914	315,914	135,025	315,914	0
	REGISTRAR OF VOTERS TOTAL	250,000	76,414	326,414	135,025	326,414	0
163	**PARKS DEPARTMENT**						
	2044 LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	162,289	794,149	0
	2096 MISCELLANEOUS GRANTS	0	359,510	359,510	22,000	359,510	0
	2100 PARKS SPECIAL RECREATION ACCT	201,612	22,516	224,128	0	224,128	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	173,622	173,622	173,622	173,622	0
	PARKS TOTAL	291,065	1,260,344	1,551,409	357,912	1,551,409	0
200	**PUBLIC SAFETY COMMUNICATIONS**						
	2220 REGIONAL COMMUNICATIONS	704,442	176,808	881,250	765,946	881,250	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	28,175	28,175	28,175	28,175	0
	PUBLIC SAFETY COMMUNICATIONS TOTAL	704,442	204,983	909,425	794,120	909,425	0

SPECIAL FUND EXPENDITURE PROJECTION REPORT
FISCAL YEAR 2025-26
JANUARY

Agency	Fund	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 1/31/2026	{4} Expended Encumbered Year to Date 1/31/2026	{5} FY 2025-26 Projected Expenses 6/30/2026	{6} FY 2025-26 Surplus (Deficit) {3} - {5}
201	**POLICE SERVICES**						
	2062 MISC PRIVATE GRANTS	0	10,732	10,732	10,732	10,732	0
	2063 FEDERAL GRANTS	0	1,133,834	1,133,834	167,923	1,133,834	0
	2085 THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
	2096 MISCELLANEOUS GRANTS	0	10,077	10,077	0	10,077	0
	2133 STATE GRANTS	0	26,786	26,786	8,302	26,786	0
	2134 POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
	2150 HOMELAND SECURITY GRANTS	0	7,346	7,346	0	7,346	0
	2213 ANIMAL SHELTER	0	89,870	89,870	0	89,870	0
	2214 POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	181,542	360,061	0
	2216 POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
	2217 POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
	2218 POLICE FORFEITED PROP FUND	0	234,720	234,720	0	234,720	0
	2223 MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
	2224 MISC POLICE DEPT GRANTS	0	27,831	27,831	135	27,831	0
	2225 MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	137	142,145	0
	2227 JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	112,601	547,080	0
	2280 LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
	2281 STATE FORFEITURE FUND	0	848	848	458	848	0
	2309 POLICE DEPT RENTAL INCOME	0	27,679	27,679	0	27,679	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	2,000,000	1,329,544	3,329,544	3,318,659	3,329,544	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	510.25	510	0	510	0
	POLICE SERVICES TOTAL	2,326,891	3,823,506	6,150,397	3,832,281	6,150,397	0
202	**FIRE SERVICES**						
	2063 FEDERAL GRANTS	0	9,026	9,026	0	9,026	0
	2096 MISCELLANEOUS GRANTS	0	11,668	11,668	0	11,668	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	400,000	0	400,000	400,000	400,000	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	4,540,039	4,540,039	4,540,039	4,540,039	0
	FIRE SERVICES TOTAL	400,000	4,560,733	4,960,733	4,940,039	4,960,733	0
301	**HEALTH DEPARTMENT**						
	2038 STATE HEALTH SUBSIDY	260,706	22,885	283,591	170,691	283,591	0
	2040 COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	25,944	213,973	0
	2048 HEALTH DEPT GRANTS	0	65,689	65,689	65,689	65,689	0
	2063 FEDERAL GRANTS	1,779,479	1,999,117	3,778,596	2,731,544	3,778,596	0
	2070 HUD LEAD BASED PAINT	0	8,257,784	8,257,784	3,032,769	8,257,784	0
	2084 RYAN WHITE - TITLE I	0	4,785,213	4,785,213	4,632,855	4,785,213	0
	2096 MISCELLANEOUS GRANTS	0	1,750,003	1,750,003	747,833	1,750,003	0
	2133 STATE GRANTS	0	1,276,264	1,276,264	378,852	1,276,264	0
	2136 HUD LEAD PAINT REVOLVING FUND	0	93,531	93,531	93,531	93,531	0
	2138 BIO TERRORISM GRANTS	0	87,602	87,602	21,523	87,602	0
	2160 MUNICIPAL ID PRGORAM	0	85,379	85,379	19,528	85,379	0
	2193 HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	2,761	2,761	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	239,004	239,004	186,998	239,004	0
	PUBLIC HEALTH TOTAL	2,237,333	18,682,057	20,919,391	12,110,519	20,919,391	0
303	**ELDERLY SERVICES**						
	2096 MISCELLANEOUS GRANTS	0	15,359	15,359	0	15,359	0
	2133 STATE GRANTS	0	298,111	298,111	50,566	298,111	0
	ELDERLY SERVICES TOTAL	0	313,470	313,470	50,566	313,470	0
308	**COMMUNITY SERVICES ADMINISTRATION**						
	2020 FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	341	45,789	0
	2063 FEDERAL GRANTS	0	216,254	216,254	54,585	216,254	0
	2096 MISCELLANEOUS GRANTS	0	42,996	42,996	30,000	42,996	0
	2133 STATE GRANTS	0	50,129	50,129	9,704	50,129	0
	2160 MUNICIPAL ID PRGORAM	0	97,563	97,563	0	97,563	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	602,361	602,361	226,438	602,361	0
	2925 COMMUNITY DEVEL BLOCK GRANT	649,277	54,813	704,090	416,909	704,090	0
	COMMUNITY SERVICES ADMIN TOTAL	649,277	1,109,904	1,759,181	737,977	1,759,181	0

SPECIAL FUND EXPENDITURE PROJECTION REPORT
FISCAL YEAR 2025-26
JANUARY

Agency	Fund	{1} FY 2025-26 BOA Approved	{2} FY 2024-25 Carryover	{3} FY 2025-26 Adjusted Budget 1/31/2026	{4} Expended Encumbered Year to Date 1/31/2026	{5} FY 2025-26 Projected Expenses 6/30/2026	{6} FY 2025-26 Surplus (Deficit) {3} - {5}
309	**YOUTH & RECREATION**						
	2035 YOUTH SERVICES BUREAU	143,282	14,575	157,857	68,168	157,857	0
	2100 PARKS SPECIAL RECREATION ACCT	970,019	1,389,930	2,359,949	220,249	2,359,949	0
	2133 STATE GRANTS	0	1,189,530	1,189,530	167,525	1,189,530	0
	2153 MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	50,699	593,571	0
	2159 STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	250,000	250,000	0
	2304 YOUTH AT WORK	676,205	1,758,916	2,435,121	1,964,921	2,435,121	0
	2310 DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	469,315	1,244,676	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	424,102	424,102	405,443	424,102	0
	YOUTH & RECREATION	3,007,715	5,647,091	8,654,807	3,596,320	8,654,807	0
310	**COMMUNITY RESILIENCE**						
	2063 FEDERAL GRANTS	0	1,740,577	1,740,577	1,451,974	1,740,577	0
	2065 EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	244,512	501,309	0
	2066 INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
	2073 HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	884,421	1,434,544	0
	2095 SAGA SUPPORT SERVICES FUND	0	43,999	43,999	43,999	43,999	0
	2096 MISCELLANEOUS GRANTS	0	318	318	318	318	0
	2173 PRISON REENTRY PROGRAM	0	241	241	0	241	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,071,991	3,071,991	2,185,063	3,071,991	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	1,260,845	1,260,845	135,845	1,260,845	0
	2318 COMPASS	625,000	113,130	738,130	738,130	738,130	0
	2930 CARES ACT CDBG-CV	0	45,079	45,079	0	45,079	0
	2933 HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
	2935 CT DOH CDBG-CV 14.218	0	375,000	375,000	375,000	375,000	0
	COMMUNITY RESILIENCE TOTAL	2,200,454	11,816,519	14,016,973	6,059,263	14,016,973	0
502	**ENGINEERING**						
	2063 FEDERAL GRANTS	0	10,765,127	10,765,127	2,202,610	10,765,127	0
	2096 MISCELLANEOUS GRANTS	0	18,372	18,372	3,106	18,372	0
	2133 STATE GRANTS	0	6,047,372	6,047,372	5,601,201	6,047,372	0
	2191 UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	3,325,377	3,325,377	3,135,417	3,325,377	0
	2935 CT DOH CDBG-CV 14.218	0	488,722	488,722	41,216	488,722	0
	ENGINEERING TOTAL	0	20,788,708	20,788,708	10,983,550	20,788,708	0
702	**CITY PLAN**						
	2063 FEDERAL GRANTS	2,000,000	0	2,000,000	0	0	0
	2096 MISCELLANEOUS GRANTS	0	1,020	1,020	0	1,020	0
	2110 FARMINGTON CANAL LINE	0	1,135,026	1,135,026	451,476	1,135,026	0
	2133 STATE GRANTS	0	359,268	359,268	0	359,268	0
	2140 LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
	2179 RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	555,668	1,245,770	0
	2185 BOATHOUSE AT CANAL DOCK	0	615,107	615,107	159,974	615,107	0
	2189 RT 34 DOWNTOWN CROSSING	0	4,510	4,510	1,147	4,510	0
	2925 COMMUNITY DEVEL BLOCK GRANT	118,524	122,079	240,603	43	240,603	0
	CITY PLAN TOTAL	2,118,524	3,529,750	5,648,274	1,168,307	3,648,274	0
704	**TRANSPORTATION\TRAFFIC AND PARKING**						
	2063 FEDERAL GRANTS	0	400,000	400,000	98,735	400,000	0
	2133 STATE GRANTS	0	3,150,112	3,150,112	1,392,561	3,150,112	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	0	0	0	0	0
	TRANSPORTATION\TRAFFIC AND PARKING	0	3,550,112	3,550,112	1,491,296	3,550,112	0
705	**COMM. ON EQUAL OPPORTUNITIES**						
	2317 CEO MONITORING & COMPLIANCE PROG	270,524	6,234	276,758	130,993	276,758	0
	EQUAL OPPORTUNITIES TOTAL	270,524	6,234	276,758	130,993	276,758	0

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721	**BUILDING INSPECTION AND ENFORCEMENT**						
	2303 SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	112,389	357,707	0
	PERSONS WITH DISABILITIES TOTAL	0	357,707	357,707	112,389	357,707	0
724	**ECONOMIC DEVELOPMENT**						
	2060 INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	267,723	1,309,798	0
	2063 FEDERAL GRANTS	0	1,499,423	1,499,423	321,710	1,499,423	0
	2064 RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	13,558	82,299	0
	2069 HOME - HUD	1,264,194	4,214,041	5,478,235	1,244,333	5,478,235	0
	2092 URBAN ACT	0	304,333	304,333	284,329	304,333	0
	2096 MISCELLANEOUS GRANTS	0	20,986	20,986	4,250	20,986	0
	2133 STATE GRANTS	0	7,618,052	7,618,052	7,294,504	7,618,052	0
	2151 HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	1,389,122	1,773,854	0
	2155 ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	361,080	690,028	0
	2165 YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	92,324	146,738	0
	2170 LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
	2177 SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	33,872	69,223	0
	2181 US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
	2182 HUD CHALLENGE GRANT	0	325	325	0	325	0
	2189 RT 34 DOWNTOWN CROSSING	0	872,094	872,094	298,402	872,094	0
	2194 SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	1,484,563	0	1,484,563	602,375	1,484,563	0
	2199 NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	1,167,244	1,445,244	0
	2305 NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	0	6,266,146	6,266,146	5,514,769	6,266,146	0
	2315 AMERICAN RESCUE PLAN-COUNTIES	0	2,204,443	2,204,443	896,253	2,204,443	0
	2316 CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	333,326	569,290	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,458,101	1,534,968	2,993,069	362,235	2,993,069	0
	2927 CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
	2930 CARES ACT CDBG-CV	0	108,900	108,900	0	108,900	0
	ECONOMIC DEVELOPMENT TOTAL	4,568,792	31,348,388	35,917,180	20,481,409	35,917,180	0
747	**LIVABLE CITY INITIATIVE**						
	2024 HOUSING AUTHORITY	485,902	88,394	574,296	181,109	574,296	0
	2094 PROPERTY MANAGEMENT	90,000	381,573	471,573	471,573	471,573	0
	2148 RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	183,659	878,661	0
	2197 NEIGHBORHOOD COMMUNITY DEVEL	2,874,275	0	2,874,275	1,259,247	2,874,275	0
	2925 COMMUNITY DEVEL BLOCK GRANT	1,276,092	1,384,297	2,660,389	11,411	2,660,389	0
	LIVABLE CITY INITIATIVE TOTAL	5,604,930	1,854,264	7,459,194	2,107,000	7,459,194	0
	CITY DEPARTMENTS SUBTOTAL	34,711,774	121,564,984	156,276,758	77,665,481	154,276,758	0

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900	**EDUCATION**						
	2090 CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
	2314 AMERICAN RESCUE PLAN ACT-CITY	5,120,273	0	5,120,273	3,129,974	5,120,273	0
	2500 ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
	2502 YOUTH SERVICE PREVENTION	75,000	0	75,000	5,540	75,000	0
	2503 ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,892,660	3,105,605	0
	2504 PRESCHOOL HANDICAPPED	7,886,847	0	7,886,847	4,869,701	7,886,847	0
	2505 VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	302,089	1,478,586	0
	2508 MODEL LEARN. DISABILITES	146,190	0	146,190	146,190	146,190	0
	2511 INTEGRATED ARTS CURRICULUM	2,300,783	0	2,300,783	767,787	2,300,783	0
	2512 LEE H.S. PARENTING	1,375,736	0	1,375,736	1,214,560	1,375,736	0
	2517 MAGNET SCHOOLS ASSISTANCE	5,061,551	0	5,061,551	1,871,432	5,061,551	0
	2518 STATE BILINGUAL ED	655,377	0	655,377	626,854	655,377	0
	2521 EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	0	15,050,000	0
	2523 EXTENDED DAY KINDERGARTEN	798,472	0	798,472	513,489	798,472	0
	2528 PRIVATE FOUNDATION GRTS	449,017	0	449,017	262,506	449,017	0
	2531 EDUCATION CHAPTER I	16,556,320	0	16,556,320	6,397,491	16,556,320	0
	2532 EDUCATION HEAD START	5,837,376	0	5,837,376	2,757,206	5,837,376	0
	2534 MEDICAID REIMBURSEMENT	194,456	0	194,456	102,001	194,456	0
	2547 EDUCATION JOBS FUND	28,890,455	0	28,890,455	12,068,871	28,890,455	0
	2552 ESSR II	0	1,942	1,942	1,942	1,942	0
	2556 ARP AFTERSCHOOL GRANT	0	284,006	284,006	86,845	284,006	0
	2560 MANUFACTURING PATHWAYS	247,601	0	247,601	220,475	247,601	0
	2568 ED HEAD START - USDA	700,759	0	700,759	337,292	700,759	0
	2579 84-85 PRIORITY SCHOOLS	5,193,559	0	5,193,559	2,490,519	5,193,559	0
	EDUCATION SUB-TOTAL	101,983,834	285,948	102,269,782	40,065,424	102,269,782	0
	GRAND TOTALS	136,695,608	121,850,932	258,546,540	117,730,904	256,546,540	0

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2020	FOOD STAMP EMPLYMNT & TRAINING	0	45,789	45,789	0	45,789	0
2023	MILL RIVER MDP	0	0	0	6	0	0
2024	HOUSING AUTHORITY	485,902	88,394	574,296	81,717	574,296	0
2028	STD CONTROL	0	0	0	0	0	0
2029	EMERGENCY MANAGEMENT	40,000	15,475	55,475	86,349	55,475	0
2034	CONTROLLER'S REVOLVING FUND	0	0	0	0	0	0
2035	YOUTH SERVICES BUREAU	143,282	14,575	157,857	0	157,857	0
2038	STATE HEALTH SUBSIDY	260,706	22,885	283,591	0	283,591	0
2040	COMMUNICABLE DISEASE CONTROL	197,148	16,825	213,973	107,661	213,973	0
2044	LIGHTHOUSE CAROUSEL EVENT FUND	89,453	704,696	794,149	92,115	794,149	0
2048	HEALTH DEPT GRANTS	0	65,689	65,689	37,500	65,689	0
2060	INFILL UDAG LOAN REPAYMENT	5,000	1,304,798	1,309,798	10,554	1,309,798	0
2062	MISC PRIVATE GRANTS	0	346,190	346,190	0	346,190	0
2063	FEDERAL GRANTS	3,779,479	17,984,225	21,763,704	2,310,041	19,763,704	2,000,000
2064	RIVER STREET MUNICIPAL DEV PRJ	2,200	80,099	82,299	8,800	82,299	0
2065	EMERGENCY SOLUTIONS GRANT HUD	307,895	193,414	501,309	0	501,309	0
2066	INNO. HOMELESS INITIATIVE	0	21,191	21,191	0	21,191	0
2069	HOME - HUD	1,264,194	4,214,041	5,478,235	287,284	5,478,235	0
2070	HUD LEAD BASED PAINT	0	8,257,784	8,257,784	0	8,257,784	0
2073	HOUSING OPP FOR PERSONS WITH	1,267,559	166,985	1,434,544	0	1,434,544	0
2084	RYAN WHITE - TITLE I	0	4,785,213	4,785,213	2,892,510	4,785,213	0
2085	THE HUMANE COMMISSION	0	88,413	88,413	0	88,413	0
2090	CHILD DEVELOPMENT PROGRAM BOE	523,921	0	523,921	0	523,921	0
2092	URBAN ACT	0	304,333	304,333	680	304,333	0
2094	PROPERTY MANAGEMENT	90,000	381,573	471,573	23,645	471,573	0
2095	SAGA SUPPORT SERVICES FUND	0	43,999	43,999	1,248	43,999	0
2096	MISCELLANEOUS GRANTS	1,654,473	3,839,764	5,494,238	461,649	5,494,238	0
2100	PARKS SPECIAL RECREATION ACCT	1,171,631	1,412,446	2,584,077	75,290	2,584,077	0
2108	POLICE/FIRE APPLICATION FEES	0	0	0	0	0	0
2110	FARMINGTON CANAL LINE	0	1,135,026	1,135,026	394,248	1,135,026	0
2133	STATE GRANTS	0	20,040,266	20,040,266	7,503,719	20,040,266	0
2134	POLICE APPLICATION FEES	0	36,826	36,826	0	36,826	0
2136	HUD LEAD PAINT REVOLVING FUND	0	93,531	93,531	0	93,531	0
2138	BIO TERRORISM GRANTS	0	87,602	87,602	16,043	87,602	0
2139	MID-BLOCK PARKING GARAGE	0	0	0	0	0	0
2140	LONG WHARF PARCELS G AND H	0	46,970	46,970	0	46,970	0
2143	CONTROLLERS SPECIAL FUND	1,145,126	919,667	2,064,793	0	2,064,793	0
2144	ENFORCE UNDERAGE DRINKING LAWS	0	0	0	0	0	0
2148	RESIDENTIAL RENTAL LICENSES	878,661	0	878,661	328,591	878,661	0
2150	HOMELAND SECURITY GRANTS	0	67,720	67,720	4,423	67,720	0
2151	HOUSING DEVELOPMENT FUND	10,000	1,763,854	1,773,854	71,423	1,773,854	0
2152	DEMOCRACY FUND	250,000	65,914	315,914	11,036	315,914	0
2153	MAYORS YOUTH INITIATIVE	168,209	425,362	593,571	0	593,571	0
2155	ECONOMIC DEVELOPMENT MISC REV	213,624	476,404	690,028	0	690,028	0
2159	STREET OUTREACH WORKER PROGRAM	250,000	0	250,000	0	250,000	0
2160	MUNICIPAL ID PRGORAM	0	182,942	182,942	3,562	182,942	0
2165	YNHH HOUSING & ECO DEVELOP	72,901	73,837	146,738	0	146,738	0
2170	LCI AFFORDABLE HOUSING CONST	0	517,551	517,551	0	517,551	0
2173	PRISON REENTRY PROGRAM	0	241	241	34	241	0
2174	ENERGY EFFICIENCY BLOCK GRANT	0	2,532	2,532	0	2,532	0
2177	SMALL & MINORITY BUSINESS DEV	58,209	11,014	69,223	10,000	69,223	0
2179	RT 34 RECONSTRUCTION	0	1,245,770	1,245,770	0	1,245,770	0
2180	PSEG	0	121,437	121,437	2,500	121,437	0

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2181	US EPA BROWNFIELDS CLEAN-UP	0	15	15	0	15	0
2182	HUD CHALLENGE GRANT	0	325	325	0	325	0
2184	SEPTEMBER 2011 STORM FUND	0	0	0	0	0	0
2185	BOATHOUSE AT CANAL DOCK	0	615,107	615,107	0	615,107	0
2188	STORM SANDY FUND	0	0	0	0	0	0
2189	RT 34 DOWNTOWN CROSSING	0	876,604	876,604	0	876,604	0
2191	UI STREET LIGHT INCENTIVE	0	143,739	143,739	0	143,739	0
2192	LEGISLATIVE/DEVELOPMENT&POLICY	213,906	0	213,906	0	213,906	0
2193	HEALTH MEDICAL BILLING PROGRAM	0	2,761	2,761	18,530	2,761	0
2194	SMALL BUSINESS INITIATIVE	0	1,049	1,049	0	1,049	0
2197	NEIGHBORHOOD COMMUNITY DEVEL	4,358,838	0	4,358,838	0	4,358,838	0
2199	NEIGHBORHOOD RENEWAL PROGRAM	0	1,445,244	1,445,244	0	1,445,244	0
2213	ANIMAL SHELTER	0	89,870	89,870	775	89,870	0
2214	POLICE N.H. REGIONAL PROJECT	295,101	64,960	360,061	261,950	360,061	0
2216	POLICE YOUTH ACTIVITIES	0	4,643	4,643	0	4,643	0
2217	POLICE EQUIPMENT FUND	0	28,904	28,904	0	28,904	0
2218	POLICE FORFEITED PROP FUND	0	234,720	234,720	73,155	234,720	0
2220	REGIONAL COMMUNICATIONS	704,442	176,808	881,250	770,504	881,250	0
2223	MISC POLICE DEPT STATE GRANTS	31,790	0	31,790	31,790	31,790	0
2224	MISC POLICE DEPT GRANTS	0	27,831	27,831	57,007	27,831	0
2225	MISC POLICE DEPT FEDERAL GRANT	0	142,145	142,145	64,062	142,145	0
2227	JUSTICE ASSISTANCE GRANT PROG	0	547,080	547,080	65,657	547,080	0
2280	LOCAL ASSET FORFEITURE FUND	0	10,759	10,759	0	10,759	0
2281	STATE FORFEITURE FUND	0	848	848	0	848	0
2301	SECOND CHANCE GRANT	0	0	0	0	0	0
2303	SPECIAL VENDING DISTRICT FEES	0	357,707	357,707	16,574	357,707	0
2304	YOUTH AT WORK	676,205	1,758,916	2,435,121	533,858	2,435,121	0
2305	NEIGHBORHOOD COMM IMPROV FUND	0	445,834	445,834	0	445,834	0
2307	RESERVE FOR LITIGATION	0	1,000,000	1,000,000	0	1,000,000	0
2308	CIVILIAN REVIEW BOARD	150,000	301,152	451,152	16,469	451,152	0
2309	POLICE DEPT RENTAL INCOME	0	27,679	27,679	3,780	27,679	0
2310	DIXWELL COMMUNITY HOUSE	800,000	444,676	1,244,676	190,682	1,244,676	0
2311	OFFICE OF SUSTAINABILITY	256,562	0	256,562	0	256,562	0
2314	AMERICAN RESCUE PLAN ACT-CITY	13,520,273	21,481,246	35,001,519	922,445	35,001,519	0
2315	AMERICAN RESCUE PLAN-COUNTIES	0	9,631,402	9,631,402	0	9,631,402	0
2316	CANAL DOCK BOATHOUSE RENT FEE	0	569,290	569,290	131,554	569,290	0
2317	CEO MONITORING PROGRAM	270,524	6,234	276,758	0	276,758	0
2318	COMPASS	625,000	113,130	738,130	667,441	738,130	0
2401	PARKS & RECREATION	0	0	0	0	0	0
2402	COVID19	194,423	0	194,423	(125)	194,423	0
2500	ED LAW ENFORCEMENT RESIST TRAF	335,951	0	335,951	0	335,951	0
2502	YOUTH SERVICE PREVENTION	75,000	0	75,000	0	75,000	0
2503	ED ADULT BASIC CASH	3,105,605	0	3,105,605	1,827,140	3,105,605	0
2504	PRESCHOOL HANDICAPPED	7,886,847	0	7,886,847	29,432	7,886,847	0
2505	VOC. ED. REVOLVING FUND	1,478,586	0	1,478,586	0	1,478,586	0
2508	MODEL LEARN. DISABILITES	146,190	0	146,190	0	146,190	0
2511	INTEGRATED ARTS CURRICULUM	2,300,783	0	2,300,783	343,859	2,300,783	0
2512	LEE H.S. PARENTING	1,375,736	0	1,375,736	1,024,016	1,375,736	0
2517	MAGNET SCHOOLS ASSISTANCE	5,061,551	0	5,061,551	341,547	5,061,551	0
2518	STATE BILINGUAL ED	655,377	0	655,377	60,659	655,377	0
2521	EDUCATION FOOD SERVICES	15,050,000	0	15,050,000	5,721,690	15,050,000	0
2523	EXTENDED DAY KINDERGARTEN	798,472	0	798,472	426,018	798,472	0
2528	PRIVATE FOUNDATION GRTS	449,017	0	449,017	379,879	449,017	0
2531	EDUCATION CHAPTER I	16,556,320	0	16,556,320	2,066,288	16,556,320	0

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2532	EDUCATION HEAD START	5,837,376	0	5,837,376	2,533,270	5,837,376	0
2534	MEDICAID REIMBURSEMENT	194,456	0	194,456	29,281	194,456	0
2538	MISC. EDUCATION GRANTS	0	0	0	0	0	0
2547	EDUCATION JOBS FUND	28,890,455	0	28,890,455	9,937,689	28,890,455	0
2552	ESSR II	0	1,942	1,942	0	1,942	0
2553	ARP ESSER	0	0	0	0	0	0
2554	ESSER SPECIAL ED	0	0	0	0	0	0
2555	ARP ESSER HOMELESS SERVICES	0	0	0	0	0	0
2556	ARP AFTERSCHOOL GRANT	0	284,006	284,006	19,347	284,006	0
2557	ARPA ESSER SUPPORT	0	0	0	0	0	0
2560	MANUFACTURING PATHWAYS	247,601	0	247,601	55,697	247,601	0
2568	ED HEAD START - USDA	700,759	0	700,759	350,380	700,759	0
2579	84-85 PRIORITY SCHOOLS	5,193,559	0	5,193,559	1,534,949	5,193,559	0
2925	COMMUNITY DEVEL BLOCK GRANT	3,929,330	3,429,580	7,358,910	83,378	7,358,910	0
2927	CDBG-DISASTER RECOVERY	0	15,688	15,688	0	15,688	0
2930	CARES ACT CDBG-CV	0	208,305	208,305	0	208,305	0
2931	CARES ACT ESG-CV	0	0	0	0	0	0
2932	CARES ACT HOPWA-CV	0	0	0	0	0	0
2933	HOME-ARP	0	4,783,748	4,783,748	0	4,783,748	0
2935	CT DOH CDBG-CV 14.218	0	863,722	863,722	750,000	863,722	0
	TOTAL	**136,695,608**	**121,850,932**	**258,546,540**	**46,163,257**	**256,546,540**	**2,000,000**

SUMMARY OF INVESTMENTS
FISCAL YEAR 2025-2026
January

GENERAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
GENERAL	Jan	Daily	CITIZENS	2.79%	MMA	34,652,436.12	26,019.53
GENERAL	Jan	Daily	WEBSTER	1.53%	MMA	320.98	320.98
CAPITAL	Jan	Daily	DREYFUS	3.58%	MMA	88,717,482.42	275,297.81
GENERAL	Jan	Daily	TD BANK	3.00%	MMA	15,969,680.57	34,370.80
CWF	Jan	Daily	TD BANK	3.00%	MMA	235,107.42	370.14
GENERAL-TR	Jan	Daily	TD BANK	3.00%	MMA	2,117,322.79	2,955.07
GENERAL-WC	Jan	Daily	TD BANK	0.00%	MMA	39,731.18	0
GENERAL	Jan	Daily	M AND T Bank	0.10%	MMA	39,469.39	3.35
GENERAL-SC	Jan	Daily	STIF	3.73%	MMA	205.55	0.62
GENERAL	Jan	Daily	STIF	3.73%	MMA	42,764,275.74	33,824.34
		Total General Fund Interest Earned					**373,162.64**

SPECIAL FUND INVESTMENTS

Fund Type	Date	Term/ Days	Bank	Rate	Type	Principal Amount	Interest Amount
SPECIAL FUNDS	Jan	Daily	TD BANK	3.00%	MMA	4,699,826.31	10,191.19
		Total Special Fund Interest Earned					**10,191.19**

SUMMARY OF OUTSTANDING DEBT
FISCAL YEAR 2025-2026
January

	Bonds Outstanding as of 6/30/25	Principal Retired 7/1-12/31/25	Principal Retired in Jan-26	FY2026 G.O. Bonds and QZAB Bonds	Principal Defeased	Outstanding Balance 31-Jan-26
General Obligation						
City	390,753,372.59	24,480,888.63	-	78,039,417.98	-39,668,759.36	404,643,142.58
Education	191,211,627.42	15,829,111.37	-	38,660,582.02	-21,056,240.65	192,986,857.42
Outstanding Balance	31-Jan-26					**597,630,000.00**

Includes: General Obligation and Qualified Zone Academy Bonds

CWF bonds are no longer is City's name.
As of 7/1/07, CWF debt became a cost sharing agreement.

SUMMARY OF PERSONNEL
FISCAL YEAR 2024-2025
MONTH ENDING; January 2026
FULL TIME PERSONNEL

EFF DATE	FUND	AGENCY	POS #	JOB TITLE	LAST NAME	FIRST NAME	SALARY	COMMENTS
1/20/2026	GF	Library	2000	Library Branch Manager	Rivera	Graciela	$86,125.00	
1/5/2026	GF	Police Dept	100	Acting Police Chief	David	Zannelli	$183,536.00	
1/15/2026	GF	Police Dept	9250	Police Officer 2nd Year	Colaluca	Alex	$81,900.00	
1/26/2026	GF	Police Dept		Police Records Clerk	Stuart	Eniya	$47,834.00	
2/2/2026	GF	Finance - Tax Office	460	Tax Collections Analyst	Adekemi	Davids	$64,529.00	
1/6/2026	GF	Police Dept	24016	Police Records Clerk II	Wiley	Patrice	$51,540.00	
1/23/2026	GF	Police Dept	3940	Police Recruit	Antunes	Terrill	$73,500.00	
1/23/2026	GF	Police Dept	4340	Police Recruit	Arce	Angel	$73,500.00	
1/23/2026	GF	Police Dept	640	Police Recruit	Bobrowieki	Gavin	$73,500.00	
1/23/2026	GF	Police Dept	4010	Police Recruit	Bunting	Jordan	$73,500.00	
1/23/2026	GF	Police Dept	4310	Police Recruit	Chisolm	Jawad	$73,500.00	
1/23/2026	GF	Police Dept	4210	Police Recruit	Ciatto	Cristiano	$73,500.00	
1/23/2026	GF	Police Dept	4160	Police Recruit	Coleman	Andrew	$73,500.00	
1/23/2026	GF	Police Dept	2880	Police Recruit	Coleman	Devon	$73,500.00	
1/23/2026	GF	Police Dept	3840	Police Recruit	Cromwell	Shakea	$73,500.00	
1/23/2026	GF	Police Dept	4190	Police Recruit	Frost	Tylaan	$73,500.00	
1/23/2026	GF	Police Dept	3650	Police Recruit	Gates	Timothy	$73,500.00	
1/23/2026	GF	Police Dept	3860	Police Recruit	Kamara	Emmanuel	$73,500.00	
1/23/2026	GF	Police Dept	3250	Police Recruit	Kennedy	Aidan	$73,500.00	
1/23/2026	GF	Police Dept	2840	Police Recruit	King	Matthew	$73,500.00	
1/23/2026	GF	Police Dept	4130	Police Recruit	Langley	Alivia	$73,500.00	
1/23/2026	GF	Police Dept	4000	Police Recruit	Lopez	Vikiana	$73,500.00	
1/23/2026	GF	Police Dept	4320	Police Recruit	Lyttle	Jermaine	$73,500.00	
1/23/2026	GF	Police Dept	3670	Police Recruit	Mateo	Brianna	$73,500.00	
1/23/2026	GF	Police Dept	4270	Police Recruit	Melville	Anastasia	$73,500.00	
1/23/2026	GF	Police Dept	3410	Police Recruit	Platt	Christopher	$73,500.00	
1/23/2026	GF	Police Dept	3680	Police Recruit	Puente	Christopher	$73,500.00	
1/23/2026	GF	Police Dept	3260	Police Recruit	Rodriguez	Vanessa	$73,500.00	
1/23/2026	GF	Police Dept	2100	Police Recruit	Roman	Kevin	$73,500.00	
1/23/2026	GF	Police Dept	4370	Police Recruit	Suppa	Giuseppe	$73,500.00	
1/23/2026	GF	Police Dept	4110	Police Recruit	Torres	Josue	$73,500.00	
1/23/2026	GF	Police Dept	2860	Police Recruit	Vera	Elizmari	$73,500.00	
1/23/2026	GF	Police Dept	3010	Police Recruit	Washington	Alexys	$73,500.00	

SUMMARY OF PERSONNEL
FISCAL YEAR 2024-2025
MONTH ENDING; January 2026

PART-TIME PERSONNEL

EFF DATE	FUND	AGENCY	POS #	JOB TITLE	LAST NAME	FIRST NAME	SALARY/HR RATE	COMMENTS
1/5/2026	GF	Transportation Traffic & Parking		Crossing/Safety Guard	Nelson	Omar	$18.00	up to 40 hrs per week, not to exceed 120 days
1/5/2026	GF	Transportation Traffic & Parking		Crossing/Safety Guard	Rey	David	$18.00	up to 40 hrs per week, not to exceed 120 days
TBD	SF	HEALTH DEPARTMENT	230100747	Immunization Outreach Worker Part Time	Turtianinen	Victoria	$31.38	up to 40 hrs per week, not to exceed 120 days
1/12/2026	GF	Transportation Traffic & Parking		Crossing/Safety Guard	Gray	Jahtay	$18.00	up to 40 hrs per week, not to exceed 120 days
1/5/2026	SF	Livable Cities Initative		Student Intern	Collins	Bethany	$18.35	up to 40 hrs per week, not to exceed 120 days
1/12/2026	GF	Youth and Recreation		Program Aide	Newton-Harris	T'Asia	$20.00	up to 40 hrs per week, not to exceed 120 days
1/12/2026	GF	Public Works		Laborer Vehicle Attendant	Ortiz-Miranda	Jose	$18.00	up to 40 hrs per week, not to exceed 120 days
1/12/2026	GF	Public Works		Seasonal Laborer	Sanchez	Antonio	$18.00	up to 40 hrs per week, not to exceed 120 days

VACANCY REPORT

MONTH ENDING; January 2026

Agency No	Agency Name	Position Title	Current YR Salary	FTE
111	Legislative Services	Leg Serv Document Proc	71,194	FT
131	Mayor's Office	Deputy Chief Of Staff	108,150	FT
132	Chief Administrative Office	Deputy Dir Emergency Mgmt./Operations	109,943	FT
132	Chief Administrative Office	Human Resource Associate	58,350	FT
133	Corporation Counsel	Paralegal	87,074	FT
133	Corporation Counsel	Corporation Counsel	179,754	FT
133	Corporation Counsel	Labor Relations Staff Attorney	127,308	FT
137	Corporation Counsel	Labor Relations Staff Attorney	131,127	FT
144	Office Of Policy Management And Grants	IT Project and Support Supervisor	110,369	FT
144	Office Of Policy Management And Grants	Project Leader	82,026	FT
152	Finance	Contract Analyst	80,303	FT
161	Finance	Receivables Collector (Supervisor)	103,288	FT
162	Finance	PT Collections Service Representative	30,591	FT
163	Finance	Assessment Inform Clerk II	58,959	FT
163	Finance	Deputy Assessor	110,369	FT
163	Finance	Assessment Systems Manager	92,442	FT
163	Finance	Financial/Program Analyst	90,732	FT
163	Finance	Treasury & Investment Analyst	67,778	FT
163	Finance	Accounting Audit Coordinator	111,670	FT
163	Library	Librarian II	64,529	FT
163	Library	Branch Manager	90,907	FT
163	Library	Librarian Branch Manager	90,907	FT
200	City/Town Clerk	Assistant City Town Clerk	92,941	FT
200	City/Town Clerk	Admin Customer Service Coordinator	59,239	FT
200	Parks Department	Tree Trimmer II	61,404	FT
200	Parks Department	Tree Trimmer II	61,404	FT
200	Parks Department	Tree Trimmer II	61,404	FT
200	Parks Department	Caretaker	55,426	FT
200	Parks Department	Caretaker	55,426	FT
200	Parks Department	PT/Seasonal Community Program	90,000	FT
200	Parks Department	Field Technician	63,009	FT
201	Parks Department	Field Technician	63,009	FT
201	Parks Department	Mechanic	77,697	FT
201	Parks Department	Caretaker III	63,009	FT
201	Parks Department	Caretaker III	63,009	FT
201	Public Safety Communications	911 Op Dispatcher II	53,589	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	53,589	PT
201	Public Safety Communications	911 Op Dispatcher II	62,980	PT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Public Safety Communications	911 Op Dispatcher II	64,329	FT
201	Police Department	Assistant Chief	144,240	FT
201	Police Department	Lieutenant	119,036	FT
202	Police Department	Lieutenant	119,036	FT
202	Police Department	Sergeant	106,801	FT
202	Police Department	Sergeant	106,801	FT
202	Police Department	Sergeant	106,801	FT
202	Police Department	Detective	105,242	FT
202	Police Department	Detective	105,242	FT

VACANCY REPORT

MONTH ENDING; January 2026

Agency No	Agency Name	Position Title	Current YR Salary	FTE
202	Police Department	Detective	94,927	FT
202	Police Department	Police Officer / Lateral	94,927	FT
202	Police Department	Police Officer / Lateral	94,927	FT
202	Police Department	Police Officer / Lateral	94,927	FT
202	Police Department	Police Officer / Lateral	94,927	FT
301	Police Department	Police Officer / Lateral	94,927	FT
301	Police Department	Police Officer / Lateral	94,927	FT
301	Police Department	Police Officer / Lateral	94,927	FT
301	Police Department	Lieutenant	119,036	FT
301	Police Department	Detective	105,242	FT
301	Police Department	Kennel Worker	51,841	FT
301	Police Department	Body Worn Camera Tech Assistant	$-	FT
301	Police Department	Police Records Clerk I-II	52,606	FT
301	Police Department	Crime Analyst	64,357	FT
301	Police Department	Supervisor of Records Administration	78,870	FT
301	Police Department	Police Records Clerk I-II	52,606	FT
301	Fire Department	Assistant Drillmaster	103,245	FT
301	Fire Department	Fire Marshal	127,174	FT
301	Fire Department	Fire Inspector/Investigator	91,210	FT
301	Fire Department	Supv Building Facilities	92,941	FT
301	Fire Department	Battalion Chief	113,299	FT
301	Fire Department	Captain	106,131	FT
301	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
301	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
301	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
301	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
301	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
308	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
309	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
309	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	PT
501	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
501	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
501	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
501	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
501	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
704	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
704	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Fire Department	Fire Fighter / Paramedic / Lateral	85,305	FT
	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
	Health Department	Sanitarian/Senior Sanitarian	73,409	FT
	Health Department	Sanitarian/Senior Sanitarian	61,641	FT
	Health Department	Sanitarian/Senior Sanitarian	70,725	FT
	Health Department	Sanitarian/Senior Sanitarian	70,725	FT
	Health Department	Lead Inspector	62,980	FT
	Health Department	Lead Inspector	61,641	FT
	Health Department	Assistant Registrar (Bilingual)	49,423	FT
	Health Department	Pediatric Nurse Practitioner	122,856	FT
	Health Department	Public Health Nurse-Clinic	89,853	FT
	Health Department	Public Health Nurse	69,411	FT

VACANCY REPORT

MONTH ENDING; January 2026

Agency No	Agency Name	Position Title	Current YR Salary	FTE
	Health Department	Public Health Nurse	67,884	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	73,593	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	62,066	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	73,593	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	66,381	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Health Department	Public Health Nurse	69,411	FT
	Public Works	Laborer or Equipment Operator I-III	75,794	FT
	Public Works	Refuse Truck Driver	75,168	FT
	Public Works	Refuse Laborer	70,366	FT
	Public Works	Refuse Laborer	70,366	FT
	Public Works	Refuse Laborer	70,366	FT
	Public Works	Refuse Laborer	70,366	FT
	Public Works	Refuse Laborer	70,366	FT
	Public Works	Refuse Laborer	70,366	FT
	City Planning	Planner II	78,869	FT
	Transportation, Traffic & Parking	Parking Enforcment Officer	50,482	FT
	Transportation, Traffic & Parking	Parking Enforcement Field Supv	64,872	FT
	Transportation, Traffic & Parking	Traffic Maint. Worker II	64,329	FT
	Transportation, Traffic & Parking	Pt Parking Enforcement Officer	21,379	FT
	Transportation, Traffic & Parking	Pt Parking Enforcement Officer	21,379	FT
	Transportation, Traffic & Parking	Pt Parking Enforcement Officer	21,379	FT
	Office Of Building Inspection Enforcement	Asst Building Inspector	84,364	FT
	Office Of Building Inspection Enforcement	Program Coordinator	64,528	FT
	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	92,941	FT
	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	92,941	FT
	Office Of Building Inspection Enforcement	Assistant Building & Plans Official	92,941	FT
	Office Of Building Inspection Enforcement	Administrative Assistant	52,071	FT

POLICE & FIRE SERVICES SWORN, SUPRESSION, AND NON-SUPRESSION VACA
MONTH ENDING; January 2026

NEW HAVEN POLICE SERVICES

Title	Total Budgeted	Total Filled	Total Vacant
Police Chief	1	1	0
Assistant Chiefs	3	2	1
Assistant Chiefs ($1.00)	1	0	1
Police Captain	3	3	0
Police Captain ($1.00 Positions)	0	0	0
Police Lieutenant	18	12	6
Police Sargent	48	50	0
Police Detective	54	47	5
Police Officer	266	233	33
Police Officer ($1.00)	22	0	22
Total	**416**	**348**	**68**

NEW HAVEN FIRE SERVICES SUPRESSION

Title	Total Budgeted	Total Filled	Total Vacant
Fire Chief	1	1	0
Asst Chief Administration	1	0	1
Asst Chief Operations	1	1	0
Deputy Chief	4	4	0
Battalion Chief	8	6	2
Captain	28	25	3
Lieutenant	41	36	5
Fire Fighter / Paramedic / Lateral	236	215	21
Total	**320**	**288**	**32**

NEW HAVEN FIRE SERVICES NON-SUPRESSION

Title	Total Budgeted	Total Filled	Total Vacant
Director of Training	1	1	0
Drillmaster	1	1	0
Assistant Drillmaster	3	3	0
Assistant Drillmaster $1.00	2	0	2
Fire Marshal	1	0	1
Deputy Fire Marshal	1	1	0
Fire Investigator Supv	1	0	1
Fire Inspector/Investigator	6	6	0
Life Safety Comp Ofcr	1	1	0
Public Assembly Inspector	1	1	0
Supv Building Facilities	1	0	1
Fire Prop & Equip Tech	2	1	1
Lead Mechanic Fire	1	1	0
Special Mechanic	3	2	1
Supervisor of EMS	1	1	0
Management and Policy Analyst	1	1	0
Executive Administrative Assist	1	1	0
Administrative Assistant	2	2	0
Total	**30**	**23**	**7**

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; January 2026

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,214,222	$0	($463,509)	4,677,731
FINANCE/TECHNOLOGY	SOFTWARE LICENSING UPGRADES	$100,000	$100,000	$0	$220	99,780
FINANCE/TECHNOLOGY	NETWORK UPGRADES	$100,000	$100,000	$0	($32,725)	132,725
FINANCE/TECHNOLOGY	INFORMATION & TECHNOLOGY INITI	$2,975,000	$2,539,734	$0	($443,959)	2,983,693
FINANCE/TECHNOLOGY	POLICE TECHNOLOGY	$100,000	$62,048	$0	($34)	62,082
FINANCE/TECHNOLOGY	FIRE TECHNOLOGY	$100,000	$100,000	$0	($3,653)	103,653
FINANCE/TECHNOLOGY	CITY WIDE DIGITIZATION	$500,000	$500,000	$0	$0	500,000
FINANCE/TECHNOLOGY	TECHNOLOGY/COMM UNICATIONS-LIBR	$400,000	$400,000	$0	($253,652)	653,652
FINANCE/TECHNOLOGY	TTP COMMUNICATIONS/I T EQUIPMEN	$50,000	$50,000	$0	($5,243)	55,243
PUBLIC LIBRARY	LIBRARY IMPROVEMENTS	$300,000	$164,033	$0	$946	163,087
POLICE SERVICES	EQUIPMENT	$1,400,000	$1,400,000	$0	($996,971)	2,396,971
POLICE SERVICES	POLICE FACILITY RENOVATINS	$500,000	$500,000	$0	($493,232)	993,232
FIRE SERVIECS	RESCUE AND SAFETY EQUIPMENT	$950,000	$528,305	$0	($3,106)	531,411
FIRE SERVIECS	EMERGENCY MEDICAL EQUIPMENT	$500,000	$391,092	$0	($43,156)	434,248
HEALTH DEPARTMENT	CLINIC EQUIPMENT/SOFTWA RE	$200,000	$195,313	$0	($152,005)	347,318
ENGINEERING	STREET RECONSTRUCTION/C OMPLETE	$1,600,000	$1,353,787	$0	($332,754)	1,686,541
ENGINEERING	BRIDGES	$1,000,000	$1,000,000	$0	($1,000,000)	2,000,000
ENGINEERING	FACILITY REHABILITATION	$1,700,000	$960,948	$0	($21,225)	982,173
ENGINEERING	FLOOD AND EROSION	$500,000	$0	$0	$0	0
ENGINEERING	LONG WHARF PARK	$1,000,000	$1,000,000	$0	$0	1,000,000
PARKS AND PUBLIC WORKS	PARKS INFRASTRUCTURE IMPROVEME	$1,400,000	$1,143,664	$0	($114,603)	1,258,267
PARKS AND PUBLIC WORKS	STREET TREES	$1,750,000	$949,103	$0	($215,000)	1,164,103
PARKS AND PUBLIC WORKS	BRIDGE UPGRADS & REHABILITATIO	$200,000	$111,130	$0	($26,341)	137,471

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; January 2026

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,214,222	$0	($463,509)	4,677,731
PARKS AND PUBLIC WORKS	SIDEWALK CONSTRUCTION&REHABILI	$350,000	$314,519	$0	($314,519)	629,038
PARKS AND PUBLIC WORKS	PAVEMENT MGMT/INFRASTRUCTURE	$2,000,000	$1,979,613	$0	($240,882)	2,220,495
PARKS AND PUBLIC WORKS	REFUSE RECYCLING & WASTE STREA	$300,000	$292,005	$0	($53,875)	345,880
PARKS AND PUBLIC WORKS	ENVIRONMENTAL MITIGATION	$150,000	$150,000	$0	($91,402)	241,402
CITY PLAN	COASTAL AREA IMPROVEMENTS	$400,000	$400,000	$0	($400,000)	800,000
CITY PLAN	ON-CALL PLANNING	$100,000	$100,000	$0	($94,467)	194,467
CITY PLAN	ROUTE 34 EAST	$2,400,000	$2,400,000	$0	($2,400,000)	4,800,000
CITY PLAN	FARMINGTON CANAL LINE	$400,000	$400,000	$0	$0	400,000
CITY PLAN	PRESERVATION AND PLANNING	$25,000	$25,000	$0	($25,000)	50,000
TRANSPORTATION, TRAFFICE AND PARKING	TRAFFIC CONTROL SIGNALS	$500,000	$381,072	$0	($106,000)	487,072
TRANSPORTATION, TRAFFICE AND PARKING	METERS	$800,000	$70,570	$0	($26,052)	96,622
TRANSPORTATION, TRAFFICE AND PARKING	SIGNS AND PAVEMENT MARKINGS	$275,000	$275,000	$0	($174,960)	449,960
TRANSPORTATION, TRAFFICE AND PARKING	TRANSPORTATION ENHANCEMENTS	$125,000	$125,000	$0	($119,369)	244,369
TRANSPORTATION, TRAFFICE AND PARKING	PLANNING & ENGINEERING SERVICE	$200,000	$200,000	$0	($200,000)	400,000
TRANSPORTATION, TRAFFICE AND PARKING	STREET LIGHTING	$200,000	$200,000	$0	$5,051	194,949
TRANSPORTATION, TRAFFICE AND PARKING	SAFE ROUTES TO SCHOOL	$100,000	$100,000	$0	($75,316)	175,316
OFFICE BUILDING, INSPECTION ENFORCEMENT	DEMOLITION	$500,000	$394,230	$0	($99,699)	493,929
ECONOMIC DEVELOPMENT	LAND & BUILDING BANK	$900,000	$774,500	$0	($262,470)	1,036,970
ECONOMIC DEVELOPMENT	COMMERCIAL INDUSTRIAL SITE DEV	$400,000	$348,293	$0	($287,934)	636,227
ECONOMIC DEVELOPMENT	PRE-CAPITAL FEASIBILITY	$250,000	$221,000	$0	$1,082	219,918
ECONOMIC DEVELOPMENT	DOWNTOWN CROSSING	$2,200,000	$1,940,000	$0	($1,871,015)	3,811,015
LIVABLE CITIES INITATIVE	NEIGHBORHOOD COMM. PUBLIC IMPR	$200,000	$113,330	$0	($17,229)	130,559

FY 2023-2024 CAPITAL PROJECT REPORT
MONTH ENDING; January 2026

The City of New Haven, BOA approved budget for FY 2024-25 includes a Two-Year capital bonding plan.

AGENCY	*PROJECT DESCRIPTION*	*FY 2024 BORROWING*	*FY 24 REVISED BUDGET*	*FY 2025 Hold*	*YTD EXPENSES + OPEN PO'S*	*FY 2024 AVAILABLE BALANCE*
MANAGEMENT & BUDGET/CAO	ROLLING STOCK	$4,500,000	$4,214,222	$0	($463,509)	4,677,731
LIVABLE CITIES INITATIVE	PROPERTY MANAGEMENT	$150,000	$146,062	$0	($105,586)	251,648
LIVABLE CITIES INITATIVE	RESIDENTIAL REHABILITATION	$500,000	$500,000	$0	($500,000)	1,000,000
LIVABLE CITIES INITATIVE	HOUSING DEVELOPMENT	$1,250,000	$1,057,008	$0	($310,335)	1,367,342
LIVABLE CITIES INITATIVE	NEIGHBORHOOD PUBLIC IMPROVEMENT	$150,000	$150,000	$0	($132,100)	282,100
LIVABLE CITIES INITATIVE	ACQUISITION	$125,000	$125,000	$0	($125,000)	250,000
LIVABLE CITIES INITATIVE	HOUSING AND TENANT SERVICES	$1,225,000	$703,261	$0	($630,548)	1,333,809
LIVABLE CITIES INITATIVE	HOMEOWNER CAPITAL INVESTMENT P	$400,000	$357,952	$0	$0	357,952
BOARD OF EDUCATION	GENERAL REPAIRS	$9,300,000	$6,252,871	$0	($55,265)	6,308,136
BOARD OF EDUCATION	INFORMATION &TECHNOLOGY INITIA	$4,700,000	$3,200,000	$0	($4,269)	3,204,269
BOARD OF EDUCATION	CUSTODIAL EQUIPMENT	$300,000	$156,731	$0	($150,136)	306,867
BOARD OF EDUCATION	CAFETERIA PROGRAM AND EQUIPMEN	$300,000	$300,000	$0	($300,000)	600,000
BOARD OF EDUCATION	LT MAINTENANCE STEWARDSHIP	$2,000,000	$1,943,054	$0	($1,897,693)	3,840,747
GRAND TOTAL		**$55,000,000**	**$43,859,451**	**$0**	**($15,664,989)**	**$59,524,441**

FY 2026-2027 CAPITAL PROJECT REPORT
Jan-26

The City of New Haven, BOA approved budget for FY 2026-27 includes a Two-Year capital bonding plan.

Organization	Object	Project	Account Description	2026 Original Budget	2026 Revised Budget	2026 Actuals	Available
OPMG/CAO							
3C262601	58698	5YR	ROLLING STOCK	$6,268,875.00	$8,268,875.00	$ 1,595,805.19	$ 1,848,478.02
Information Technology							
3C262604	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 190,816.00
3C262605	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262606	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$3,300,000.00	$3,300,000.00	$ 804,424.64	$ 439,684.30
3C262607	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ 57,150.27	$ 85,595.08
3C262608	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ 34,086.25	$ 165,913.75
3C262609	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$450,000.00	$450,000.00	$ 27,249.19	$ 225,000.00
3C262610	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262611	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$ -	$ 50,000.00
Library							
3C262612	58101	10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$ 320,915.18	$ 62,870.66
Parks							
3C262613	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$800,000.00	$550,000.00	$ 95,928.42	$ 227,614.96
3C262614	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262615	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$2,000,000.00	$250,000.00	$ 341,990.48	$ (558,705.22)
PSAP							
3C262616	58704	10YR	COMPUTERS & TELECOMMUNICATIONS	$3,000,000.00	$3,000,000.00	$ 971,749.48	$ 1,693,715.13
POLICE							
3C262617	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$396,625.00	$396,625.00	$ -	$ 396,625.00
3C262618	58700	5YR	SAFETY EQUIPMENT	$634,500.00	$634,500.00	$ -	$ 634,500.00
3C262619	58700	5YR	SAFETY EQUIPMENT	$3,000,000.00	$3,000,000.00	$ 2,552,932.36	$ 447,067.64
FIRE							
3C262620	58700	5YR	SAFETY EQUIPMENT	$850,000.00	$850,000.00	$ -	$ 850,000.00
3C262621	58700	5YR	SAFETY EQUIPMENT	$250,000.00	$250,000.00	$ -	$ 250,000.00
3C262622	58704	10YR	COMPUTERS & TELECOMMUNICATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
HEALTH							
3C262623	58704	5YR	COMPUTERS & TELECOMMUNICATIONS	$50,000.00	$50,000.00	$ -	$ 50,000.00
PUBLIC WORKS							
3C262624	58119	10YR	BRIDGE RECONSTRUCTION	$250,000.00	$250,000.00	$ -	$ 250,000.00
3C262625	58701	10YR	STREET & SIDEWALK IMPROVEMENTS	$750,000.00	$750,000.00	$ -	$ 750,000.00
3C262626	58702	20YR	INFRASTRUCTURE & LAND IMPROVE.	$2,000,000.00	$0.00	$ 1,528,703.99	$ (1,985,619.82)
3C262627	58101	5YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
ENGINEERING							
3C262628	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$1,550,000.00	$550,000.00	$ 135,670.39	$ 5,514.22
3C262629	58701	20YR	STREET & SIDEWALK IMPROVEMENTS	$2,050,000.00	$1,750,000.00	$ 834,484.63	$ 783,319.65
3C262630	58116	20YR	BRIDGE REPAIR/REPALCEMENT	$350,000.00	$350,000.00	$ -	$ 350,000.00
3C262631	58101	10YR	REMODELING/RENOVATIONS	$2,150,000.00	$2,150,000.00	$ 659,142.59	$ 462,700.82
3C262632	58270	20YR	UTILITIES & SEWER IMPROVEMENTS	$750,000.00	$450,000.00	$ 258,919.63	$ (4,535.00)
3C262633	58270	10YR	UTILITIES & SEWER IMPROVEMENTS	$1,600,000.00	$1,600,000.00	$ -	$ 1,597,000.00

CITY PLAN						
3C262634	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262635	58693 10YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262636	58101 20YR	REMODELING/RENOVATIONS	$270,000.00	$270,000.00	$ -	$ 270,000.00
3C262637	58101 20YR	REMODELING/RENOVATIONS	$175,000.00	$175,000.00	$ -	$ 175,000.00
3C262638	58653 5YR	PLANNING SERVICES	$25,000.00	$25,000.00	$ -	$ 25,000.00
PARKING						
3C262639	58110 10YR	PARKING METER REPLACEMENT	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262640	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$450,000.00	$ -	$ 430,892.14
3C262641	58106 10YR	STREET LIGHT ACCIDENT REPAIRS	$200,000.00	$200,000.00	$ -	$ 43,968.89
3C262642	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262643	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262644	58693 5YR	ENGIN SERV & ARCH FEES	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262645	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$1,100,000.00	$1,100,000.00	$ -	$ 1,100,000.00
BUILDING AND INSPECTIONS						
3C262646	58697 10YR	DEMOLITION	$300,000.00	$300,000.00	$ -	$ 199,492.46
ECONOMIC DEVELOPMENT						
3C262647	58702 20YR	INFRASTRUCTURE & LAND IMPROVE.	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262648	58660 20YR	SITE IMPROVEMENT	$400,000.00	$400,000.00	$ -	$ 400,000.00
3C262649	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$100,000.00	$100,000.00	$ -	$ 99,232.00
3C262650	58122 5YR	FEASABILITY STUDY	$225,000.00	$225,000.00	$ -	$ 223,440.88
3C262651	58701 20YR	STREET & SIDEWALK IMPROVEMENTS	$450,000.00	$50,000.00	$ -	$ 50,000.00
3C262652	58101 10YR	REMODELING/RENOVATIONS	$2,000,000.00	$2,000,000.00	$ -	$ 2,000,000.00
3C262653	58101 10YR	REMODELING/RENOVATIONS	$500,000.00	$500,000.00	$ 17,856.00	$ 435,881.68
3C262654	58101 20YR	REMODELING/RENOVATIONS	$1,000,000.00	$1,000,000.00	$ -	$ 1,000,000.00
3C262655	58658 20YR	ACQUISITION OF SITE	$205,000.00	$205,000.00	$ -	$ 205,000.00
3C262656	58701 10YR	STREET & SIDEWALK IMPROVEMENTS	$400,000.00	$400,000.00	$ -	$ 400,000.00
Livable Cities						
3C262658	58101 10YR	REMODELING/RENOVATIONS	$200,000.00	$200,000.00	$ -	$ 200,000.00
EDUCATION						
3C262659	58101 20YR	REMODELING/RENOVATIONS	$7,600,000.00	$11,600,000.00	$ 1,450,052.06	$ 8,024,320.73
3C262660	58101 10YR	REMODELING/RENOVATIONS	$1,400,000.00	$1,400,000.00	$ -	$ 1,400,000.00
3C262661	58704 5YR	COMPUTERS & TELECOMMUNICATIONS	$4,300,000.00	$4,300,000.00	$ 323,477.22	$ 3,704,144.29
3C262662	58709 5YR	CUSTODIAL AND SCHOOL EQUIPMENT	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262663	58662 5YR	CAFETERIA	$200,000.00	$200,000.00	$ -	$ 200,000.00
3C262664	58101 10YR	REMODELING/RENOVATIONS	$1,300,000.00	$1,300,000.00	$ 69,300.00	$ 1,230,700.00
			$60,000,000.00	$60,000,000.00	$12,079,837.97	

SUMMARY OF BUDGET TRANSFERS
FISCAL YEAR 2024-2025
MONTH ENDING; January 2026

Department	Transfer No.	*Amount*	*Line: From*	*Line -Desc*	Line: To	Line Desc	Reason	COMMENT

WORKERS' COMPENSATION PROGRAM
MONTH ENDING; December 2025

	A	B	C	D	E	F	G	I	I	J
	Actual FY 2017-18	**Actual** FY 2018-19	**Actual** FY 2019-20	**Actual** FY 2020-21	**Actual** FY 2021-22	**Un-Audited** FY 2022-23	**YTD** FY 2023-24	**YTD** FY 2024-25	**YTD** FY 2025-26	I-H **Net Change** FY 26 VS 25
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761	$651,567	($172,194)
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902	$814,591	$27,689
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649		($702,649)
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)
JUNE	$541,299	$863,627	$935,703	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)
SUB- TOTAL EXPENSES	$9,313,748	$9,060,465	$8,388,304	$7,611,654	$9,262,373	$8,829,395	$10,222,297	$9,343,687	$4,695,721	($878,609)
GENERAL FUND 49116	$8,347,250	$8,063,600	$7,696,000	$6,936,207	$8,731,403	$8,092,244	$9,700,000	$8,165,000	$4,500,000	($1,535,000)
RECOVERY REVENUE 49103	$392,943	$480,273	$211,684	$167,504	$151,448	$334,923	$194,404	$261,820	$208,716	$67,416
SPECIAL FUND REVENUE 49132	$569,798	$529,225	$532,479	$508,558	$425,236	$482,370	$435,171	$449,216	$297,045	$14,045
BOE & CAT. CASES 49143	$4,849	$0	$5,470	$0	$0	$0	$0	$0	$0	$0
MISC - 49119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUB - TOTAL REVENUE	$9,314,840	$9,073,098	$8,445,633	$7,612,269	$9,308,087	$8,909,538	$10,329,575	$8,876,036	$5,005,761	
NET OPERATING GAIN / (LOSS)	**$1,092**	**$12,634**	**$57,329**	**$615**	**$45,714**	**$80,143**	**$107,279**	**($467,651)**	**$310,040**	
Fund Balance	**$142,740**	**$155,373**	**$212,702**	**$213,317**	**$259,031**	**$339,174**	**$446,453**	**($467,651)**		

EXPENDITURE COMPARISON BY FISCAL YEAR THROUGH JULY

	B	C	D	E	F	G	H			J
	Actual FY 2017-18	**Actual FY 2018-19**	**Actual FY 2019-20**	**Actual FY 2020-21**	**Actual FY 2021-22**	**Un-Audited FY 2022-23**	**YTD FY 2023-24**	YTD FY 2024-25	YTD FY 2024-25	**Net Change FY 24 VS 23**
JULY	$1,142,049	$899,509	$860,148	$688,001	$587,319	$692,999	$940,100	$963,543	$509,663	($453,880)
AUGUST	$789,938	$816,853	$971,080	$964,469	$506,084	$880,115	$663,694	$780,733	$579,377	($201,356)
SEPTEMBER	$726,793	$595,347	$753,053	$280,960	$747,612	$412,207	$677,798	$719,914	$710,062	($9,852)
OCTOBER	$750,642	$822,304	$783,058	$411,170	$903,252	$759,816	$996,604	$624,536	$768,685	$144,149
NOVEMBER	$589,318	$624,371	$613,092	$673,878	$713,930	$486,389	$611,653	$603,018	$661,775	$58,757
DECEMBER	$879,823	$1,082,317	$701,555	$650,114	$685,372	$657,738	$804,969	$823,761	$651,567	($172,194)
JANUARY	$765,260	$668,137	$544,292	$659,940	$750,484	$731,106	$1,103,650	$786,902	$814,591	$27,689
FEBRUARY	$810,332	$604,929	$573,248	$471,870	$725,423	$653,875	$787,606	$702,649		($702,649)
MARCH	$881,966	$555,170	$772,729	$670,144	$992,821	$667,598	$1,104,405	$1,047,376		($1,047,376)
APRIL	$765,735	$899,599	$439,076	$565,793	$840,475	$763,321	$996,535	$832,775		($832,775)
MAY	$670,594	$628,303	$441,270	$675,230	$924,777	$1,142,052	$734,489	$533,253		($533,253)
JUNE	$541,334	$863,627	$934,412	$900,086	$884,825	$982,179	$800,795	$925,227		($925,227)
TOTAL	**$5,643,824**	**$5,508,837**	**$5,226,278**	**$4,328,532**	**$4,894,052**	**$4,620,370**	**$5,798,467**	**$5,302,407**	**$4,695,721**	($606,687) **-13%**

A=ACTUAL EXPENDITURES & P=PROJECTED EXPENDITURES

Medical Benefits

Per	Month	ADMISTRATIVE FEES	CLAIMS - ANTHEM/IPI	FICA/MEDICARE EMPLOYER CONTRIB	HEALTH INSURANCE	LIFE INSURANCE	MEDICAL SUPPLEMENTAL PAYMENTS	MISC MEDICAL	OTHER CONTRACTUAL SERVICES	RETIREMENT CONTRIBUTION	SALARIES	WELLNESS PROGRAM	Premium Opt Out	Grand Total	FY2024-2025 Grand Total	% CHANGE
1	July	$ 145,824	$ 11,005,003	$ 1,379	$ -	$ -	$ 212,686	$ -	$ 3,569,275	$ -	$ 18,844	$ -	$ -	$ 14,953,012	$ 14,595,195	2%
2	August	$ 145,563	$ 10,075,641	$ 2,471	$ -	$ -	$ 216,399	$ -	$ 4,818,268	$ -	$ 33,650	$ -	$ -	$ 15,291,992	$ 15,209,426	1%
3	September	$ 144,327	$ 11,882,694	$ 1,977	$ -	$ -	$ -	$ 24,500	$ 6,402,899	$ -	$ 26,920	$ -	$ -	$ 18,483,317	$ 16,179,099	14%
4	October	$ 145,804	$ 8,333,861	$ 2,471	$ -	$ 103,337	$ 639,770	$ -	$ 6,461,162	$ 4,310	$ 33,650	$ 636	$ -	$ 15,725,002	$ 14,728,840	7%
5	November	$ 144,680	$ 13,326,241	$ 1,977	$ -	$ 101,051	$ 211,794	$ -	$ 6,345,956	$ -	$ 26,920	$ -	$ -	$ 20,158,620	$ 16,659,573	21%
6	December	$ 145,042	$ 11,115,530	$ 1,940	$ -	$ 200,813	$ 264,550	$ 24,500	$ 6,456,793	$ -	$ 26,442	$ 24,513	$ -	$ 18,260,123	$ 18,307,683	0%
7	January	$ 141,486	$ 12,323,289	$ 2,476	$ -	$ 100,187	$ -	$ -	$ 8,963,027	$ 4,312	$ 33,650	$ 24,215	$ -	$ 21,592,642	$ 19,607,785	10%
8	February	$ -	$ -	$ 1,983	$ -	$ 99,602	$ 266,568	$ -	$ 6,381,666	$ -	$ 26,920	$ 1,125	$ -	$ 6,777,866	$ 16,525,797	-59%
9	March	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,154,000	
10	April	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,139,213	
11	May	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,387,203	
12	June	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,084,887	
Grand Total		**$ 1,012,726**	**$ 78,062,260**	**$ 16,673**	**$ -**	**$ 604,991**	**$ 1,811,767**	**$ 49,000**	**$ 49,399,047**	**$ 8,621**	**$ 226,998**	**$ 50,490**	**$ -**	**$ 131,242,574**	**$ 200,578,702**	
	Object Code	56689	59999	58852	51809	51804	59998	59940	56694	51810	50110	56686	56686	56686	59947	

Per	Month	COBRA/RETIREE CONTRIBUTIONS	EMPLOYEE CONTRIBUTIONS	GENERAL FUND CONTRIBUTIONS	PERSCRIPTION REBATE	STATE TEACHERS SUBSIDY	TRANSFERS FROM SPEC REV FUNDS	LIFE INSURANCE CONTRIBUTIONS	Grand Total	FY2024-2025 Grand Total	% CHANGE
	Object Code	49106	49105	49116	49144	42108	49901	49125			
1	July	$ 22,885	$ 2,202,170	$ 13,100,000	$ -	$ -	$ 80,164	$ -	$ 15,405,218	$ 10,848,045	42%
2	August	$ 475,614	$ 6,234,661	$ 8,250,000	$ -	$ -	$ 670,072	$ -	$ 15,630,347	$ 16,499,456	-5%
3	September	$ 69,541	$ 7,880,808	$ 7,990,000	$ -	$ 305,991	$ 571,851	$ -	$ 16,818,191	$ 12,006,580	40%
4	October	$ 554,421	$ 8,598,443	$ 5,675,000	$ 2,099,966	$ -	$ 607,816	$ -	$ 17,535,646	$ 15,429,778	14%
5	November	$ 29,639	$ 7,949,261	$ 4,300,000	$ -	$ -	$ 566,579	$ -	$ 12,845,478	$ 14,726,441	-13%
6	December	$ 554,411	$ 7,936,789	$ 14,130,000	$ -	$ 336,236	$ 563,726	$ -	$ 23,521,162	$ 19,088,540	23%
7	January	$ -	$ 11,176,678	$ 7,825,000	$ 2,220,206	$ -	$ 788,432	$ -	$ 22,010,316	$ 21,049,381	5%
8	February	$ 189,339	$ 3,979,623	$ -	$ -	$ -	$ 277,007	$ -	$ 4,445,970	$ 16,907,421	-74%
9	March	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,867,539	
10	April	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,915,835	
11	May	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,925,325	
12	June	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,033,983	
Grand Total		**$ 1,895,849**	**$ 55,958,433**	**$ 61,270,000**	**$ 4,320,171**	**$ 642,226**	**$ 4,125,648**	**$ -**	**$ 128,212,328**	**$ 198,298,324**	

Summary of Totals

Medical Benefits Revenue	FY2025-FY2026	FY2024-2025
COBRA/RETIREE CONTRIBUTIONS	$ 1,895,849.46	$ 3,112,748.02
EMPLOYEE CONTRIBUTIONS	$ 55,958,432.59	$ 81,171,045.69
GENERAL FUND CONTRIBUTIONS	**$ 61,270,000.00**	**$ 93,930,000.00**
PERSCRIPTION REBATE	$ 4,320,171.24	$ 9,410,294.83
STATE TEACHERS SUBSIDY	$ 642,226.46	$ 1,216,470.55
TRANSFERS FROM SPEC REV FUNDS	$ 4,125,647.79	$ 8,218,770.24
LIFE INSURANCE	$ -	$ 730,000.00
Total Revenue	$ 128,212,327.54	$ 197,789,329.33
Medical Benefits Expenses		
ADMISTRATIVE FEES	$ 1,012,726	$ 1,628,100
CLAIMS - ANTHEM/IPI	$ 78,062,260	$ 127,122,922
FICA/MEDICARE EMPLOYER CONTRIB	$ 16,673	$ 19,726
HEALTH INSURANCE	$ -	$ 818
LIFE INSURANCE	$ 604,991	$ 1,285,935
MEDICAL SUPPLEMENTAL PAYMENTS	$ 1,811,767	$ 2,419,943
MISC MEDICAL	$ 49,000	$ 196,000
OTHER CONTRACTUAL SERVICES	$ 49,399,047	$ 67,403,172
RETIREMENT CONTRIBUTION	$ 8,621	$ 11,175
SALARIES	$ 226,998	$ 268,862
WELLNESS PROGRAM	$ 50,490	$ 173,048
Premium Opt Out	$ -	$ 49,000
Total Expense	$ 131,242,574	$ 200,578,702
Surplus (Deficit)	**$ (3,030,246.68)**	**$ (2,789,372.97)**

City of New Haven

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

Text File

File Number: OR-2026-0005

Agenda Date: **Version:** 2 **Status:** Enacted

In Control: Board of Alders **File Type:** Ordinance

WHEREAS, Section 2-386 of the Code of General Ordinances requires the approval of the Board of Alders to create a position not included in the budget as adopted, or to reclassify an existing and included position; and

WHEREAS, the Labor Relations Division requires updates to position titles and classifications to better reflect responsibilities and operational needs; and

WHEREAS, the Labor Relations Division is seeking approval to reclassify the following position, to reflect increased responsibilities and expertise required for the role; and

Position 1:

Current Information:

Labor Relations Staff Attorney, Position #8006 - EM Range E5 - $127,302

Revised Information:

Senior Labor Relations Counsel, Position #8006 - EM Range E6- $138,000

WHEREAS, the Labor Relations Division is seeking approval to reclassify the following position, to align with revised duties and organizational structure.

Position 2:

Current Information:

Labor Relations Staff Attorney, Position #25001 - EM Range E5 - $127,302

Revised Information:

Labor Relations Associate, Position #25001 - EM Range E3 - $115,000

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the position currently titled Labor Relations Staff Attorney (Position #8006) shall be reclassified to Senior Labor Relations Counsel; and

BE IT FURTHER ORDAINED by the New Haven Board of Alders that the position currently titled Labor Staff Attorney (Position #25001) shall be reclassified to Labor Relations Associate.

ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE #1 RECLASSIFYING POSITIONS WITHIN THE LABOR RELATIONS DIVISION; LABOR STAFF ATTORNEY POSITIONS #8006 AND #25001 TO SENIOR LABOR RELATIONS COUNSEL AND LABOR RELATIONS ASSOCIATE, RESPECITVELY.

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

Agenda Date: **Version:** 1 **Status:** Enacted

In Control: Board of Alders **File Type:** Ordinance

WHEREAS, on October 20, 2025, pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI § 19, the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Refined Living LLC filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders amend the Map of the Zoning Ordinance to change portions of Quinnipiac Avenue from GENERAL SINGLE FAMILY (RS2) to LOW MIDDLE DENSITY (RM1);

WHEREAS, on October 20, 2025, pursuant to Article VII, Section 3L and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on November 19, 2025, the City Plan Commission, following its public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in Section 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1674-07;

WHEREAS, the Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on March 10, 2026, recommended to the full Board of Alders with Favorable report that the Zoning Ordinance Map Amendments be adopted;

WHEREAS, the Board of Alders finds that the Map Amendments to the Zoning Ordinance requested in the Petition are in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendments will encourage reuse of existing and underutilized parcels for appropriate residential development consistent with the RM1 standards and will encourage an appropriately transitional pattern of orderly and mutually beneficial residential development along Quinnipiac Avenue; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the proposed zoning district

and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the Map Amendment to the Zoning Ordinance set forth in the Petition of Refined Living LLC, and shown in Attachment A, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in Attachment C attached hereto which attachment is incorporated by reference. This Ordinance shall be effective on the day after the date of publication of this Ordinance Map Amendment.

ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF TWO CERTAIN PROPERTIES: 1439 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU#125/1039/00200) AND 1445 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU# 125/1039/00300) FROM RS2 (GENERAL SINGLE FAMILY) TO RM1 (LOW MIDDLE DENSITY).

REFINED LIVING LLC
157 CHURCH STREET 19th Floor
New Haven, CT 06510

September 30, 2025

Alder Tyisha Walker-Meyers
President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

RE: **Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)**

Honorable Alder Walker-Meyers:

I am pleased to submit for the Board's consideration a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT and 1445 Quinnipiac Avenue New Haven, CT from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY) (collectively, the "the Site"), located along the east side of Quinnipiac Avenue between its intersection with Foxon Boulevard (Rt. 80) and Foxon Hill Road.

The total approximate area of the Site is 6.218 acres, and it contains 2 (2) building used for residential housing. The Property is underutilized, and its current RS-2 zoning designation restricts any future use to residential single family use only. The properties to the south are zoned RM1 and are improved with various condominium developments. The properties to the north are RS2 and are improved with single family housing with Bishop Woods School approximately 7 parcels to the north. Converting this property to RM1 standards would bring the property into conformity with the zones to the south and would allow future uses that maximizes the development of appropriate scaled housing limiting development to 3 stories and 35 feet.. Considering this mixed neighborhood, a more flexible zoning designation would be appropriate.

The RM-1 zone is density compromise between the higher density of the RM-2 zone (one unit per 2000SF of lot area) and the RS-2 zone which provides for single family homes only. The RM-1 zone provides for density of 1 unit per 3500 SF of lot area. The applicant will later propose a development in scale with the RM-1 zone.

The City Plan Commission is responsible for the continuous review and revision of the Zoning Ordinance, and the Department serves as the professional staff of the Commission. This map amendment will allow for the elimination of a category of proposed land use (RS-1_ which is no longer viable for this specific site from a land use perspective based both on the underutilized nature of the Property as well as the surrounding uses.

REFINED LIVING LLC
157 CHURCH STREET 19th Floor
New Haven, CT 06510

Sincerely,

Robert Letskus, Member

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **HENRY MURPHY WARD 11**

DATE: May 2019

FROM: Department/Office Person: Atty. Benjamin Trachten Telephone: 2036715544

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:

ORDINANCE RE: Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)

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 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: alderperson(s); sponsoring department; attached to submission to Board of Alders.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **HENRY MURPHY WARD 11**

DATE: May 2019

FROM: Department/Office Person: Atty. Benjamin Trachten Telephone: 2036715544

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:

ORDINANCE RE: Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE:	September 30, 2025		
FROM (Dept.):	Refined Living LLC		
CONTACT:	Atty Benjamin Trachten	**PHONE**	(203) 6715544

SUBMISSION ITEM (Title of Legislation):

Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)

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	X

1. One-time	**NA**
2. Annual	**NA**

Other Comments: None

ATTACHMENT A

CITY OF NEW HAVEN
BOARD OF ALDERS

Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)

PETITON FOR AMENDMENT TO THE NEW HAVEN ZONING MAP

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19 Article VII,§ 3L and Article XIII § 2 of the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Refined Living LLC ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance Map to change the designation of approximately **of two certain properties; 1439 Quinnipiac Avenue New Haven, CT and 1445 Quinnipiac Avenue New Haven, CT from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)** being approximately 6.218 Acres of land (the "Property"), located along the east side of Quinnipiac Avenue between Foxon Blvd. and Foxon hill Road from RS2 to RM1 zoning..

In support of this Petition, Petitioner represents as follows:

1. The Property contains two (2) building currently used as single family residences. The Property is deteriorated and its current RS2 zoning designation restricts any appropriate future development of the site.

2. The total approximate area of the Site is 6.218 acres, and it contains 2 (2) building used for residential housing. The Property is underutilized, and its current RS-2 zoning designation restricts any future use to residential single family use only. The properties to the south are zoned RM1 and are improved with various condominium developments. The properties to the north are RS2 and are improved with single family housing with Bishop Woods School approximately 7 parcels to the north. Converting this property to RM1 standards would bring the property into conformity with the zones to the south and would allow future uses that maximizes the development of appropriate scaled housing limiting development to 3 stories and 35 feet.. Considering this mixed neighborhood, a more flexible zoning designation would be appropriate.

3. The RS2 zone is limited to single family residential development on lots of 7500 Square Feet.

6. Rezoning the Property to RM1 applies, and is in furtherance of, the goal of New Haven Vision 2025 to promote appropriate residential development.

7. The proposed Map Amendment is in accordance with Section 64(d)(2) of the Zoning Ordinance.

8. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Map amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven as the amendment will encourage an appropriately transitional pattern of orderly and mutually beneficial development along Quinnipiac Avenue, and will allow for appropriate residential development at a density consistent with abutting parcels to the South. As also required by, Article VII Section 3L and Article

XIII 2, this amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

WHEREFORE, Petitioners requests that the Board of Alders approve the amendment to the Zoning Ordinance Map set forth in Attachment C as attached hereto.

Respectfully submitted,

Robert Letskus, Member
Refined Living LLC

ATTACHMENT B

ORDINANCE RE: **Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)**

WHEREAS, on_____, 2025, pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI § 19, the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Refined Living LLC filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders Amend the Map of the Zoning Ordinance to change portions of Quinnipiac Avenue from GENERAL SINGLE FAMILY (RS2) to LOW MIDDLE DENSITY (RM1)

WHEREAS, on _____, 2025, pursuant to Article VII, Section 3L and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on_____, 2025, the City Plan Commission, following its public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in Section 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No._____; and

WHEREAS, the _____ Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on _____recommended to the full Board with Favorable report that the Zoning Ordinance Map Amendments be adopted; and

WHEREAS, the Board of Alders finds that the Map Amendments to the Zoning Ordinance requested in the Petition are in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendments will encourage reuse of existing and underutilized parcels for appropriate residential development consistent with the RM1 standards, and will encourage an

appropriately transitional pattern of orderly and mutually beneficial residential development along Quinnipiac Avenue; and,

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the proposed zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Map Amendment to the Zoning Ordinance set forth in the Petition of Refined Living LLC , and shown in Attachment A, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in Attachment C attached hereto which attachment is incorporated by reference. This Ordinance shall be effective on the day after the date of publication of this Ordinance Map Amendment.

Signed _____ Date_____

LEGAL DESCRIPTION 1439 QUINNIPIAC

VOL 4119 PAGE 183

SCHEDULE "A"

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, in the County of New Haven, and State of Connecticut, known as #1439 Quinnipiac Avenue, containing 2.7 acres, more or less, and bounded:

WEST: by Quinnipiac Avenue, 144.4 feet, more or less;

SOUTH: by land now or formerly of Edward B. Rowe, and Horace B. Rowe, 983 feet, more or less;

EAST: by land now or formerly of Jane M. Bishop, 136 feet, more or less, along an old stone wall;

NORTH: by land now or formerly of Lillian E. McCormack, 850 feet, more or less

NORTH AGAIN: by land now or formerly of Lillian E. McCormack 165 feet, more or less.

Said premises are subject to an agreement between the City of New Haven et als, dated July 3, 1940 and recorded in Volume 1402 on Page 43 of the New Haven Land Records.

Said premises are also subject to building lines, if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises.

LEGAL DESCRIPTION 1445 QUINNIPIAC

SCHEDULE A
(Description)
1445 Quinnipiac Avenue, New Haven, CT

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, known as 1445 Quinnipiac Avenue, containing 2 7/10 acres, more or less, and bounded:

WEST: By Quinnipiac Avenue, 95 5/10 feet;

SOUTH: By the land of the Estate of Jane M. Bishop, 165 feet, by a line parallel with and 6 feet perpendicularly distant to the north from the north face of the brick foundation wall of the dwelling house known as 1439 Quinnipiac Avenue;

SOUTH: Again by land of the Estate of Jane M. Bishop, 850 feet, more or less;

EAST: By land now or formerly of the Estate of Jane M. Bishop, 136 feet, along an old stone wall;

NORTH: By land now or formerly of Merwin B. Hemingway, in part and in part by land now or formerly of Carl F. Carlson, 1050 feet, more or less.

SUBJECT TO:

Said premises are subject to building lines, if established, public or private law,ordinance or regulation, including wetland, building and zoning codes, current water and sewer use fees, and taxes to the City of New Haven on the List of October 1, 2005, which taxes the Grantee agrees to assume as part consideration hereof.

013400

Attachment C

1439 and 1445 Quinnipiac Avenue Map Amendment from RS2 to RM1



Docusign Envelope ID: 74DB89EC-8030-4EB8-ABFD-3A112886D9AE

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION FOR ZONING ORDINANCE MAP AMENDMENT** to change the zoning designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#l25/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS-2 (General Single Family) to RM-1 (Low Middle Density)

Submitted by: Robert Letskus, Member, Refined Living LLC

REPORT: 1674-07
ADVICE: Approval

PROJECT ADDRESS: 1439 Quinnipiac Avenue and 1445 Quinnipiac Avenue
APPLICANT: Robert Letskus, Member, Refined Living LLC
OWNERS: 1439 Quinnipiac-Kilmartin Mary A (Est), 1445- General Investment Alliance LLC Quinnipiac

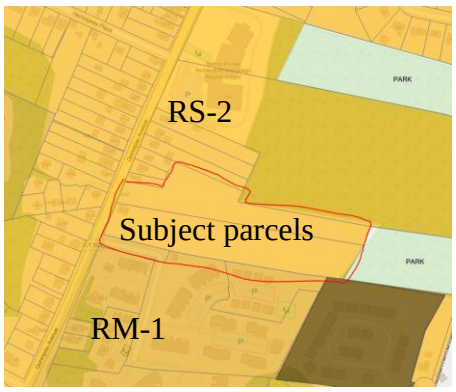
SUBMISSION

- Cover Letter
- Prior notification form
- Fiscal impact statement
- Petition
- Order
- 1439 Quinnipiac Avenue Legal Description
- 1445 Quinnipiac Avenue Legal Description
- Zoning Map Proposed change (map)
- Architectural drawings
- Architectural renderings
- Email re ownership
- Proposed project unit mix
- Filing fee

BACKGROUND

The applicant has submitted a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of two properties; 1439 Quinnipiac Avenue and 1445 Quinnipiac Avenue New Haven, CT from RS-2 (General Single Family) to RM-1 (Low Middle Density) (collectively, the "the Site"), located along the east side of Quinnipiac Avenue between its intersection with Foxon Boulevard (Rt. 80) and Foxon Hill Road. The total approximate area of the Site is 6.218 acres, and it contains two buildings used for residential housing. The properties to the south are zoned RM-l and are improved with various condominium developments. The properties to the north are RS-2 and are improved with single family housing, with Bishop Woods School approximately 7 parcels to the north. Should the petition or zoning map amendment be approved, the applicant states that they will then present a plan for development of the Site at appropriate size and scale for the RM-1 Zone. The applicant did submit renderings, architectural plans, and a unit mix for a potential development for the site, however the current application is limited to the zoning change, and any future development proposals of three or more units will come back before the City Plan Commission for Site Plan Review.

Docusign Envelope ID: 74DB89EC-8030-4EB8-ABFD-3A112886D9AE



CURRENT ZONING:
NHZO Article III, Section 12. *Section 12. - RS-2 Districts: General Single-Family.* These districts exist for the protection of areas, most of them large in size, that have been and are being developed predominantly for single-family dwellings. Accordingly, the use of land and buildings within such areas is limited to single-family detached dwellings, and to such non-residential uses as generally support and harmonize with a low-density residential area. The non-residential uses permitted in RS-2 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

PROPOSED ZONING:
NHZO Article III, Section 13. *RM-1 Districts: Low-Middle Density.* These districts exist for the protection of areas that have been and are being developed predominantly for low-middle density dwellings of various types. Accordingly, the use of land and buildings within these areas is limited in general to dwellings at a density of about 12 dwelling units per acre, and to such non-residential uses as generally support and harmonize with a middle density area. The non-residential uses permitted in RM-1 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary for the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

ZONING TABLE-Listing some differences in bulk requirements between RS-2 and RM-1.
Note that the main differences are in residential density and parking requirements.

	RS-2	**RM-1**
Building height maximum	Either 35 feet or 3 stories	Either 35 feet or 3 stories
Minimum lot size	4,000 SF	4,000 SF
Maximum building coverage/Maximum impervious coverage	Total coverage of principal and accessory buildings not to exceed 30% of lot area./Total coverage of ***building(s)*** and paved area (parking and walkways) shall not exceed 70 percent of the ***lot area.***	Total coverage of principal and accessory buildings not to exceed 30% of lot area./No limit on impervious coverage.
Parking	1 space for first bedroom, and ½ space for each additional bedroom, rounded to the next higher number if a fraction.	1 space per D.U.
Minimum yards	Front: min 25ft Rear: min 25ft	Front: min 20ft Rear: min 25ft

Docusign Envelope ID: 74DB89EC-8030-4EB8-ABFD-3A112886D9AE

	Side: one at least 8ft, one at least 12ft (8ft for corner lots)	Side: one at least 8ft, one at least 10ft (8ft for corner lots)
Maximum residential density	Single family residential, with provisions for interior conversion to additional units by variance.	Minimum lot area per dwelling unit: 3,500 sq. ft., except 2,500 sq. ft. in the case of an efficiency unit and 1,750 sq. ft. in the case of an elderly housing unit. Interior conversion at an average of one dwelling unit per 1,000 sq. ft. of gross floor area.

Comparison of Permitted Uses
The RS-2 and RM-1 zones are both residential zones intended for residential use, with varying densities permitted, as summarized in the chart above. Non-residential uses permitted as-of-right are very similar between the RS-2 and the RM-1 zones and include home occupations, daycares, some home-based office uses, religious institutions, schools and universities, cultural activities, agriculture, parks, public utilities, and healthcare uses. Uses permitted by Special Exception in the RM-1 Zone include fraternities and sororities, certain types of group homes, transition parking, temporary uses, recreation and community facilities, railroad and other rights-of-way, convenience uses as defined by NHZO Section 31, and front yard parking. Uses permitted by Special Exception in the RS-2 zone are limited to temporary uses, recreation and community facilities, railroad and other rights-of-way, and convenience uses as defined by NHZO Section 31.

In summary, a higher residential density is permitted in the RM-1 zone, and there are more uses permitted by Special Exception in the RM-1 zone than the RS-2 zone. The change in zone would not increase uses permitted as-of-right, and the Board of Zoning Appeals would continue to have purview to review, approve or deny, and place conditions on most non-residential uses.

PUBLIC HEARING
A public hearing was held on November 19, 2025. A transcript of the hearing, CPC meeting 1674, is available from the City Plan Department. No letters of written testimony were received for this item. No member of the public provided testimony at the meeting. No other testimony was presented to the commission.

PLANNING CONSIDERATIONS
The proposed zoning amendment is aligned with Vision 2034, New Haven's Comprehensive Plan (see specific strategies below) which recommends moving toward medium-density residential use in areas currently zoned as single-family. The two parcels abut an existing RM-1 zone that would be expanded with the map change. The change in zoning district would not result in a significant expansion of non-residential uses permitted as-of-right and any residential development of three units or more would require Site Plan Review by the City Plan Commission, ensuring robust review of changes to the site.

The proposed Zoning Map Amendment supports many goals of Vision 2034, New Haven's Comprehensive Plan, including:

Great Places to Live, Strategy 2.1: *Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.*
Great Places to Live, Strategy 2.2: *Amend ordinances and policies to better support housing development.*
Great Places to Live, Strategy 5.3: *Continue to support neighborhood revitalization around schools and public housing.*
Future Land Use Map, page 183, shows conversion of single-family residential areas to medium density residential areas.

Docusign Envelope ID: 74DB89EC-8030-4EB8-ABFD-3A112886D9AE

SECTIONS(S) 181 and 182 OF THE CHARTER OF THE CITY OF NEW HAVEN

The City Plan Commission finds that, based on submitted information the proposed map amendment comply with Sections 181 and 182 of the Charter of the City of New Haven in that it is (i) uniform for each class of buildings or structures, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character of the proposed RM-1 District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

SECTION 64(d)(2)c OF THE NEW HAVEN ZONING ORDINANCE

Section 64(d)(2) requires that the City Plan Commission take into consideration in evaluating any amendment to the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;

The proposed zoning map amendment responds to changes that have taken place in the Quinnipiac Meadows neighborhood, and changes in patterns of construction and land use in the city, including the great need for affordable housing and denser residential development. The Planning Considerations section of this report discusses the strong alignment with the City's Comprehensive Plan.

b. Whether some other method or procedure under the zoning ordinance is more appropriate; and

The applicant has worked with Planning Staff to determine that a zoning map amendment is appropriate for this location.

c . *In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.*

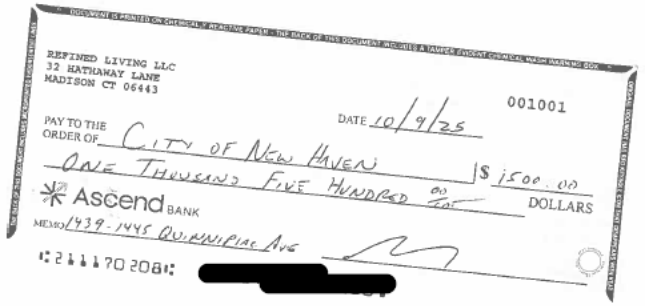
The subject parcels are adjacent to the existing RM-1 zone and will result in a 6.2 acre increase to the RM-1 zoning district which already encompasses about a third of the neighborhood.

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

ADOPTED: November 19, 2025
Ernest Pagan
Chair

ATTEST: DocuSigned by: Laura E. Brown E71FA1E41A2D4B3...
Laura E Brown
Executive Director, City Plan Department


DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING SEE...

REFINED LIVING LLC
32 HATHAWAY LANE
MADISON CT 06443

001001

DATE 10/9/25

PAY TO THE ORDER OF CITY OF NEW HAVEN $ 1500.00

ONE THOUSAND FIVE HUNDRED 00/100 DOLLARS

Ascend BANK

MEMO 1439-1445 QUINNIPIAC AVE

⑆211170208⑆ [redacted]

HAVEN HEIGHTS

Residences




HAVEN HEIGHTS


HAVEN HEIGHTS
Residences





64d2 Amendment of Ordinance

(2)
In passing upon any such petition, the City Plan Commission shall take into account the various factors favoring and disfavoring a change, such as, but not limited to, the following:
a.
Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;

I haven't identified any errors in the ordinance but there are certainly patterns of land use and construction that have changed which would support this application. As you can see from the general area map, RM-1 level density prevail to the south with multiple developments of 41 units, 114 units, 20 units adjacent to this site. This land is particularly suitable to development because of its proximity to transit and to RT 80 and Interstate 91. A map change would not have a significant impact on the surrounding area as we have density at the condo associations to the south and a school to the North. An amendment would be fully inline with the housing goals, and particularly the affordable housing goals of the Vision 2034 Comprehensive Plan of development.
b.
Whether some other method or procedure under the zoning ordinance is more appropriate; and

There is no alternate method under the zoning ordinance to achieve this result. A use variance to allow this density or a PDD would be a far more intrusive and inappropriate manner of development. Zone change is the most direct approach as it comes with underlying rules.
c.
In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.

We meet the area requirements specified in Section 64 d2

RE: **Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)**

Honorable Alder Walker-Meyers:

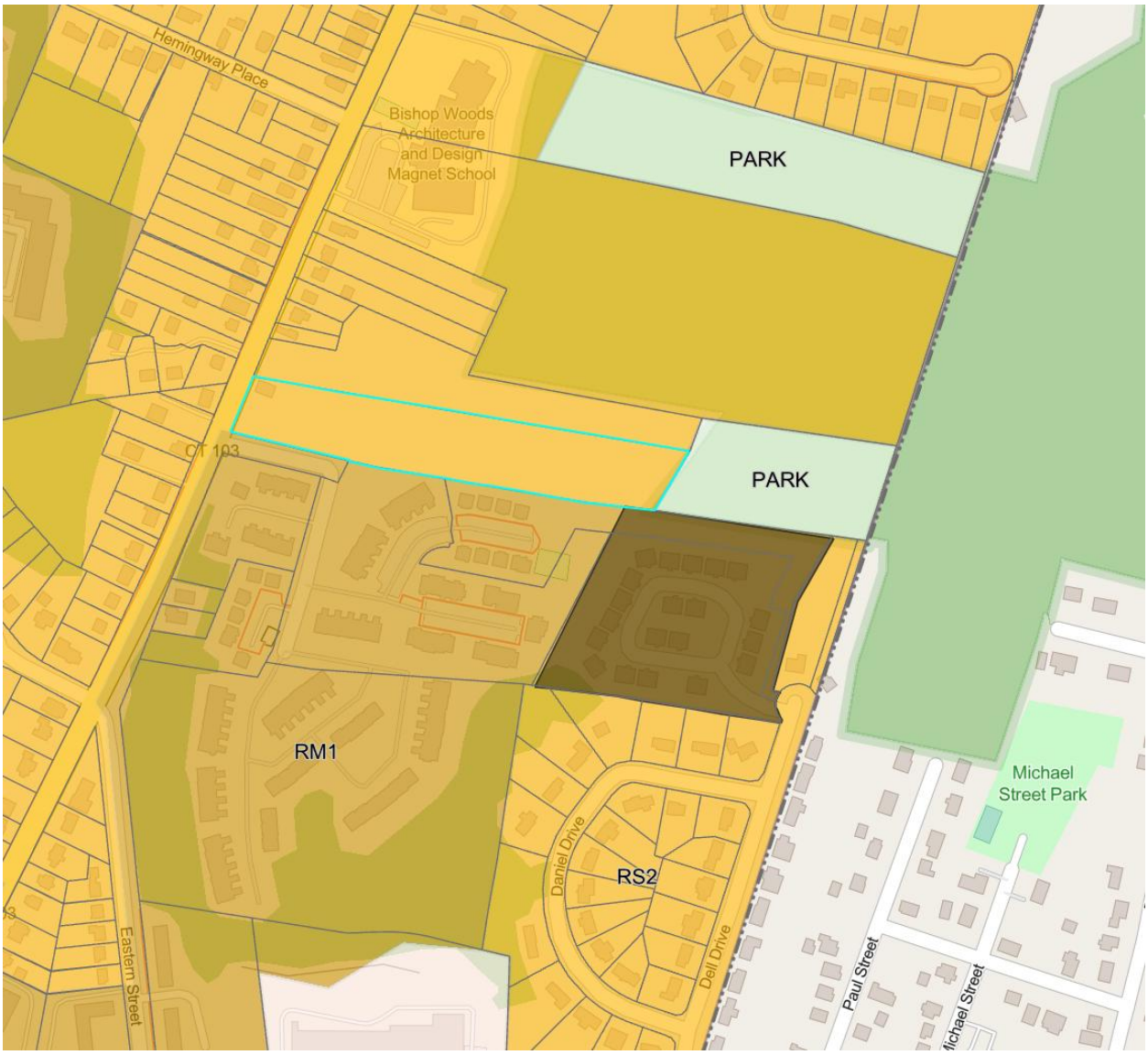
I am pleased to submit for the Board's consideration a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT and 1445 Quinnipiac Avenue New Haven, CT from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY**)** (collectively, the "the Site"), located along the east side of Quinnipiac Avenue between its intersection with Foxon Boulevard (Rt. 80) and Foxon Hill Road.

The total approximate area of the Site is 6.218 acres, and it contains 2 (2) building used for residential housing. The Property is underutilized, and its current RS-2 zoning designation restricts any future use to

residential single family use only. The properties to the south are zoned RM1 and are improved with various condominium developments. The properties to the north are RS2 and are improved with single family housing with Bishop Woods School approximately 7 parcels to the north. Converting this property to RM1 standards would bring the property into conformity with the zones to the south and would allow future uses that maximizes the development of appropriate scaled housing limiting development to 3 stories and 35 feet.. Considering this mixed neighborhood, a more flexible zoning designation would be appropriate.

The RM-1 zone is density compromise between the higher density of the RM-2 zone (one unit per 2000SF of lot area) and the RS-2 zone which provides for single family homes only. The RM-1 zone provides for density of 1 unit per 3500 SF of lot area. The applicant will later propose a development in scale with the RM-1 zone.

The City Plan Commission is responsible for the continuous review and revision of the Zoning Ordinance, and the Department serves as the professional staff of the Commission. This map amendment will allow for the elimination of a category of proposed land use (RS-1_ which is no longer viable for this specific site from a land use perspective based both on the underutilized nature of the Property as well as the surrounding uses.


Hemingway Place
Bishop Woods Architecture and Design Magnet School
PARK
PARK
CT 103
RM1
RS2
Daniel Drive
Dell Drive
Eastern Street
Michael Street Park
Paul Street
Michael Street


Haven
Heights




Haven
Heights

LEGAL DESCRIPTION 1445 QUINNIPIAC

SCHEDULE "A"
(Description)
1445 Quinnipiac Avenue, New Haven, CT

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, known as 1445 Quinnipiac Avenue, containing 2 7/10 acres, more or less, and bounded:

WEST: By Quinnipiac Avenue, 95 5/10 feet;

SOUTH: By the land of the Estate of Jane M. Bishop, 165 feet, by a line parallel with and 6 feet perpendicularly distant to the north from the north face of the brick foundation wall of the dwelling house known as 1439 Quinnipiac Avenue;

SOUTH: Again by land of the Estate of Jane M. Bishop, 850 feet, more or less;

EAST: By land now or formerly of the Estate of Jane M. Bishop, 136 feet, along an old stone wall;

NORTH: By land now or formerly of Merwin H. Hemingway, in part and in part by land now or formerly of Carl F. Carlson, 1050 feet, more or less.

SUBJECT TO:

Said premises are subject to building lines, if established, public or private law, ordinance or regulation, including wetland, building and zoning codes, current water and sewer use fees, and taxes to the City of New Haven on the List of October 1, 2005, which taxes the Grantee agrees to assume as part consideration hereof.

VOL 3400

LEGAL DESCRIPTION 1439 QUINNIPIAC

VOL 4119 PAGE 183

SCHEDULE "A"

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, in the County of New Haven, and State of Connecticut, known as #1439 Quinnipiac Avenue, containing 2.7 acres, more or less, and bounded:

WEST: by Quinnipiac Avenue, 144.4 feet, more or less;

SOUTH: by land now or formerly of Edward B. Rowe, and Horace B. Rowe, 983 feet, more or less;

EAST: by land now or formerly of Jane M. Bishop, 136 feet, more or less, along an old stone wall;

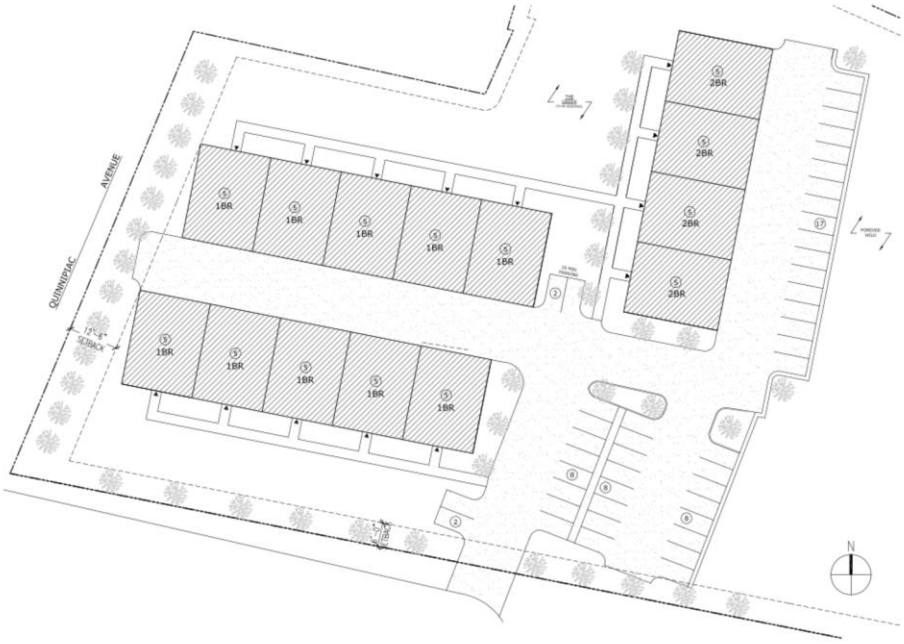
NORTH: by land now or formerly of Lillian E. McCormack, 850 feet, more or less

NORTH AGAIN: by land now or formerly of Lillian E. McCormack 165 feet, more or less.

Said premises are subject to an agreement between the City of New Haven et als, dated July 3, 1940 and recorded in Volume 1402 on Page 43 of the New Haven Land Records.

Said premises are also subject to building lines, if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises.

1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513



SITE PLAN

1/32"=1'-0"

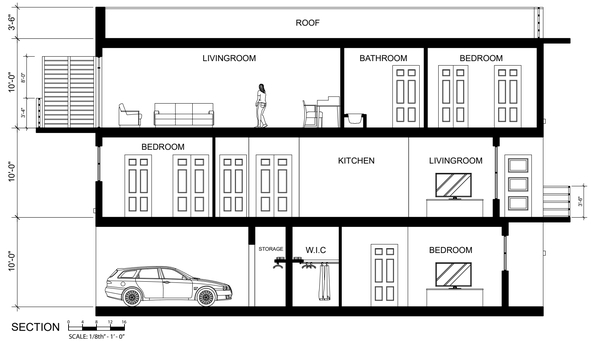
DRAWING LIST:

A-1 COVERSHEET
A-2 SITE PLAN
A-3 ONE BEDROOM PLANS, GROUND, 2ND, & 3RD FLOOR
A-4 ONE BEDROOM ELEVATIONS
A-5 TWO BEDROOM PLANS, GROUND, & 2ND FLOOR
A-4 TWO BEDROOM PLANS; 3RD FLOOR
A-6 TWO BEDROOM ELEVATIONS
A-7 ENLARGED MANAGEMENT/LEASING & COMMUNITY ROOM PLANS

THE PROPOSED PROJECT KNOWN AS

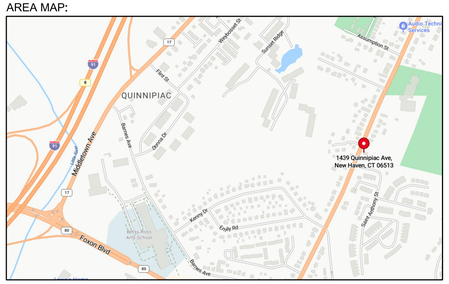
HAVEN HEIGHTS

1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513



SECTION
SCALE: 1/8th" = 1'-0"

AREA MAP:

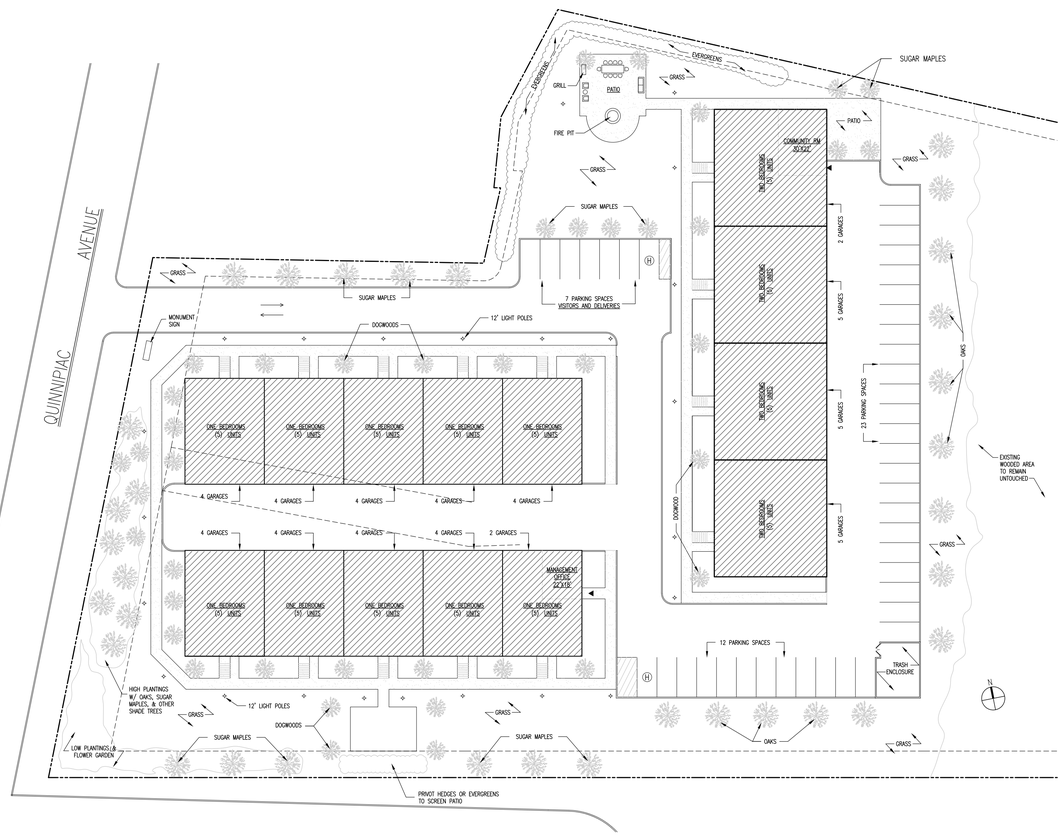


PARKING

GARAGE - (55)
SURFACE - (42)
TOTAL: (97)

UNIT MIX

ONE BEDROOM - (50)
TWO BEDROOM - (20)
TOTAL UNITS: (70)



SITE PLAN - 6.2 ACRES

1/32"=1'-0"
20' 40' 60' 80' 100'

PROJECT TOTALS:

ONE BEDROOM UNITS

GROUND FLOOR:
GROSS SF: 1,920 SF
(Of which 974 is garage & storage)
NET RENTABLE SF: 946 SF
EFFICIENCY: 50.7%

SECOND FLOOR:
GROSS SF: 1,920 SF
NET RENTABLE SF: 1,636 SF
EFFICIENCY: 85.2%

THIRD FLOOR:
GROSS SF: 1,808 SF
NET RENTABLE SF: 1,628 SF
EFFICIENCY: 90.0%

SUBTOTAL ONE BEDROOM UNITS

GROUND FLOOR:
GROSS SF: 19,200 SF
NET RENTABLE SF: 9,460 SF

SECOND FLOOR:
GROSS SF: 19,200 SF
NET RENTABLE SF: 16,360 SF

THIRD FLOOR:
GROSS SF: 18,080 SF
NET RENTABLE SF: 16,280 SF

TOTAL ONE BEDROOM MODULES (10)MODULES (50)UNITS
TOTAL GROSS: 56,480 SF (46,740 SF)
(INCLUDES 9,740 SF GARAGE & STORAGE)
TOTAL NET RENTABLE SF: 42,100 SF
EFFICIENCY WITHOUT GARAGES AND STORAGE: 90.0%

TWO BEDROOM UNITS

GROUND FLOOR:
GROSS SF: 2,669 SF
(Of which 1,454 is garage & storage)
NET RENTABLE SF: 1,215 SF
EFFICIENCY: 83.6%

SECOND FLOOR:
GROSS SF: 2,669 SF
NET RENTABLE SF: 2,300 SF
EFFICIENCY: 86.2%

THIRD FLOOR:
GROSS SF: 2,669 SF
NET RENTABLE SF: 2,100 SF
EFFICIENCY: 78.7%

SUBTOTAL TWO BEDROOM UNITS

GROUND FLOOR:
GROSS SF: 10,676 SF
(Of which 5,816 is garage & storage)
NET RENTABLE SF: 4,860 SF

SECOND FLOOR:
GROSS SF: 10,676 SF
NET RENTABLE SF: 9,200 SF

THIRD FLOOR:
GROSS SF: 10,676 SF
NET RENTABLE SF: 8,400 SF

TOTAL TWO BEDROOM UNITS (4) MODULES (20) UNITS
TOTAL GROSS: 32,028 SF (26,212)
TOTAL NET RENTABLE 22,460 SF
EFFICIANCY: 85.7%

PROJECT TOTALS:

ONE BEDROOM MODULES:
GROSS: 56,480 SF (46,740 SF W/O PARKING & STORAGE)
NET RENTABLE: 42,100 SF

TWO BEDROOM MODULES:
GROSS: 32,028 SF (26,212 SF W/O PARKING & STORAGE)
NET RENTABLE: 22,460 SF

TOTAL PROJECT SIZE
GROSS: 88,508 SF (72,952 SF W/O PARKING & STORAGE)
NET RENTABLE: 64, 560 SF
EFFICIENCY: 88.5%

SPONSOR:	SPONSOR:	DESIGN ARCHITECT:	PROJECT:	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER:
REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	COVER SHEET	SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-1

HAVEN HEIGHTS

SITE PLAN

DATE: 08.10.2025

1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513

JOSEPH VALLONE ARCHITECTS &
DEVELOPMENT STUDIO
9 BOBWHITE DRIVE
WESTPORT, CT 06880

PARKING

GARAGE - (55)
SURFACE - (42)
TOTAL: (97)

UNIT MIX

ONE BEDROOM - (50)
TWO BEDROOM - (20)
TOTAL UNITS: (70)

SITE AREA

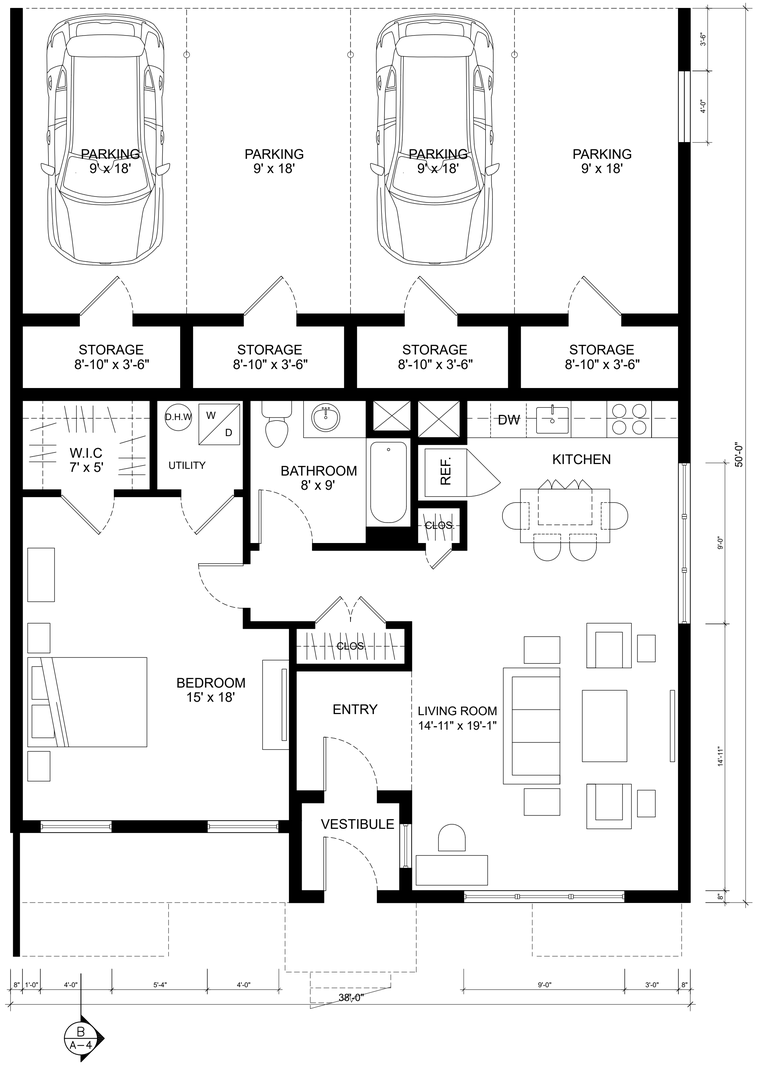
6.2 ACRES

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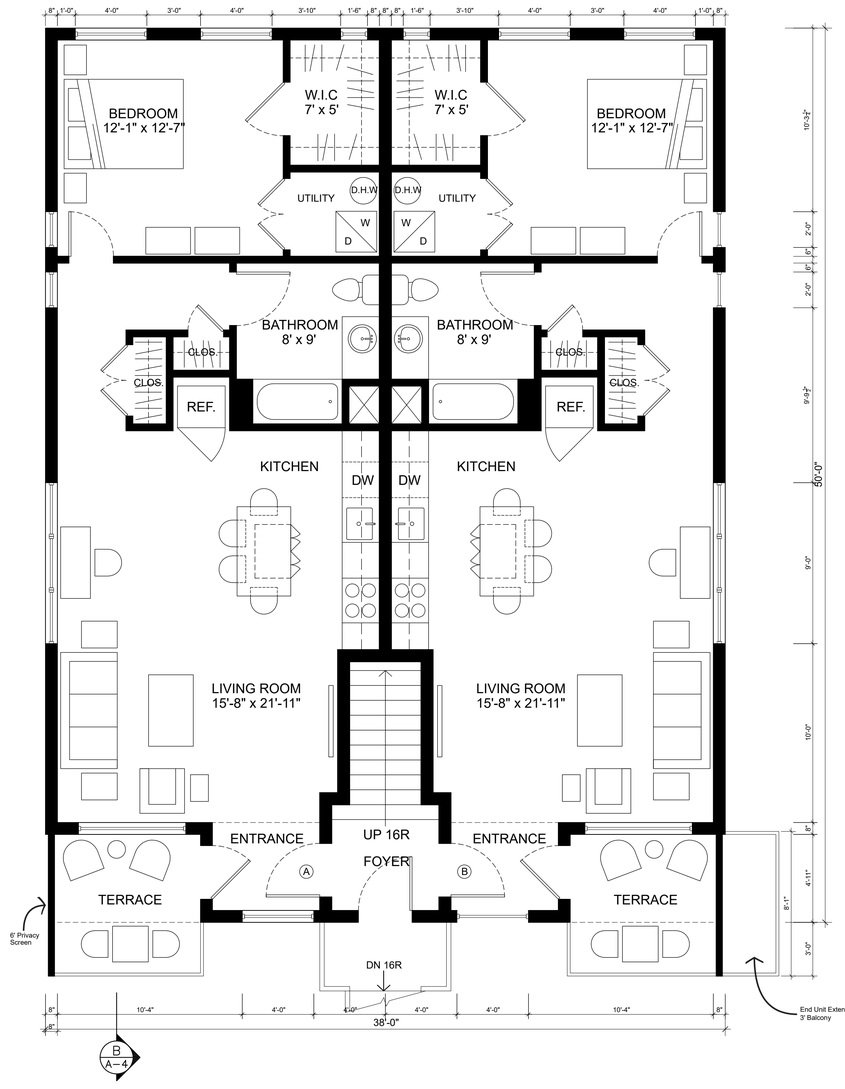
SITE PLAN

JOB NO.:	DRAWING NUMBER:
SCALE: AS NOTED	A-2
BY: VH	
DATE: 10.15.2025	

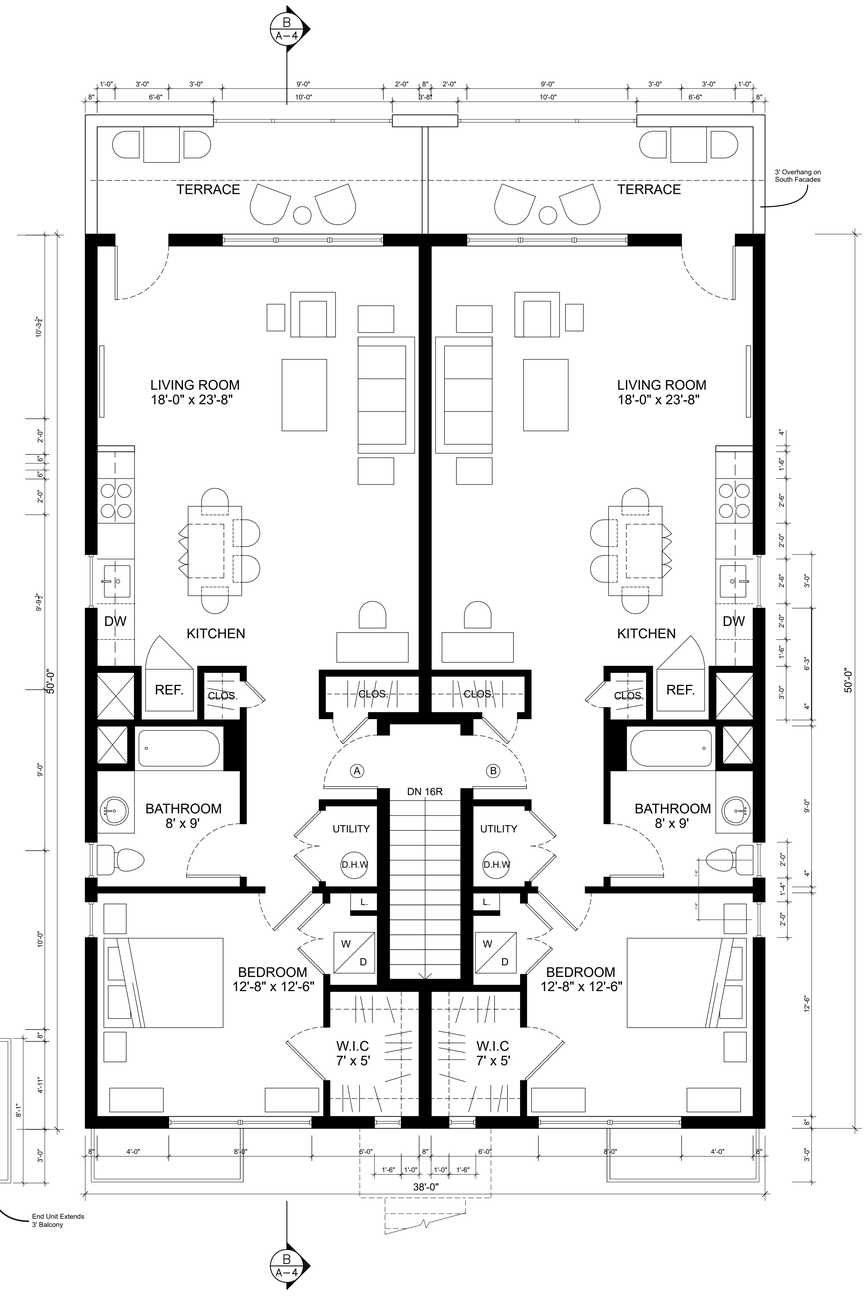
SCALE: 1/16" = 1'-0"



A GROUND FLOOR PLAN
UNIT NET SF: 946
1/4"=1'-0"



B SECOND FLOOR PLAN
UNIT NET SF: 818
1/4"=1'-0"



C THIRD FLOOR PLAN
UNIT NET SF: 814
1/4"=1'-0"

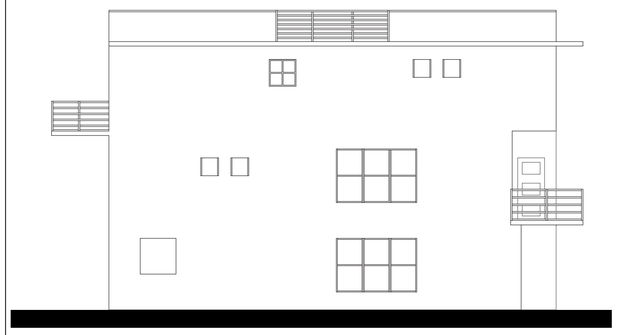
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REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	ONE BEDROOM PLANS: GROUND, 2ND, & 3RD FLOOR	SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-3



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

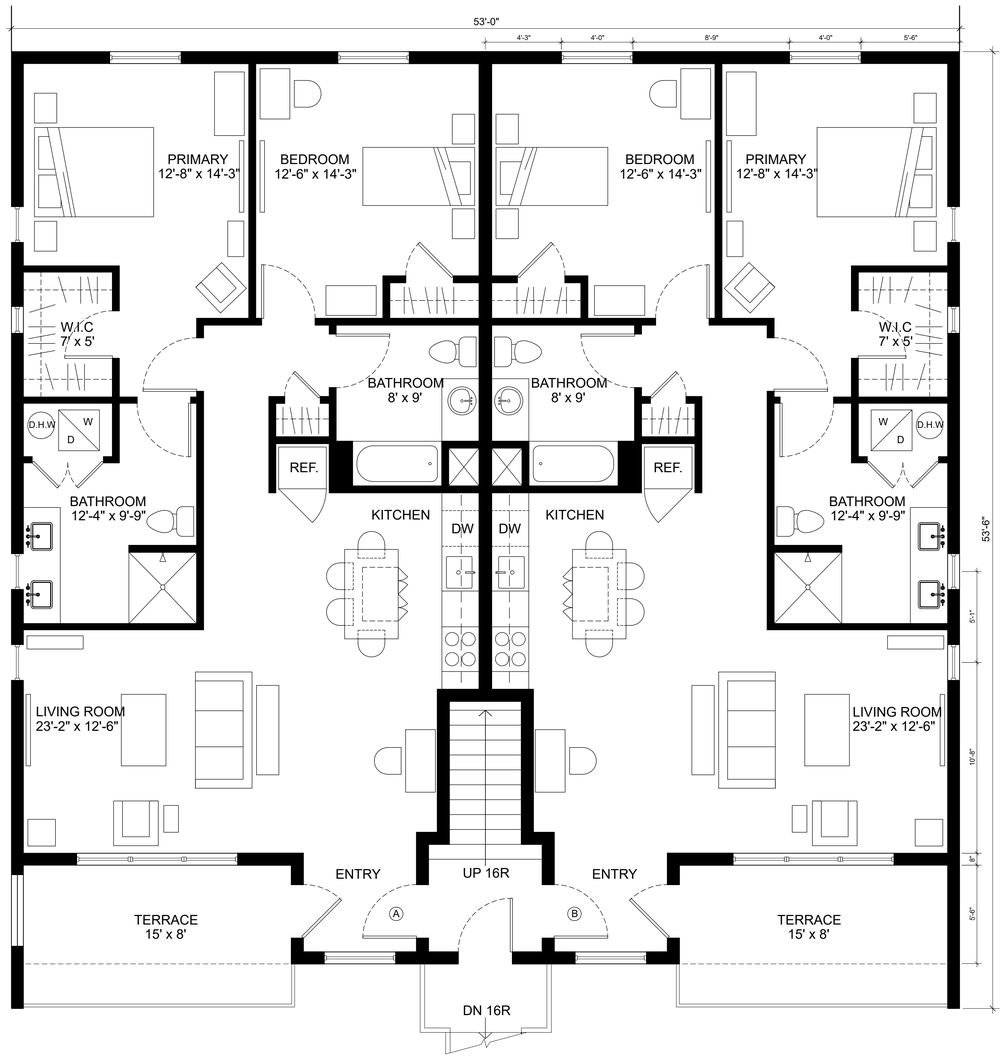
SPONSOR:	SPONSOR:	DESIGN ARCHITECT:	PROJECT:	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER:
REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	ONE BEDROOM ELEVATIONS	SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-4



A GROUND FLOOR PLAN

UNIT NET SF: 1,215

2' 4' 6' 8' 10' 1/4"=1'-0"

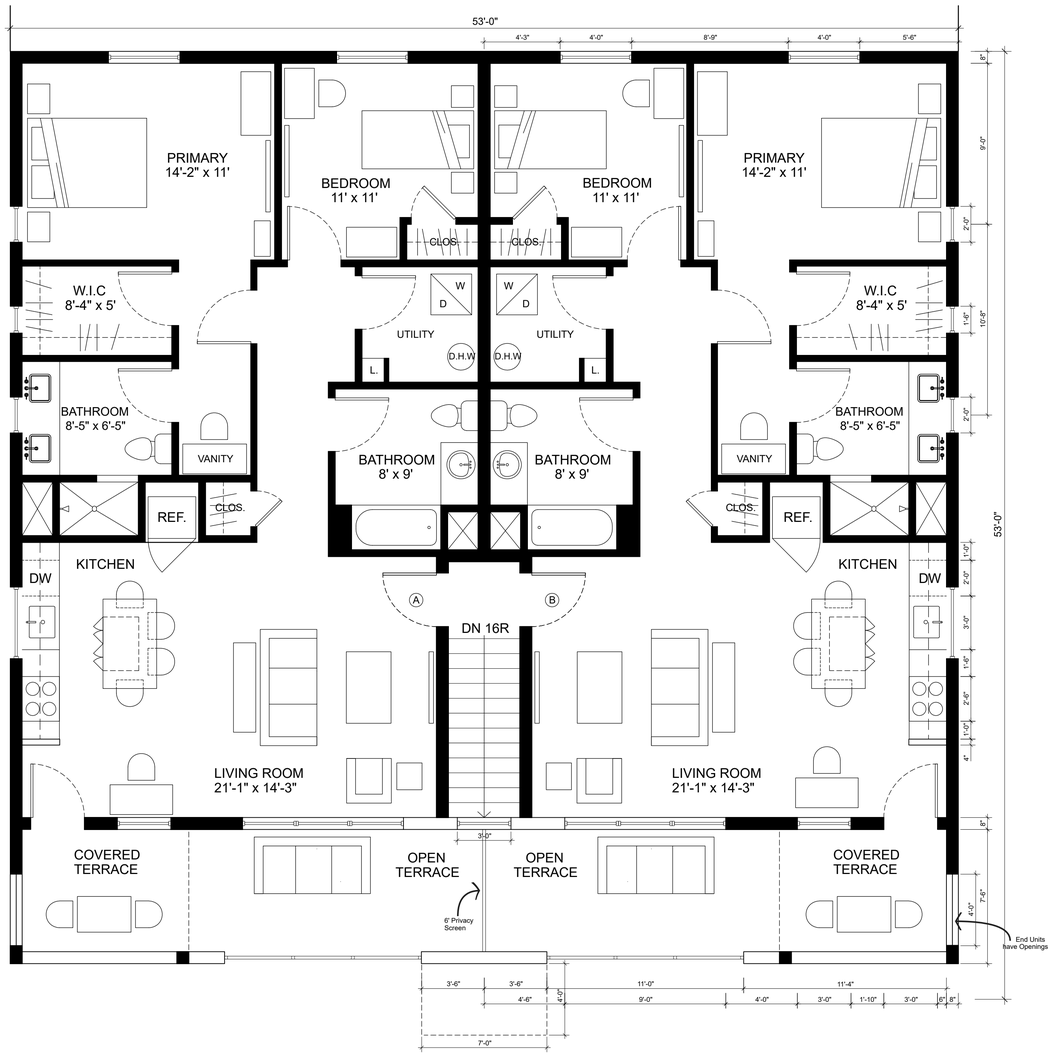


B SECOND FLOOR PLAN

UNIT NET SF: 1,150

2' 4' 6' 8' 10' 1/4"=1'-0"

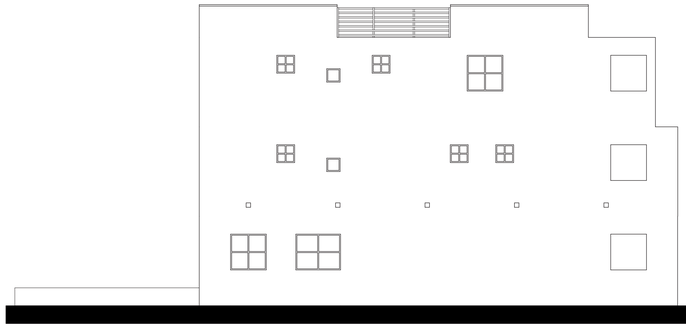
SPONSOR:	SPONSOR:	DESIGN ARCHITECT:	PROJECT:	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER:
REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	TWO BEDROOM PLANS: GROUND, & 2ND FLOOR	SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-5



A THIRD FLOOR PLAN
UNIT NET SF: 1,050

1/4"=1'-0"

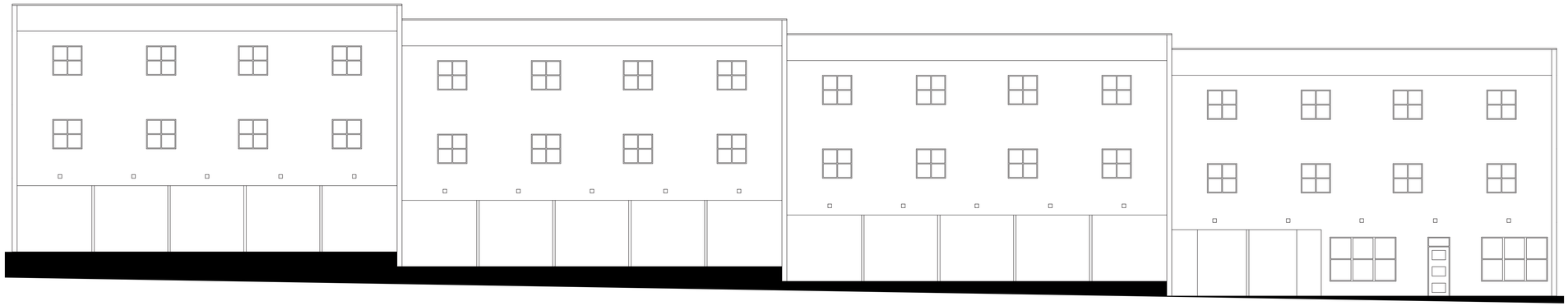
SPONSOR:	SPONSOR:	DESIGN ARCHITECT:	PROJECT:	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER:
REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	TWO BEDROOM PLANS: 3RD FLOOR	SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-6



NORTH ELEVATION



SOUTH ELEVATION

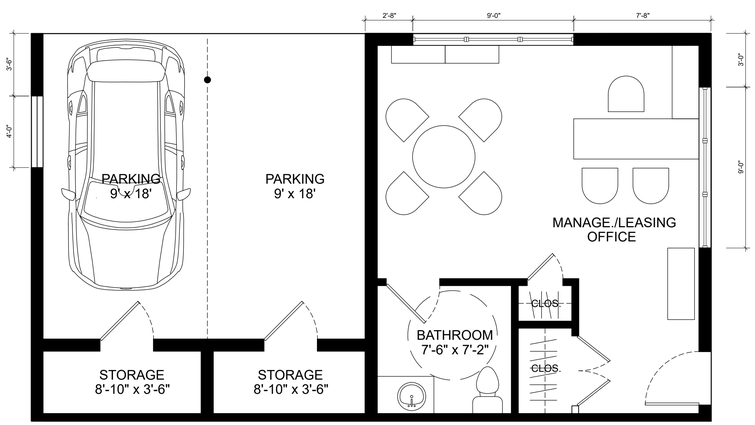


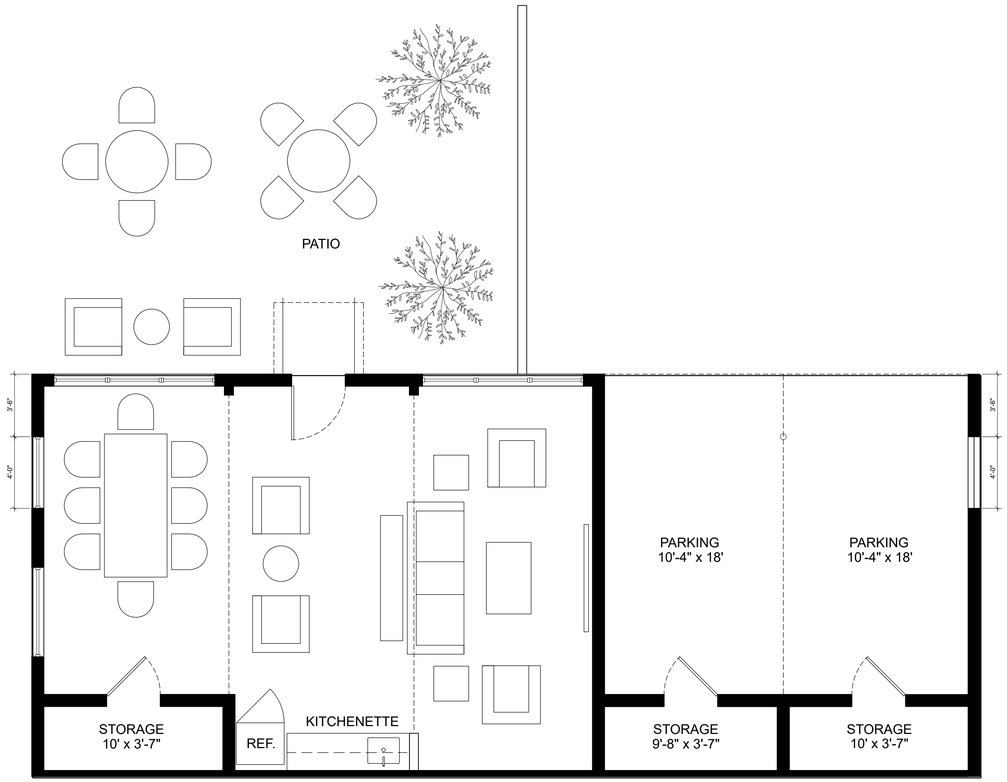
EAST ELEVATION



WEST ELEVATION

SPONSOR:	SPONSOR:	DESIGN ARCHITECT:	PROJECT:	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER:
REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD		SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-7





SPONSOR:	SPONSOR:	DESIGN ARCHITECT:	PROJECT:	DRAWING TITLE:	JOB NO.:	DRAWING NUMBER:
REFINED LIVING INC. 19 ORANGE STREET, 4TH FLR NEW HAVEN, CT 06510 tel: 844.800.3802	VALLONE VENTURES, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	JOSEPH VALLONE ARCHITECTS + DEVELOPMENT STUDIO, LLC 9 BOBWHITE DRIVE WESTPORT, CT 06880 tel: 203.557.8866	HAVEN HEIGHTS 1439-1445 QUINNIPIAC AVENUE NEW HAVEN, CT 06513 THE "QUINNIPIAC MEADOWS" NEIGHBORHOOD	ENLARGED PLANS: LEASING/ MANAGEMENT OFFICE & COMMUNITY ROOM	SCALE: AS NOTED BY: VLH DATE: 10.15.2025	A-8

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

Agenda Date: **Version:** 1 **Status:** Enacted

In Control: Board of Alders **File Type:** Ordinance

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and§ 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), The New Haven Jewish Community Council Housing Corporation (the "Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the "Zoning Map") (the "Map Amendment") to indicate that 18 Tower Lane and 1B Tower Lane located in the Hill section of New Haven, which property is owned by the Petitioner and is currently located in the Planned Development District #15 ("POD #15"), be designated on such Zoning Map as being located in the BD-3-Central Business/ Mixed-Use District (the "BD-3 District");

WHEREAS, on January 5, 2026, pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for its advice;

WHEREAS, on January 27, 2026, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1677-02;

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on March 10, 2026, the Legislation Committee issued a Favorable report;

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing that is combined with long term care services to enable older residents to age in place while receiving coordinated care and services, a priority of Vision 2034;

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the BD-3 District.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of The New Haven Jewish Community Council Housing Corporation for an Amendment to the Zoning Map to designate 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed Use District is granted, and the Zoning Map shall be amended to designate 18 Tower Lane and 1B Tower Lane as being located in the BD-3 District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

ZONING ORDINANCE MAP AMENDMENT APPROVING A CHANGE IN THE DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT # 15 TO BD-3 -CENTRAL BUSINESS DISTRICT/MIXED-USE DISTRICT.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

x	Cover Letter
x	Resolutions/ Orders/ Ordinances
x	Prior Notification Form
x	Fiscal Impact Statement - Should include comprehensive budget
x	Supporting Documentation
x	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: December 30, 2025

Meeting Submitted For: January 5, 2026

Regular or Suspension Agenda: Regular

Submitted By: **The New Haven Jewish Community Council Housing Corporation**

Title of Legislation:

PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE ZONING DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT #15 TO THE BD-3 DISTRICT CENTRAL BUSINESS/MIXED USE.

Comments: Legistar File ID:

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

12S4717.DOC

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable alder): Hon. Carmen Rodriquez

DATE: 12/30/25

FROM: Department/Office The New Haven Jewish Community Council Housing Corporation

Person Gustave Keach-Longo Telephone 203-772-1816

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

PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE ZONING DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT#15 TO BD-3 DISTRICT CENTRAL BUSINESS/MIXED USE.

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.

THE TOWERS
AT TOWER LANE

18 Tower Lane
New Haven, CT 06519
Tel (203) 772-1816
Fax (203) 777-5921
www.towerlane.org

December 30, 2025

VIA HAND-DELIVERY

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

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to the BD-3 District Central Business/Mixed Use

Dear President Walker-Myers and Mr. Smart:

We are pleased to present to the Honorable Board of Alders a Petition to Rezone The Towers at Tower Lane properties (18 Tower Lane (Map/Block/Parcel 238/0110/00400) and 1B Tower Lane (Map/Block/Parcel 239/0110/00402)) from Planned Development District #15 to the BD-3 District in order to facilitate the construction of a new building to be known as Tower Three. Tower Three will provide additional assisted living and support services for elderly and other low and moderate income residents. The Towers at Tower Lane, which consist of Tower One and Tower East, is a unique 54 year old independent and assisted living community in the Hill section of New Haven which serves low income, very low income and moderate-income elderly residents, allowing these residents to stay in the community with appropriate care services and avoid institutionalization.

The Tower Three project is anticipated to provide between 140-200 units of supportive low and moderate income housing. This undertaking directly implements Strategy 7.6 of Vision 2034, New Haven's Comprehensive Plan of Development, which encourages and prioritizes projects that combine affordable housing with long term care services to enable older residents to age in place while receiving coordinated care and services. Vision 2034 states that this strategy is a "high priority." Additionally, because the Towers is uniquely providing assisted living services to low and moderate-income populations, the State's Department of Economic and Community Development's Community Investment Fund has awarded The Towers at Tower Lane $155,000 to explore the development of Tower Three, and the State Department of Housing has similarly provided $300,000 in predevelopment funds.

This Zoning Petition as well as the associated requests to release certain easements on The Towers at Tower Lane properties are necessary for the development of Tower Three. The current zoning of The Towers at Tower Lane is Planned Development District #15 (PDD #15). PDD #15 was created in the late 1960's and was tailor-made for Tower One and later amended for Tower East. The PDD #15 zoning designation does not consider the possibility of a third building on The Towers'

THE TOWERS
AT TOWER LANE

18 Tower Lane
New Haven, CT 06519
Tel (203) 772-1816
Fax (203) 777-5921
www.towerlane.org

properties. Additionally, PDD #15 requires extensive open space that was previously provided on the Church Street South parcel and which is no longer available to The Towers at Tower Lane because the Church Street South Project has been demolished, and the land dedicated to open space on that site will now be used for the Union Square project.

In contrast, the BD-3 District that the Petition requests be substituted for PDD #15 with respect to The Towers' properties will facilitate the development of Tower Three. The BD-3 District permits assisted living as a matter of right, allows dense development and is appropriate for a mixed-use development, which Tower Three will be. (Tower Three may include retail and other uses, including day care and possibly a small market and/or café.) The BD-3 zone is currently directly adjacent to The Towers' properties (the Pierpont at 9 Tower Lane) and is also the zoning district across Church Street South where the five City Crossing residential buildings are located. Tower Three will also be subject to the City's Inclusionary Zoning Ordinance.

This Petition complies with the requirements of Section 64(d)(2) of the Zoning Ordinance for a map change as well as the Charter requirements for a zoning amendment. as set forth in the attached Petition.

Finally, it should be noted that the Tower Three project will create both permanent and construction jobs as well as significant building permit fees.

For all of these reasons, we urge approval of this Petition.

Very truly yours,

Gustave Keach-Longo

Gustave Keach-Longo
President and Chief Executive Officer

cc: Laura Brown, Executive Director of the City Plan Department (*VIA Hand-Delivery*)
Michael Piscitelli, AICP, Economic Development Administrator (*VIA Email*)
Mayor Justin Elicker (*VIA Email*)

Attachment A: Petition for Zoning Map Amendment
Attachment B Proposed Ordinance for Zoning Map Amendment
Attachment C: Existing and Proposed Zoning Maps
Attachment D: Legal Description of Parcels to be Re-Zoned

ATTACHMENT A

CITY OF NEW HAVEN
BOARD OF ALDERS

In re Petition of The New Haven	:
Jewish Community Council Housing Corporation	:
To Amend the New Haven Zoning Ordinance	:
Map to Change the Zoning of Designation of	:
18 Tower Land and 1B Tower Lane from	:
Planned Development District #15 to the	:
BD-3 District Central Business/Mixed-Use	:

PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE ZONING DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT #15 TO BD-3 CENTRAL BUSINESS/MIXED USE DISTRICT

Pursuant to 1925 Special Act No. 490, § 5, Article IV, §§ 3, 4 and 5, Article XIII § 2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance of the City of New Haven (the "Zoning Ordinance"), Petitioner, The New Haven Jewish Community Council Housing Corporation ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the Zoning Ordinance Map to change the designation of 18 Tower Lane (Map/Block/Parcel 238/0110/00400) and 1B Tower Lane (Map/Block/Parcel 239/0110/00403) from Planned Development District #15 to BD-3-Central Business /Mixed-Use.

In support of this Petition, Petitioner represents as follows:

1. The Towers at Tower Lane consist of two connected independent living/assisted living residential towers for low and moderate-income elderly residents. These residential buildings, known as Tower One and Tower East, are located

respectively at 18 Tower Lane and 1B Tower Lane, which properties are owned by the Petitioner.

2. The Towers wishes to construct a third building to be known as Tower Three on its properties to provide low cost assisted living and independent living arrangements for additional members of the community.

3. The City recently adopted a new Comprehensive Plan of Development known as Vision 2034. Vision 2034 lists as a high priority implementing Strategy 7.6, which encourages and prioritizes projects that combine affordable housing with long term care services to enable older residents to age in place while receiving coordinated care and services. The Tower Three project is a project that implements Strategy 7.6.

4. The Towers at Tower Lane are currently part of Planned Development District #15 (PDD #15). PDD #15 was adopted by the Board of Aldermen in the late 1960's, was tailor-made for the Tower One project and was later amended to include the Tower East project.

5. PDD # 15 does not contemplate a third building on The Towers at Tower Lane properties. Additionally, PDD #15, like all Planned Development Districts, has a substantial open space requirement under Section 65 of the Zoning Ordinance, which is 250 square feet per dwelling unit and 150 square feet for each elderly dwelling unit. Prior to the demolition of the Church Street South Project, a substantial amount of the open space required for Tower One and Tower East was located on the Church Street South Project site that was also part of PDD #15. Now that the Church Street South Project has been demolished, the open space available and attributed to The Towers no longer exists (such land will be used for the Union Square Project). Moreover, if a Planned Development

designation for The Towers properties were retained, there would be additional open space required for the new 140-200 units that will be constructed in Tower Three, which open space is not available on The Towers' properties or elsewhere in PDD #15.

6. In contrast, the BD-3 Zoning designation will facilitate the development of Tower Three. The BD-3 District permits residential and assisted living unites as a matter of right, allows for dense development, provides for appropriate open space, and permits a mixed-use development, which Tower Three will be.

7. The BD-3 District is directly adjacent to The Towers' properties and is also the zoning district across Church Street South from Tower Lane, so that extending the BD-3 District to The Towers' properties is appropriate.

8. This request for a map amendment complies with the requirements for a zoning amendment under § 64(d)(2) of the Zoning Ordinance. A map amendment is needed because since PDD #15 was adopted in the late 1960's changes have taken place in the City and in the patterns of land use, including the supply of land and its peculiar suitability for elderly, assisted and supportive housing.

9. Additionally, in compliance with § 63(d)(2) of the Zoning Ordinance, no negative effect of a map change on the surrounding area is anticipated. The surrounding area is largely zoned BD-3.

10. As stated above, the map amendment being sought in this petition furthers the purposes of the City's Comprehensive Plan of Development and the Comprehensive Plan as required by § 63(d)(2) of the Zoning Ordinance and Article XIII, §2C of the City Charter. Moreover, other zoning districts have been considered for The Towers at Tower Lane properties and Tower Three, as required by § 63(d)(2) of the

Zoning Ordinance, including a new Planned Development District and the Transit Oriented Community District, and are not appropriate for the Tower Three project, because the uses contemplated for Tower Three are not permitted as of right and the parking limits may not be appropriate for the personnel who will provide services to the residents of Tower Three. Finally, the size of the area involved in this Petition is 4.5 acres, which is in excess of the minimum required acreage for a zoning map amendment under § 64(d)(2)c of the Zoning Ordinance.

7. As also required by Article XIII § 2C of the City of New Haven Charter, this Amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City, page 2.

8. As additionally required by Article XIII § 2B of the City of New Haven Charter, the proposed Amendment is uniform for each class of buildings or structures throughout the BD-3 District.

WHEREFORE, Petitioner requests that the Board of Alders amend the Zoning Map in the manner set forth in Attachment C, page 2.

Respectfully submitted

Petitioner
The New Haven Jewish Community Council Housing Corporation

Gustave Keach Longo 85

By: Gustave Keach-Longo
Its: President and Chief Executive Officer

ATTACHMENT B

ZONING ORDINANCE MAP AMENDMENT APPROVING A CHANGE IN THE DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT # 15 TO BD-3 -CENTRAL BUSINESS DISTRICT/MIXED-USE DISTRICT

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), The New Haven Jewish Community Council Housing Corporation (the "Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the "Zoning Map") (the "Map Amendment") to indicate that 18 Tower Lane and 1B Tower Lane located in the Hill section of New Haven, which property is owned by the Petitioner and is currently located in the Planned Development District #15 ("PDD #15"), be designated on such Zoning Map as being located in the BD-3-Central Business/ Mixed-Use District (the "BD-3 District"); and

WHEREAS, on _____, 2026 pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for its advice; and

WHEREAS, on _____, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending _____ of the Petition, City Plan Commission Report No. _____ _____; and

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on _____, the Committee issued a _____report; and

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing that is combined with long term care services to enable older residents to age in place while receiving coordinated care and services, a priority of Vision 2034; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

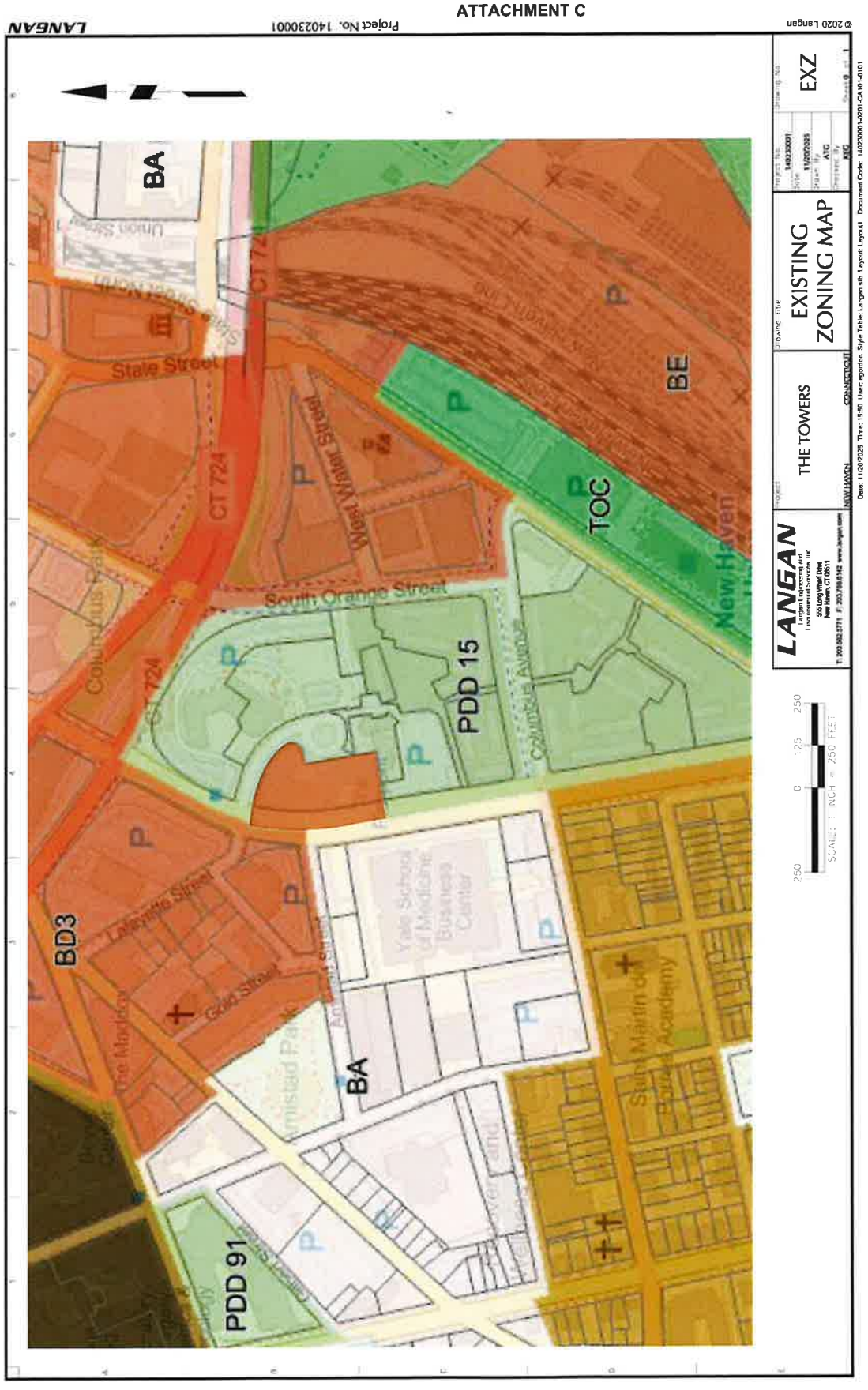
WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the BD-3 District.

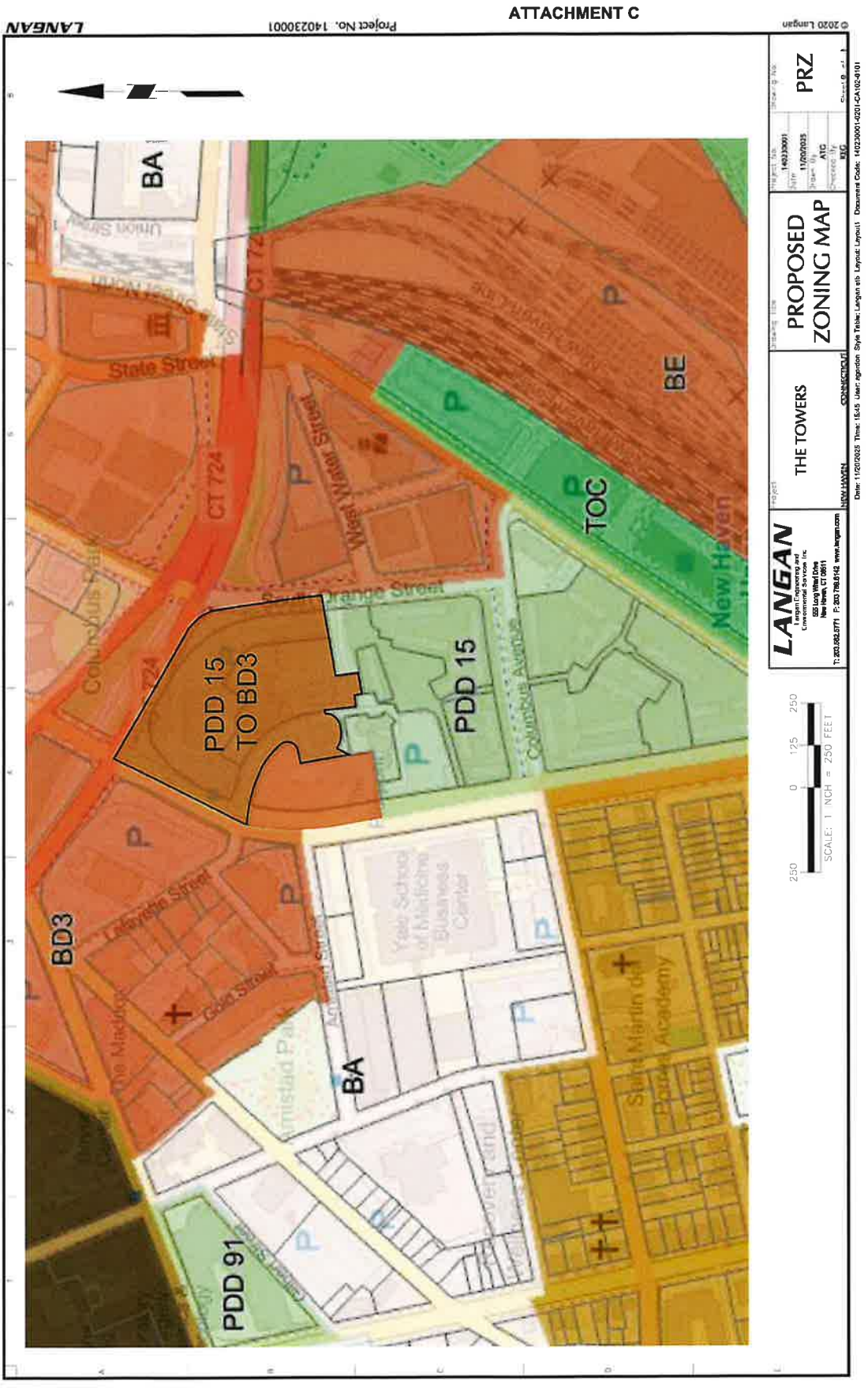
NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of The New Haven Jewish Community Council Housing Corporation for an Amendment to the Zoning Map to designate 18 Tower Lane

and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed Use District is granted and the Zoning Map shall be amended to designate 18 Tower Lane and 1B Tower Lane as being located in the BD-3 District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

_____
Signed

_____
Date


ATTACHMENT C
LANGAN
Project No. 140230001
© 2020 Langan
BA
BE
BD3
PDD 15
PDD 91
TOC
CT 724
State Street
West Water Street
South Orange Street
Columbus Avenue
Meadow Street
Gold Street
Union Station
Yale School of Medicine Business Center
Sam Martin of Boxing Academy
New Haven
SCALE: 1 INCH = 250 FEET
250 0 125 250
LANGAN
Langan Engineering and Environmental Services, Inc.
555 Long Wharf Drive
New Haven, CT 06511
T: 203.562.2771 F: 203.789.6142 www.langan.com
NEW HAVEN CONNECTICUT
Project
THE TOWERS
Drawing Title
EXISTING ZONING MAP
Project No. 140230001
Date 11/20/2025
Drawn By ATC
Checked By KTC
Drawing No.
EXZ
Date: 11/20/2025 Time: 15:50 User: rgordon Style Table: Langan.stb Layout: Layout1 Document Code: 140230001-0201-CA101-d101


ATTACHMENT C
LANGAN
Project No. 140230001
© 2020 Langan
BA
BD3
PDD 15
TO BD3
PDD 15
PDD 91
TOC
BE
P
State Street
West Water Street
Orange Street
Columbus Avenue
Lafayette Street
Gold Street
Amistad Street
CT 724
New Haven
SCALE: 1 NCH = 250 FEET
250 0 125 250
LANGAN
Langan Engineering and Environmental Services, Inc.
559 Long Wharf Drive
New Haven, CT 06511
T: 203.562.5771 F: 203.789.6142 www.langan.com
NEW HAVEN CONNECTICUT
THE TOWERS
PROPOSED ZONING MAP
PRZ
Date: 11/20/2025 Time: 15:45 User: rgordon Style Table: Langan.stb Layout: Layout1 Document Code: 140230001-4201-CA102-0101

December 4, 2025
140230001

MAP AMENDMENT LEGAL DESCRIPTION
PDD# 15 TO BD-3

Beginning at a point marking the intersection of the approximate centerline of Church Street South and the approximate centerline South Frontage Road;

Thence running southeasterly along said approximate centerline of South Frontage Road a distance of 494 feet more or less to the approximate centerline of South Orange Street;

Thence running southeasterly along said approximate centerline of South Orange Street a distance of 396 feet more or less to a point;

Thence running southwesterly in part through South Orange Street and in part along the southerly boundary line of land now or formerly of New Haven Jewish Community Counsel a distance of 239 feet more or less to a point;

Thence running southeasterly along the easterly boundary line of land now or formerly of New Haven Jewish Community Counsel a distance of 67 feet more or less to a point;

Thence running southwesterly along the southerly boundary line of land now or formerly of New Haven Jewish Community Counsel a distance of 67 feet more or less to a point;

Thence running northwesterly along the westerly boundary line of land now or formerly of New Haven Jewish Community Counsel a distance of 21 feet more or less to a point;

Thence running southwesterly along the southerly boundary line of land now or formerly of New Haven Jewish Community Counsel a distance of 34 feet more or less to a point;

Thence running northwesterly along the westerly boundary line of land now or formerly of New Haven Jewish Community Counsel a distance of 46 feet more or less to a point on the southerly side of Tower Lane;

Thence running southwesterly along said southerly side of Tower Lane a distance of 140 feet more or less to a point on the westerly side of Tower Lane;

Thence running northerly, easterly and northwesterly along said easterly side of Tower Lane a distance of 507 feet more or less to a point at the approximate centerline of Church Street South;

Thence running northeasterly along said approximate centerline of Church Street South a distance of 437 feet mor or less to the point of beginning.

FISCAL IMPACT STATEMENT

DATE:	**December 30, 2025**
FROM (Dept.):	**The New Haven Jewish Community Council Housing Corporation**
CONTACT:	**Gustave Keach-Longo** **PHONE** **203-772-1816**

SUBMISSION ITEM (Title of Legislation):

PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP TO CHANGE THE ZONING DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT #15 TO BD-3 DISTRICT CENTRAL BUSINESS/MIXED USE.

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	**N/A**			**N/A**
1. Initial start up	**0**	**...**		
2. One-time	**0**	**...**		
3. Annual	**N/A**	**...**		
B. Non-personnel	**...**	**...**		
1. Initial start up	**N/A**	**...**		
2. One-time	**0**	**...**		
3. Annual	**0**	**...**		

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

NO	
YES	**X**

Other Comments: **Amending the Zoning Map to change the designation of these parcels from PDD#15 to BD-3 Zone will facilitate the construction of a new assisted living/senior residence (Tower Three) which will generate building permit fees, increased taxes and jobs.**

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP** to change the zoning designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed-Use District. Owner/Applicant: Gustave Keach-Longo, New Haven Jewish Community Council Housing Corporation)
REPORT: **1677-02**
ADVICE: **Approval**

PROJECT ADDRESSES:
- 18 Tower Lane (Map/Block/Parcel 238/0110/00400)
- 1B Tower Lane (Map/Block/Parcel 239/0110/00402)

APPLICANT/OWNER:
Gustave Keach-Longo
New Haven Jewish Community Council Housing Corporation

SUBMISSION:
This petition for this ordinance amendment was dated for and received at the January 5, 2026 Board of Alders meeting. Legistar File ID: LM-2025-0675. The submission included:

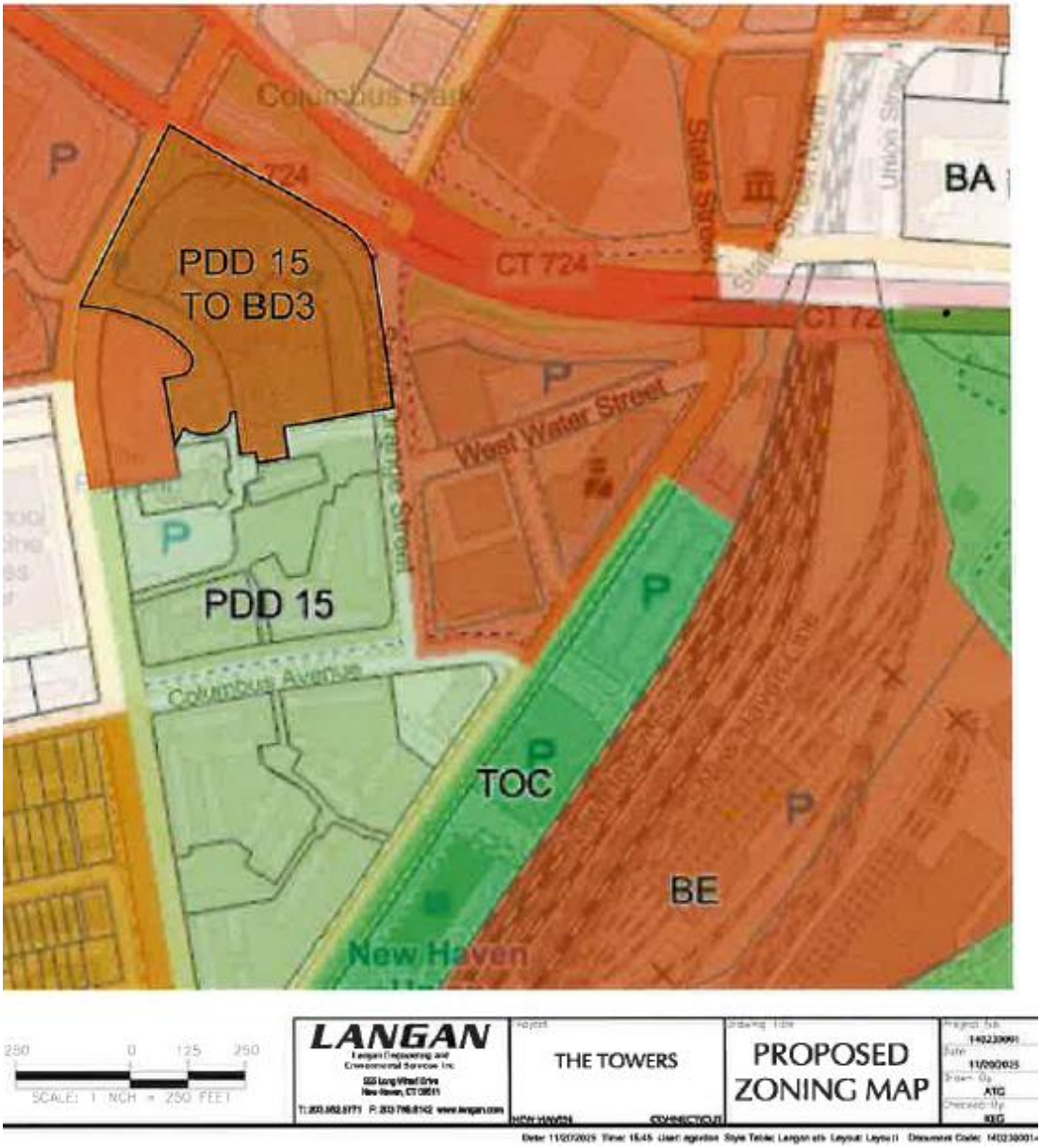
- Submission checklist form
- Fiscal impact statement
- Prior notification form
- Cover Letter
- Signed Petition including:
    - Attachment A: Petition for Zoning Map Amendment
    - Attachment B Proposed Ordinance for Zoning Map Amendment
    - Attachment C: Existing and Proposed Zoning Maps
    - Attachment D: Legal Description of Parcels to be Re-Zoned
- Filing fee

BACKGROUND AND PDD HISTORY
18 Tower Lane consists of two parcels and encompasses an area of approximately 4.4 acres. The parcels are Map/Block/Parcel 239/0110/00402 situated on the south side of South Frontage Road (Route 34) and bounded to the west by Church Street South, Tower Lane and South Orange Street and Map/Block/Parcel 238/0110/00400 on the east side of Tower Lane and bounded by Map/Block/Parcel 239/0110/00402 parcel to the north owned by the New Haven Jewish Community Council Housing Corporation.

The parcels described are occupied by two residential Senior Living Apartment high-rise buildings called “The Towers at Tower Lane.” One building is a 21-story tower (“Tower One”) and the second is a 13-story tower (“Tower East.”) The site also includes a yard and a paved parking area. The facility is a 54-year-old independent and assisted living community which serves low income, very low income and moderate-income elderly residents and provides care services.

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These parcels are part of existing Planned Development District 15 (PDD 15). The existing PDD is in the Hill neighborhood and is bounded by South Frontage Road (Route 34) to the north, Church Street South to the west, Union Avenue to the south and South Orange Street to the east. The PDD is bisected by Columbus Avenue. The parcels are part of the northern third of the existing PDD.



Planned Development District 15 - Church Street South
The Church Street South Planned Development District (PDD) #15 is an approximately 15-acre mixed-use area in the Hill neighborhood bounded by Union Avenue, South Orange Street, South Frontage Road (Route 34), and Church Street South. The area currently contains vacant land where Church Street South was situated, and high-rise residential towers, including Tower One and Tower East, which primarily serve elderly and moderate-income residents. Residential development includes courtyards, landscaped open spaces, pedestrian walkways, and internal

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streets part of the Robert T. Wolfe apartments operated by Elm City Communities fronting on Union Ave. Institutional facilities in the district include the Greek Orthodox Church (St. Basil's) The parcel known as 9 Tower Lane was removed from the PDD in 1989.

Prior to Redevelopment, the area around including the parcels in PDD 15 played an important role in New Haven's early economic history providing blocks of row houses for primarily immigrant families and an array of local shops, bakeries, and family-owned businesses that served the neighborhood. As factories closed and the manufacturing economy shifted through the late 20th century, buildings fell into decline and neighborhoods in this area became less cohesive.

PDD #15 was adopted by the Board of Alders in 1967 with the purpose of establishing low-income multifamily housing as part of the Church Street Redevelopment and Renewal Project. The original project area was bounded by Church Street Extension, the Oak Street Connector (South Frontage Road), South Orange Street, and Union Avenue "known as Church Street South." The project consisting of 30 buildings of low-income housing was constructed in 1969 ultimately housing approximately 260 families. In 2008 Northland Investment Corporation purchased the property from the existing owner, The Community Builders. After years of ongoing structural issues, the project was demolished in 2018 to make way for a newly visioned mixed-use development. In 2023 Elm City Communities (ECC, the Housing Authority of New Haven), with the Glendower Group, (the development arm of ECC) purchased most the parcels on the Church Street South, PDD #15. Elm City Communities, in partnership with the City of New Haven, received a grant to initiate the Union Square Choice Neighborhood Planning process through HUD from 2023 to 2025 https://unionsquarechoice.com/

There have been numerous amendments to the PDD as detailed below primarily to accommodate ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (Saint Basil's) ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (St. Basil's).

Date	**CPC Meeting / Report No.**	**Action Taken**
August 1, 1967	621-01A	Amendment to change the BE zone to the RH-2 zone for Parcels J, K, and L
August 1, 1967	621-01B	Initial approval of Planned Development District #15 (Church Street South).
March 5, 1968	654-01	Amendment approving inclusion of Tower One within PDD #15.
September 30, 1968	644-06	Amendment to PDD #15 reducing overall project size.
November 30, 1971	687-01	Revision to PDD permitting commercial space, daycare, and 12 residential units.
December 16, 1983	952-01	Action related to Church Street South Housing Finance Corporation (Tower One).
June 20, 1984	968-11	Detailed Plan Review (primarily landscape-related comments).
August 17, 1988	1072-04 / 1072-02	Approval of Land Disposition Agreement (LDA) to the New Haven Greek Community and PDD amendment to permit church and related uses.

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April 5, 1989	1088-01 / 1088-02	Amendment to PDD deleting parcel K-1 and approving mixed-use commercial/residential plans.
July 19, 1989	1094-24	City Site Plan Review (CSPR) and Detailed Plan Review (DPR) for Greek Community development (K-1-B and K-2).
July 31, 1991	1135-21	Revised DPR and CSPR approval with NHRA advisory input for Greek Community facilities.
February 19, 1992	1143-08	Detailed Plan Review approval for church construction.
May 20, 1992	1148-06	Minor modification approval for Tower One (accessory commercial use).
September 16, 1992	1151-12	Administrative approval for change in utility vault location.
May 12, 1994	1176-10	DPR approval for Tower One parking lot and related minor modifications.
June 15, 1994	1177-05	Amendment to Land Disposition Agreement for K-1-B parcel.
September 22, 1999	1278-19	Approval of Section 108 Loan ($10.5 million) with HUD guarantee supporting PDD development.
May 31, 2002	*Administrative*	Modification for accessibility improvements (no CPC meeting number noted).
December 16, 2009	*Administrative*	Approval for addition to the Greek Orthodox Church within the PDD.
December 15, 2015	*Administrative*	Lot split approved to facilitate a 4,300 sq. ft. addition to St. Basil's Church.

PROPOSED ZONING – Business D-3 Districts—Central Business/Mixed-Use (BD-3)

The applicant proposes to rezone two parcels 18 Tower Lane (Map/Block/Parcel 238/0110/00400) and 18 Tower Lane (Map/Block/Parcel 239/0110/00402) as shown in the map below, from Planned Development District #15 to the BD-3 Zone to support the construction of a new building to be known as Tower Three to include 140-220 residential units. The applicant states "Tower Three will provide additional assisted living and support services for elderly and other low- and moderate-income residents."

The applicant states that the rezoning is needed to accommodate the new Tower Three Building and, in particular, to amend the required open space. Section 65 of the Zoning Ordinance requires 250 square feet per dwelling unit and 125 square feet for each elderly dwelling unit. Amendments made to the PDD allowed the open space requirement to be met on parcels that are not part of this proposal. The applicant states "*Prior to the demolition of the Church Street South Project, a substantial amount of the open space required for Tower One and Tower East was located on the Church Street South Project site that was also part of PDD #15. Now that the Church Street South Project has been demolished, the open space available and attributed to The Towers no longer exists {such land will be used for the Union Square Project)*. If the Planned Development for The Towers properties remained in place there would be additional open space required for the new 140-200 units that will be constructed in Tower Three that is not available on The Towers' properties or elsewhere in PDD#15.

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The applicant further states that "*The BD-3 District permits residential and assisted living units as a matter of right, allows for dense development, provides for appropriate open space, and permits a mixed-use development, which Tower Three will be."*

The current owner of the remaining parcels in PDD #15, Elm City Communities and the City of New Haven, have concurrently applied in a separate application for a rezone of those parcels out of the PDD to the newly established Transit Orientated Community Zone. Should both of these zone changes be enacted this would effectively terminate the PDD.

Per the New Haven zoning ordinance, the BD-3 zone (*Central Business/Mixed-Use Zone*) is characterized as "*districts in the urban core reserved for intensive development, including multi-story and mid- and high-rise buildings. They provide for mixed uses, including hospital outpatient clinics, other medical clinics, biotechnology research centers, high and medium density residences, offices, and commercial uses, including retail shops and restaurants. These districts also connect the city's central business and medical and educational districts with each other and with the city's transportation center at Union Station. The Central Business/Mixed-Use Districts are pedestrian, bicycle and transit friendly. Uses on the ground floors of nonresidential and mixed-use buildings that face public rights-of-way in these districts should include retail and active uses that are in part or in whole transparent from sidewalks and streets."*

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations
The table below demonstrates the differences in zoning regulations between the original underlying zone that the existing PDD varies from (the RH-2 zone), the existing enacted PDD, and the proposed BD-3 zone.

Standard	**RH-2 in Aug 1967** ***Underlying Zoning***	**PDD 15** ***Approved Variation of Underlying Zoning***	**BD-3** ***Proposed Zoning***
Maximum Density of Units per Lot Area	One unit per 2,000 sq ft	One unit per 1,010 sq ft	N/A
Maximum Density of Units per Gross Area of the Building	N/A	N/A	One unit per 1,000 sq ft[1]
Maximum Building Coverage	30%	40.4%	No direct limit
Maximum Gross Floor Area (Floor Area Ratio – FAR)	0.5 to 1.7 (depending on building coverage)	1.03 to 1.89	6.0
Front Yard Setback	17-25 ft	3-5 ft	No front yard required with exceptions[2]
Side Yard Setback	One side at least 8 ft; other side at least 10 ft	0 ft; 5 ft for the side containing the "Dining Area"	No side yard required with exceptions[2]
Rear Yard Setback	25 ft	No variation from RH-2	No rear yard required with exceptions[2]

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Accessory Buildings in Required Yards		Permitted with a minimum of 5 ft from the lot line	No minimum	Same yard regulations as principal buildings apply
Covered Front Yard Parking		Permitted by Special Exception	"Requested" (as stated in PDD materials)	N/A
Distance Between Facing Walls of Two Garden Apartments	Both walls contain windows	50 ft	28 ft	N/A
	One wall contains windows	20 ft	9 ft	
Distance Between Facing Walls of Other Residential Principal Buildings	Both walls contain windows	41 ft	27 ft	N/A
	One wall contains windows	27 ft	14 ft	
Projection into Corner Visibility Area		Not Permitted	Permitted up to 4 ft	Not Permitted
Maximum Building Height – Tower		110 feet	224 ft	No limit on building height
Maximum Building Height – Dining / Low-Rise Areas		40 feet	Up to 72 feet	N/A
Minimum Parking		108 parking spaces (a ratio standard is not provided)	45 parking spaces	0.5 spaces per dwelling unit; 0.33 per Assisted Living and Elderly Housing dwelling unit
Minimum Open Space per Dwelling Unit		250 sq ft / 125 ft for elderly units	Approx. 351 sq ft	50 sq ft with exceptions[3]

Notes

1. Specified in Use Regulations – Section 42, Table 3, Use Table, A (Residential Uses).
2. In the BD-3 zone, there must be a minimum of 15 ft of unobstructed land from the ground up on which no structures shall be located between the outer face of a building foundation wall at grade of a principal building that fronts on a street and the curb of such street – Section 43(g)(4) (Yard Regulations). Additionally, in the BD-3 District, when a mixed use or a residential principal building which is four stories or less, contains one or more windows that face a nonresidential building on the same lot, there shall be a minimum of ten feet of unobstructed land from the ground up between the nonresidential building and the residential principal building or mixed-use building. If such residential principal building or such mixed-use building faces a nonresidential building on

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an adjacent lot or faces an adjacent vacant lot, then there shall be a minimum ten-foot side or rear yard (as the case may be) on the lot on which such residential principal building or mixed-use building is located facing the adjacent lot.

3. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of usable open space per dwelling unit shall be required.

Zoning Table – Comparison of Relevant Use Regulations

Use	RH-2 in Aug 1967 *Underlying Zoning*	PDD 15	BD-3 *Proposed Zoning*
Dwelling Units	Permitted As-of-Right	Permitted As-of-Right	Permitted As-of-Right (*above ground floor*) Permitted by Special Permit (*ground floor in combination with upper story dwelling units*)
Assisted Living, Elderly and Disabled Housing	Permitted As-of-Right	Permitted As-of-Right	Permitted As-of-Right
Retail	Permitted As-of-Right (*limited to accessory use*)	Permitted As-of-Right (*PDD materials only specify ground floor use*)	Permitted As-of-Right (*majority of retail uses*)
Community Center	Permitted by Special Exception	Permitted As-of-Right	Permitted by Special Exception

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on January 27, 2026. A transcript of the hearing, meeting #1677, will be available from the City Plan Department.

PLANNING CONSIDERATIONS

Given the long history of PDD #15, it is not surprising the City's approach to land uses in this area have changed significantly since its inception. In spite of the many changes to the PDD over the years, it still codifies the autocentric redevelopment era approach to housing and mixed-use development on these parcels. Previous zoning approaches failed to capitalize on the unique location of this land adjacent to one of the busiest public transit hubs in New England, nearby many of the City's amenities and at the junction of several established neighborhoods.

This application aligns with the City's Plan of Conservation and Development, New Haven Vision 2034 (2025), the recently adopted Union Square Choice Neighborhood Transformation Plan (2025) goals in the Hill to Downtown Community Plan (2014).

NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS

The City of New Haven's Vision 2034 Comprehensive plan emphasizes the need for greater housing development city-wide. The proposed zoning amendment aligns with several goals found in the Great Places to Live focus area, which are noted below. As referenced in the applicant's narrative,

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the proposal would further Goal 7 of this focus area by greatly increasing the number of affordable housing units with long term care services. The added capacity for seniors assisted living allows more New Haven residents to age in place, embodying strategy 6.1. These efforts also support related goals in this focus area, such as promoting mixed use development. Overall, staff find the proposed amendment to be consistent with the goals of the comprehensive plan.

New Haven Vision 2034, Goals addressed by this project include:
Great Places to Live
Goal 1: Increase the number of deeply affordable housing units.
Goal 2: Increase housing supply.

- Strategy 2.2: Amend ordinances and policies to better support housing development.
- Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.

- Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Goal 6: Prevent displacement by ensuring residents can continue to live in their neighborhood of choice as housing costs rise.

- Strategy 6.1: Pursue necessary zoning amendments to promote aging in place.

Goal 7: Improve access to housing resources and support for tenants and current and prospective homeowners.

- Strategy 7.6: Encourage or prioritize projects that combine affordable housing with long-term care services, such as a Program for All-Inclusive Care for the Elderly (PACE) or state-assisted living programs to enable older residents to age in place while receiving coordinated care and services.

Choice Neighborhood Transformation Plan
The Union Square Choice Neighborhood Transformation Plan sets several goals for the revitalization of the Union Square Neighborhood. These goals were developed based on extensive community outreach and were drafted to ensure Union Square becomes a thriving, equitable, and resilient community. The goals are grouped into three categories: People, Neighborhood, and Housing. Staff have identified areas where the proposed zoning amendment aligns with the goals of the Choice Neighborhood Plan. Overall, the proposal furthers several of the housing goals in the plan by allowing greater development of the subject parcels for assisted living housing. It strengthens the neighborhood through greater density and place making, and through the development of quality affordable units. Lastly, it will generate jobs through the construction phases of the forthcoming tower, and the long term uses that will establish themselves in the mixed-use portions of the development.

People

- Goal 5: Foster job creation and economic development.

Neighborhood

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- Goal 2: Make sure the neighborhood's public places support wellness, safety, and economic mobility.
- Goal 4: Increase the supply of affordable and high-quality homes for homeowners and renters who want to stay here.

Housing

- Goal 2: Provide affordable, safe, and high-quality housing choices.
    - Strategy 2.1 Provide diverse housing options: townhouse-style homes and tall apartment buildings
- Goal 4: Offer amenities for community gatherings, social support, and recreation.
    - Strategy 4.2 Promote new housing development for all ages and family types, especially on underutilized land and at neighborhood hubs
- Goal 5: Design spaces for retail and commercial development.
- Goal 6: Housing and Neighborhood Revitalization.

Hill-to-Downtown Community Plan (Adopted November 2014)
The Hill-to-Downtown Community Plan emphasizes the need for an organic connection between the Hill Neighborhood and Downtown. This connection must be growth based, including the development of high-quality housing that accommodates a wide range of incomes, places that serve the social needs of residents, and businesses that serve economic needs of the community. All these initiatives work towards a community vision of a vibrant, walkable, mixed-use district. The intent of this application is to facilitate development of mixed use "Tower Three" designed to accommodate 150-200 assisted living dwelling units. This project would greatly increase the density of the rezoned parcels and support the assisted living community in both existing towers. In short, the proposed text and map amendments aligns with the following goals explicitly referenced in the Community Plan:

- Encourage Development of Commercial, Residential, and Retail Space in the Areas Around Union Station and within the Medical District Areas.
- Strengthen the Existing Neighborhood.
- Improve Connectivity within the District and to Downtown
- Expand the City's Tax Base

CITY CHARTER AND ZONING ORDINANCE CRITERIA

Sections(s) 181 and 182 of the Charter of The City of New Haven
The City Plan Commission finds that, based on submitted information, the proposed zoning ordinance amendment complies with Sections 181 and 182 of the Charter of the City of New Haven in that it is:

(i.) uniform for each class of buildings or structures,
(ii.) made in accordance with the comprehensive plan,
(iii.) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate

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the adequate provisions for transportation, water, sewerage, parks and other public requirements, and

(iv.) made with reasonable consideration, as to the character of the proposed district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Section 64(d)(2)c of the New Haven Zoning Ordinance
Section 64(d)(2) requires that the City Plan Commission take the following into consideration in evaluating any amendment to the text of the Zoning Ordinance and the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven:

Since the approval of the subject PDD, there has been increased need for housing throughout New Haven, especially for elderly residents seeking independent and supportive living options. The surrounding area has also been rezoned to the BD-3 zone to the northwest of these parcels as part of work to support mixed-use development between Downtown New Haven and Union Station. The mapping of the Transit-Oriented Community (TOC) zone and the adoption and mapping of the Downtown for All Overlay District in this surrounding area has further indicated a plan for increased residential and mixed-use development in support of greater housing and economic opportunity.

These parcels were once part of the BE zone (Wholesale and Distribution) and were rezoned to the RH-2 zone in the same City Plan Commission meeting (August 1967) at which these parcels were then added into PDD 15. The intent of that rezoning was to support more viable and necessary residential development in a formerly industrial part of the city. The proposed map change continues that intent and further applies different open space regulations that help maximize the development of elderly housing on this site in ways that the current PDD and underlying RH-2 zone prohibit.

b. Whether some other method or procedure under the zoning ordinance is more appropriate:

The proposed ordinance map amendment is the most appropriate method to support the development of a residential tower within this area. It reflects a continuation of abutting zoning districts that are in keeping with the City's comprehensive plan and desired development patterns.

Additionally, because this PDD includes parcels meant for two future proposed projects (Tower Three by this proponent, and Union Square by the Housing Authority of New Haven as described in report 1677-01), an amendment to the existing PDD would be insufficient as it would make it difficult for two different residential and mixed-use development projects to proceed without conflicting regulatory pathways.

c . In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the

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case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District:

The contiguous area of the proposed ordinance map amendment exceeds the required minimum at a total size of 4.5 acres.

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **approved**.

ADOPTED: January 27, 2026
Ernest Pagan
Chair

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

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR

165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683
www.CityofNewHaven.com

July 20, 2022

Community Investment Fund Board
Connecticut State Capitol
300 Capitol Avenue
Hartford, CT 06106

Dear Community Investment Fund Board:

Please accept this letter as support for The Towers at Tower Lane preservation and redevelopment project. The Towers is a critical asset to the State of Connecticut and crucial to the lives and well-being of the underserved elderly population of Greater New Haven. Preserving The Tower's 328 affordable units is a smart investment for the State of Connecticut. The Towers enables low-income older adults to live independently longer, saving the state and the long-term care system millions of dollars.

The Towers has provided a range of benefits to the Hill neighborhood of New Haven. It has provided good jobs that pay a living wage and provide a path to prosperity for local residents. The Towers forthcoming Community Garden will only increase the connectivity among neighborhoods in Downtown New Haven and will add a wonderful destination between Union Station and the New Haven Green.

Community input and research has shown that a third tower is desired and needed to keep up with increasing demand. Building a new 20-30 story building with destination features like a grocery store, gym, banking services, black box theater and/or café, will provide upward of 100 permanent jobs and plenty of temporary jobs. This project makes sense for a multitude of reasons: it will ensure that the State of Connecticut continues to save the maximum amount of funds by keeping its older adults independent longer, it will provide future apartments that are desired and needed and will also provide a neighborhood with no current amenities or access to shops and commerce that it now calls for.

The Towers project will transform the Hill Section of New Haven, not only for itself, but for all the surrounding area as well. This is the time to being apartments, commerce and jobs to a neighborhood that is ready and prime for this re-imagination. This project will provide much needed economic growth to Downtown New Haven and the State of Connecticut.

Respectfully,

Mayor Justin Elicker
City of New Haven

City Hall | 165 Church Street | New Haven, CT 06510 | (203) 946-8200 | MayorElicker@newhavenct.gov
www.newhavenct.gov

THE TOWERS
AT TOWER LANE

New Haven Board of Alders
Legislation Committee
March 10, 2026

Petition to Amend Zoning Map Ordinance for 18 & 1B Tower Lane to BD-3 District for Tower Three

THE TOWERS
AT TOWER LANE

Site Location



THE TOWERS
AT TOWER LANE

Our Community



Tower One
18 Tower Lane
21 Floors
1971

Tower East
1B Towers Lane
13 Floors
1982

Site Area: 4.45 acres

THE TOWERS
AT TOWER LANE

The Towers' Apartments

328 Units

178 Tower One
150 Tower East

*** 130 Assisted Living Units**

73% Below 50% AMI

27% "Forgotten Middle"

40 Units Converting to Assisted Living

36 of 40 Units Are 30% AMI

*** Largest HUD Assisted Living Conversion Project in CT**

THE TOWERS
AT TOWER LANE

The Towers' Residents

79.5
Avg. Age

26 No Family Contact

219
Nursing Home Qualified or About to Be

67% Need help w/ADL**

$1,972
Avg. Income

Length of Stay 4.7 years***

** "Activities of Daily Living"

*** CT 18 months, US 22 months

The Towers' Residents

- 107 currently qualify for nursing home
- 112 are near qualifying for nursing home
- 99 cannot manage medications on own

- 26 average hours of care per week
- 6 receiving services through hospice
- 21 have live-in caregivers



THE TOWERS AT TOWER LANE

Age in Place = Resource Model



We Support "Age in Place"

- Resources On-site
- Staff Coordinates Assistance

- On-Site Service Partners:
  - Assisted Living / Home Care
  - Clinic / Mental Health
  - Physical & Occupational
  - Personal Emergency Pendants
  - Meals / Laundry / Housekeeping

THE TOWERS AT TOWER LANE

Activities - There is lots to do!

March 2026 — March 1 - March 14

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 11:30 The Joy of Drumming (S) 1:00-3:00 Purimpalooza! (DR) 7:00 Movie Night (S) Women's History Month	**2** 10:00 Coffee Klatch (DR) 12:30 Mynd Immersive VR (CS) 1:00 Chair Yoga (DR) 2:00 Bingo (DR) 6:30 Purim Party with Ruthie (S) Purim	**3** 10:30 Meet Cody the Therapy Dog (SOL) 10:45 Create a Word (19FL) 10:45 Chorus Rehearsal (S) 11:30 30-Min Exercise (DR) 1:00 Interactive Music (DR) 2:00 Dining Mtg (DR) 7:00 Documentary Screening "Harriet Tubman" (S)	**4** 10:45 Chorus Rehearsal (S) 1:00 Healthy & Fit (DR) 2:00 Healthy Minds & Living Support Group (CS) 7:00 Documentary- "One Woman One Vote" (S)	**5** 10:30 30-Min Exercise (S) 11:15 Brain Boosters (S) 1:00 Catholic Service (S) 1:00 Art Project with Michael Zieff (CS) 7:00 Movie Night (S)	**6** 10:00 Interfaith Bible Study (KCR) 11:00 Knitting Group (SOL) 11:00 Hopkins Students Visit (CS) 11:00 All About You (19FL) 1:00 Tai Chi (DR) 2:00 Current Events (S) 5:15 Shabbos Candle Lighting (DR) 6:30 Shabbat (S)	**7** 10:00 Shabbat (S) *BINGO IS SUNDAY!* 3:30 Christian Worship Service (DR) 7:00 Movie Night (S)
8 11:30 Dance For All (S) 2:00 Bingo hosted by Temple Emmanuel (S) 7:00 Movie Night (S) Daylight Savings Time Begins	**9** 10:00 Coffee Klatch (DR) 11:15 Mindful Art (CS) 1:00 Chair Yoga (DR) 2:00 Bingo (S) 3:00 Book Club Mtg (CS)	**10** 10:30 Meet Cody the Therapy Dog (SOL) 10:30 Sewing Group (CS) 10:45 Create a Word (19FL) 11:30 30-Min Exercise (S) 1:00 Interactive Music (DR) 2:00 Health Talk with Gina & Dean (S) 3:00 Yiddish Group (CS) 6:30 Movie & Discussion with Jim Brochin (S)	**11** 10:45 Chorus Rehearsal (S) 11:00-1:00 Wilson Library (DR) 1:00 Healthy & Fit (S) 2:00 Healthy Minds & Living Support Group (S) 3:00 Sing Along with Richard Gans (DR) 7:00 Applied Civics with Steve & Victor (S)	**12** 10:30 30-Min Exercise (S) 11:15 Brain Boosters (CS) 1:00 Hearing Loop Test Program (DR) 2:00 Art with Betsy Karp (CS) 7:00 Movie Night (S)	**13** 10:00 Interfaith Bible Study (KCR) 11:00 Knitting Group (SOL) 1:00 Tai Chi (DR) 2:00 Current Events (S) 5:15 Shabbos Candle Lighting (DR) 6:30 Shabbat (S)	**14** 10:00 Shabbat (S) 2:00 Bingo (S) 7:00 Movie Night (S)

Program Pathway Key: Physical Pathway • Social Pathway Intellectual Pathway • Emotional Pathway • Psychological Pathway Spiritual Pathway

Towers Room Location Key: Creativity Studio (CS) • Dining Room (DR) • Café (C) • Community Garden (CG) • 19th Floor (19FL) • Koral Conference Room (KCR) • Janie Holmes Library (L) Founder's Conference Room (FCR) • Solarium (SOL) • Courtyard (CY) • Sanctuary (S)

THE TOWERS
AT TOWER LANE

Activities - There is lots to do!










THE TOWERS AT TOWER LANE

Ground Floor Redesign +







THE TOWERS
AT TOWER LANE

Ground Floor Improvements



THE TOWERS AT TOWER LANE

Our Model

- **Housing Model**
  - Federal HUD Rental Subsidies
  - Project-Based Section 8 HAP Vouchers
  - Offer apartments slightly below market



- **Services and Care Model**
  - CT Home Care Program for Elders (Medicaid Waiver)
  - Economies of Scale keep costs low

The Towers' Impact
Beyond Supporting Our Residents

Stable Well-Paying Jobs

Many Team Members live within New Haven

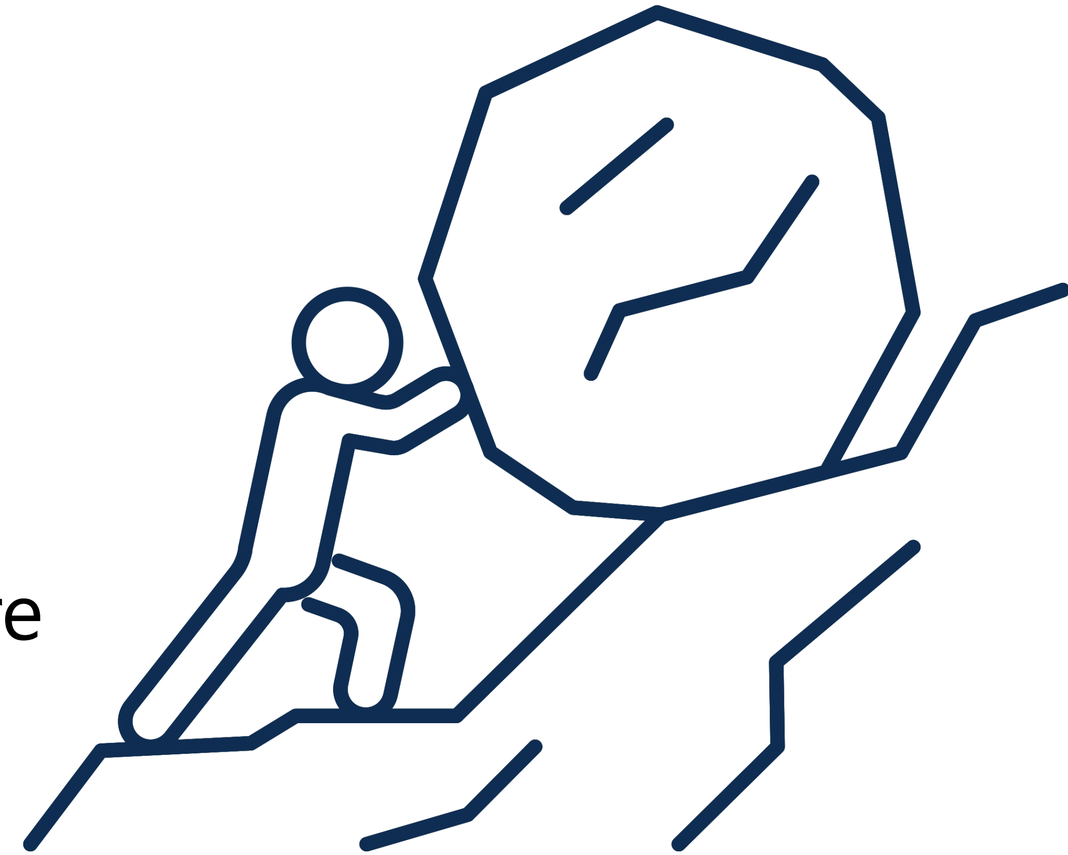
‘New Haven Vision 2034 Plan’

The High Priority Goal 7.6 on page 75 states:

“Encourage or prioritize projects that combine affordable housing with long-term care services, such as a Program for All-Inclusive Care for the Elderly (PACE) or state-assisted living programs to enable older residents to age in place while receiving coordinated care and services.”

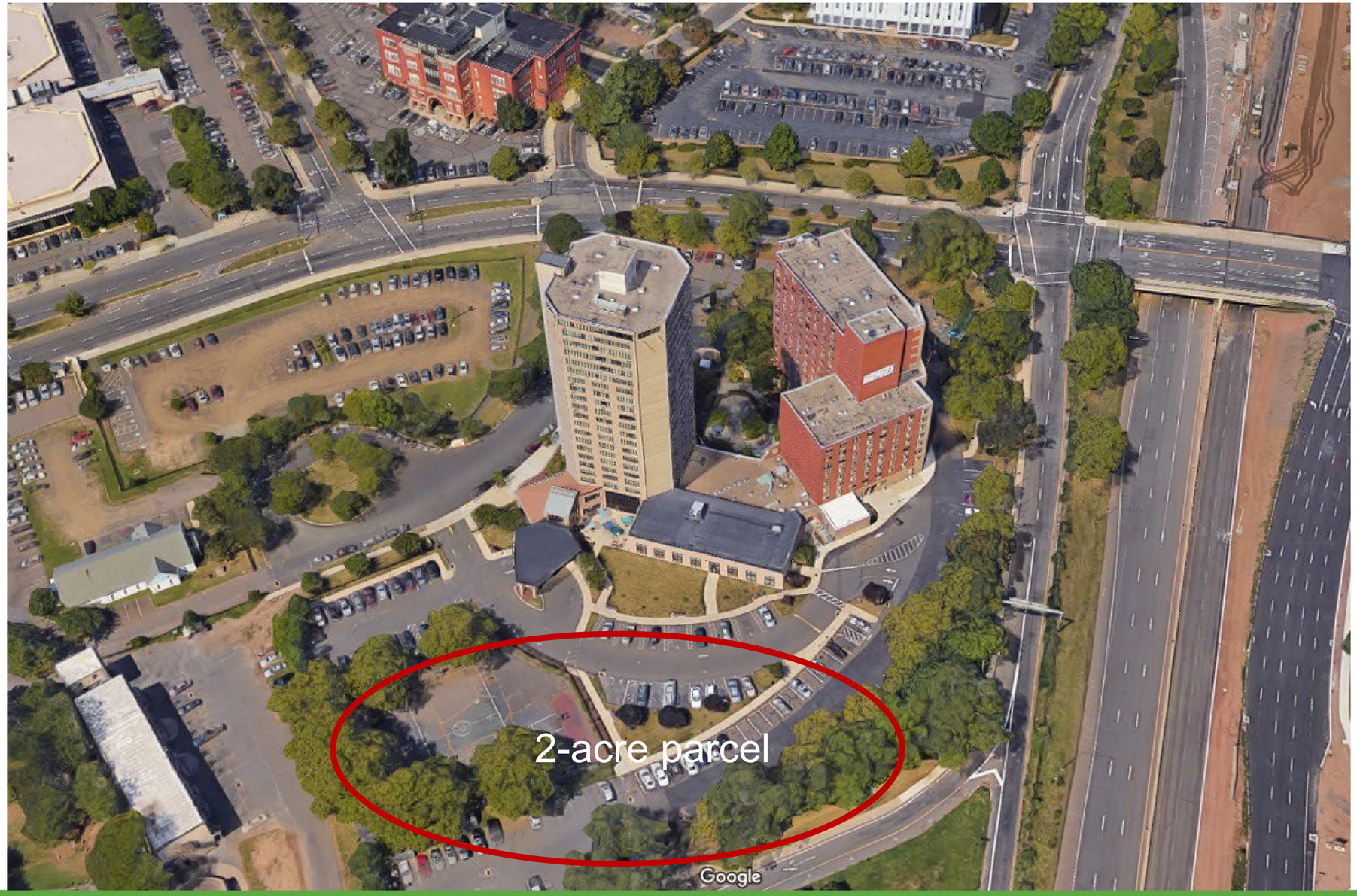
Where Our Values Lead Us

- **Wait List is Two Years or More:**
  - Seniors who need care cannot wait
  - Families struggling to afford care in other settings in New Haven
  - The Towers is best positioned to care for more seniors in the community
  - We need to expand The Towers and help more seniors and families



THE TOWERS
AT TOWER LANE

Tower Three Site



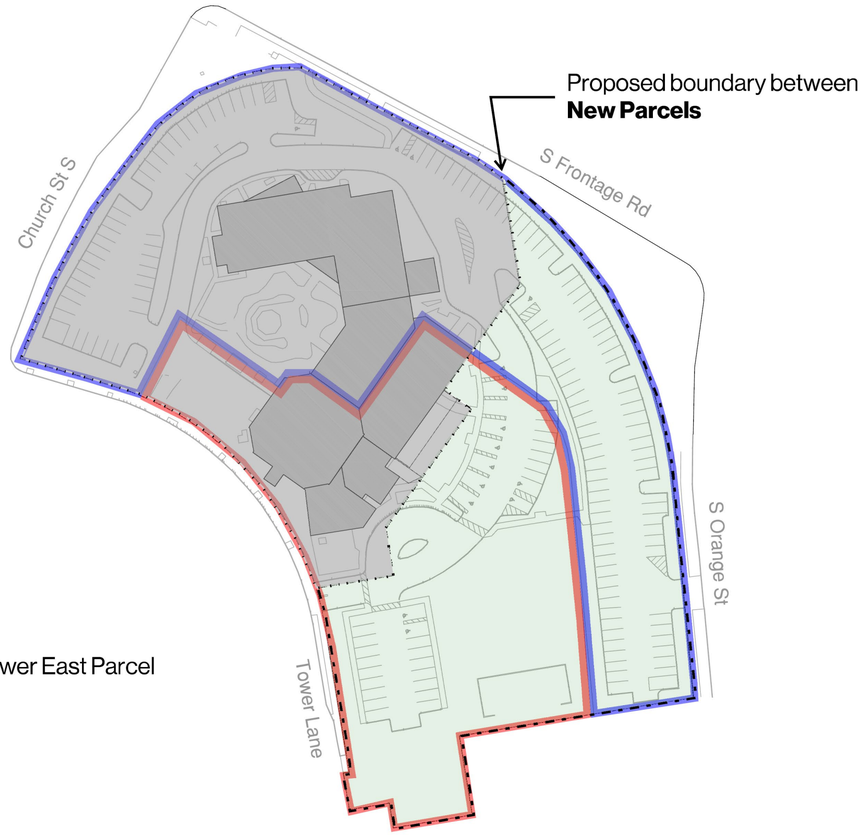
THE TOWERS
AT TOWER LANE

A Vision for Tower Three



NEWMAN

Site Sub-Division



Original Tower One Property

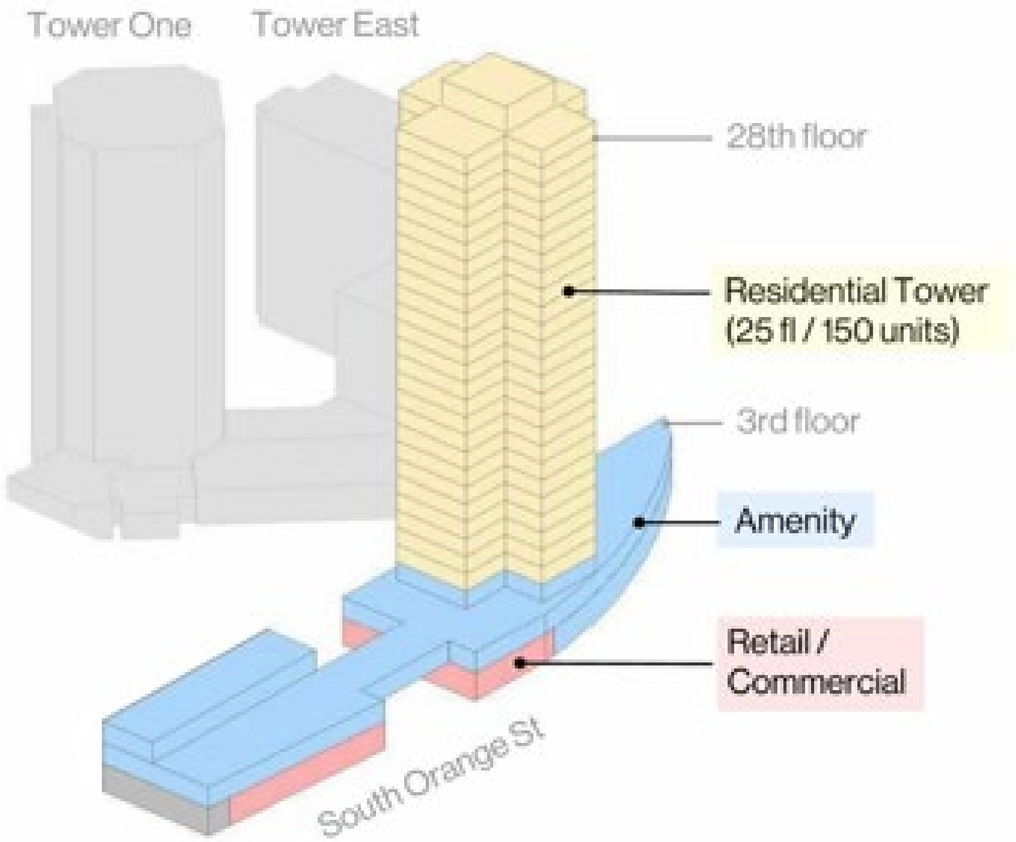
Original Tower East Property

New Combined Tower One & Tower East Parcel
105,965 SF

New Development Parcel
90,632 SF

NEWMAN

Study Massing and Unit Distribution



Anticipated Income & Age Restrictions

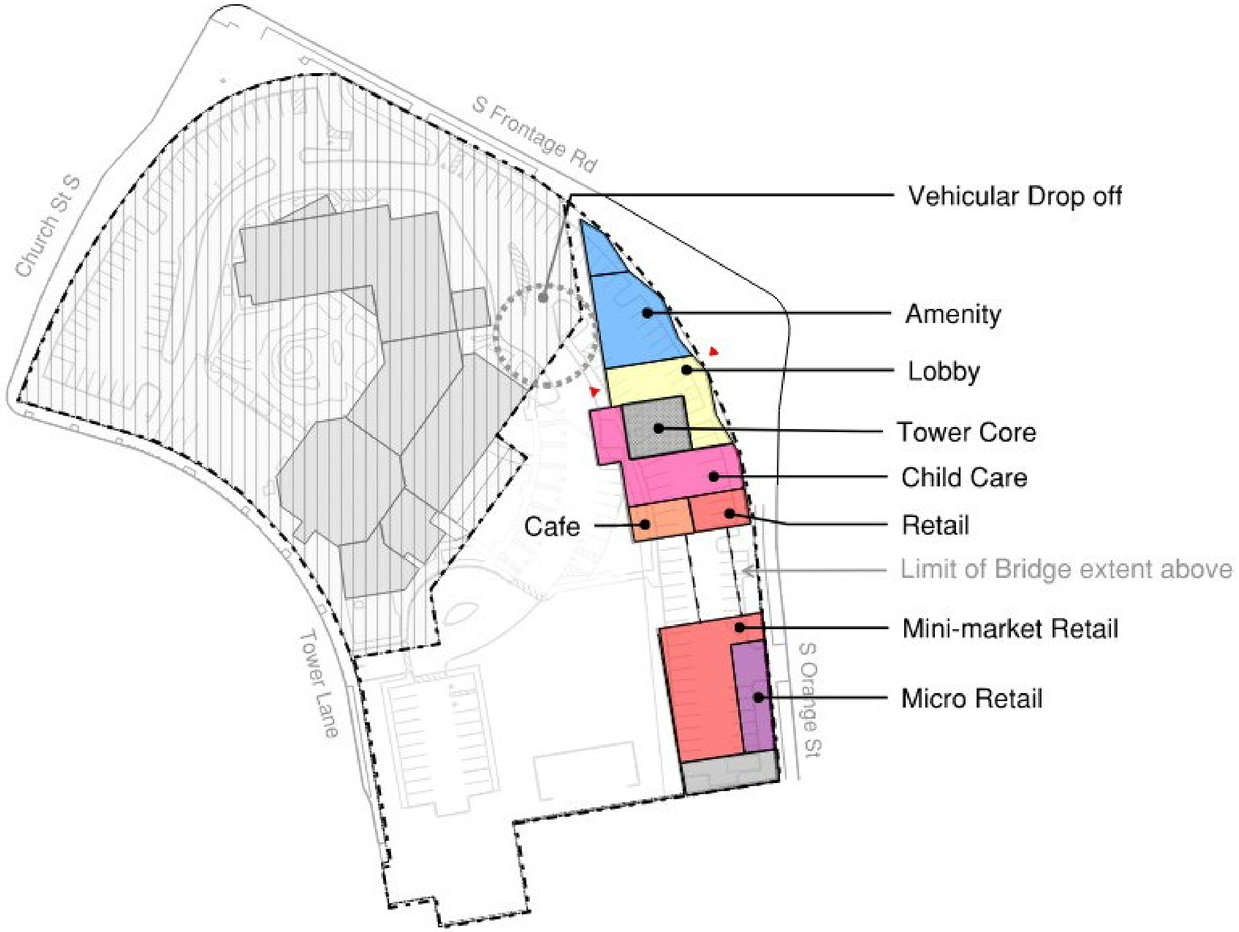
	Seniors	Not Age Restricted*	Sub-Total
Subsidized Units 0-60% AMI	106	0	106
Workforce Units 60-119% AMI	11	19	30
Market Rate 120%+ AMI	14	0	14
Total Units	**131**	**19**	**150**

*Non-age-restricted units are focused on middle aged people who need some support or care services.

NEWMAN

THE TOWERS AT TOWER LANE

Study Podium Plans





NEWMAN

THE TOWERS
AT TOWER LANE

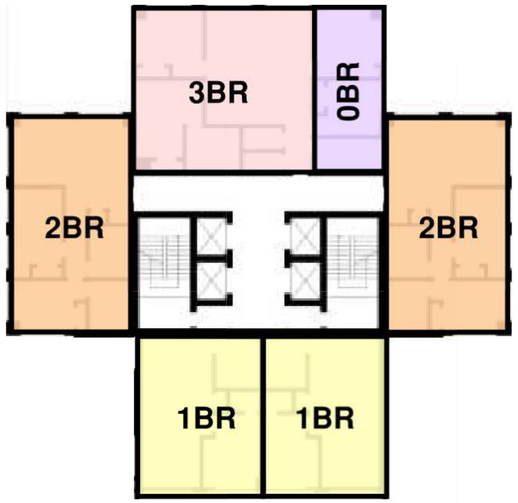
Neighborhood Square



An oasis….

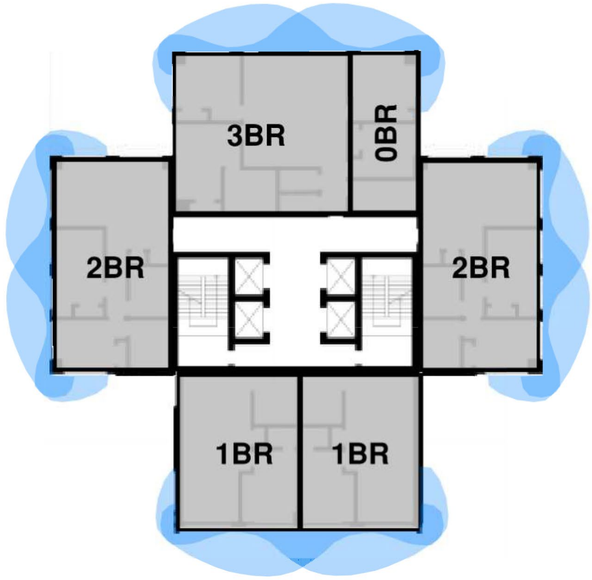


Study Tower Plans



Typical Tower Floor plan

0BR	17%
1BR	33%
2BR	33%
3BR	17%

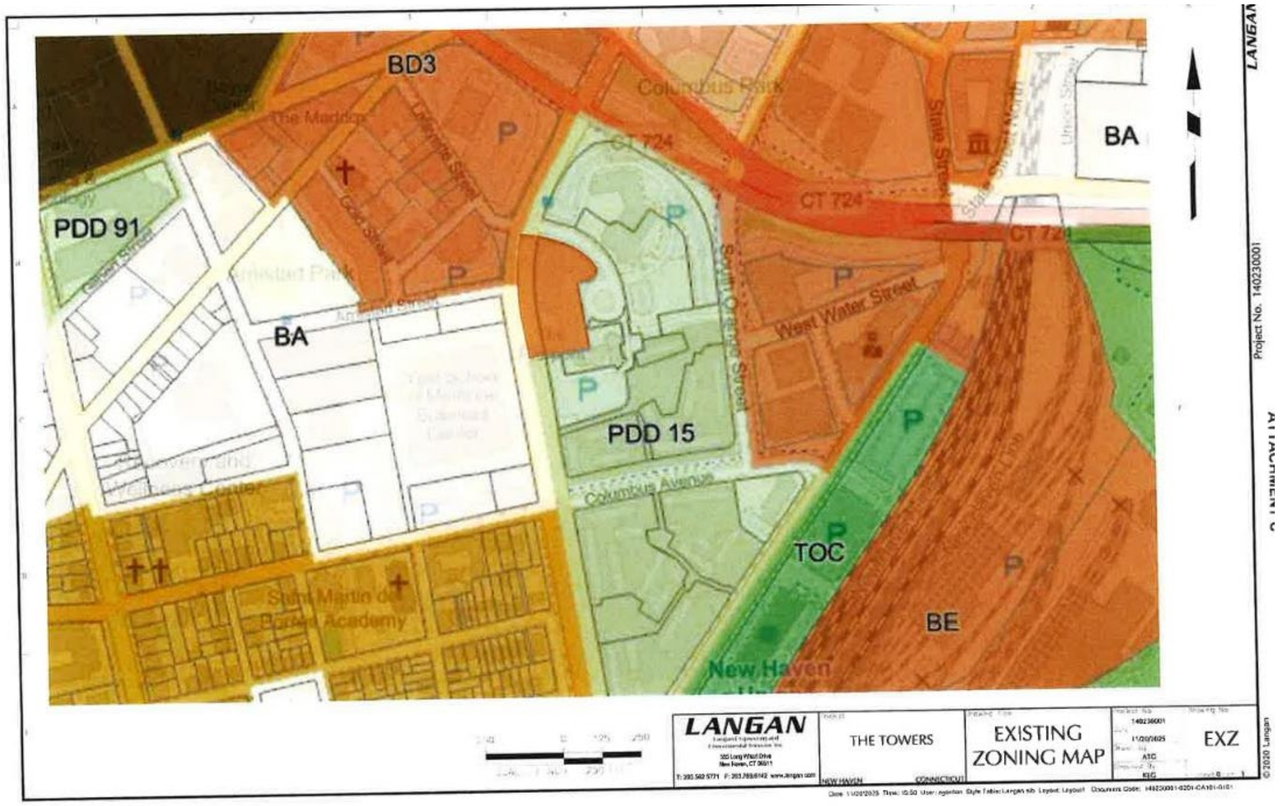


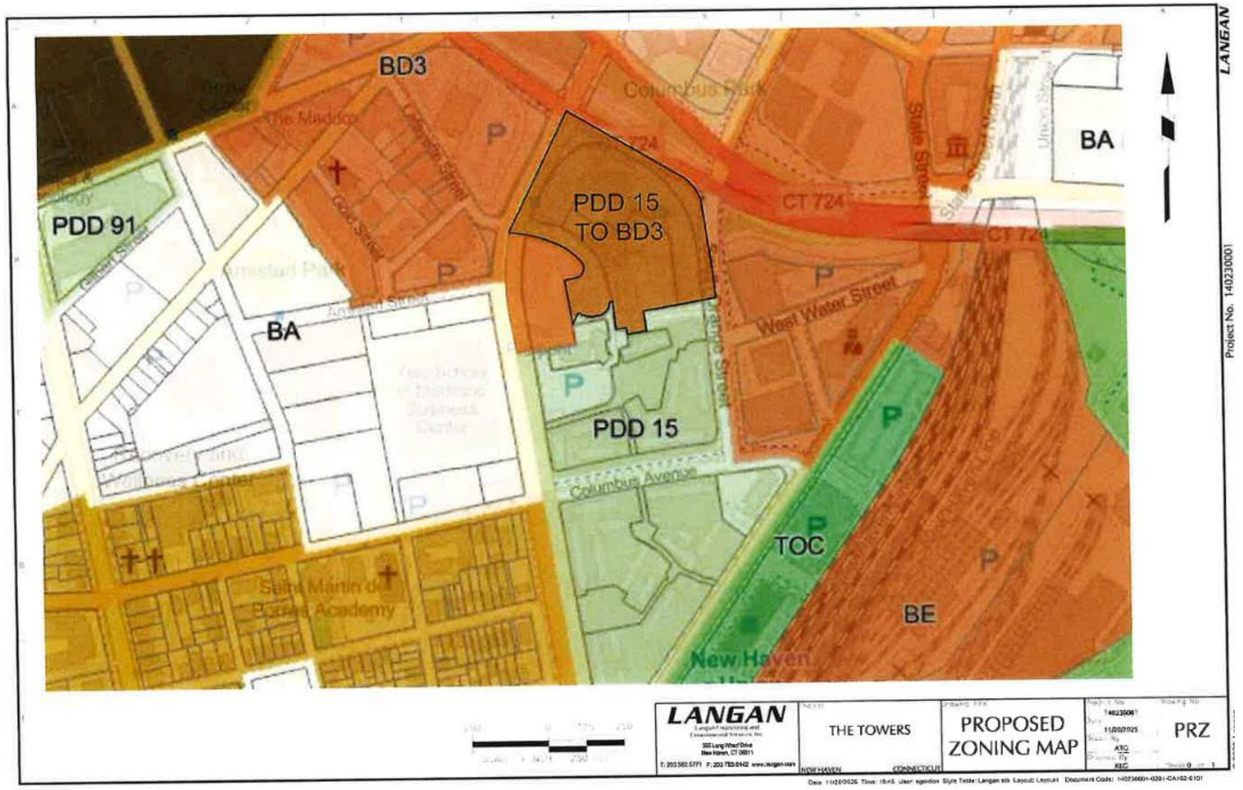
Balcony Variations

NEWMAN

THE TOWERS
AT TOWER LANE

Proposed Zoning Map

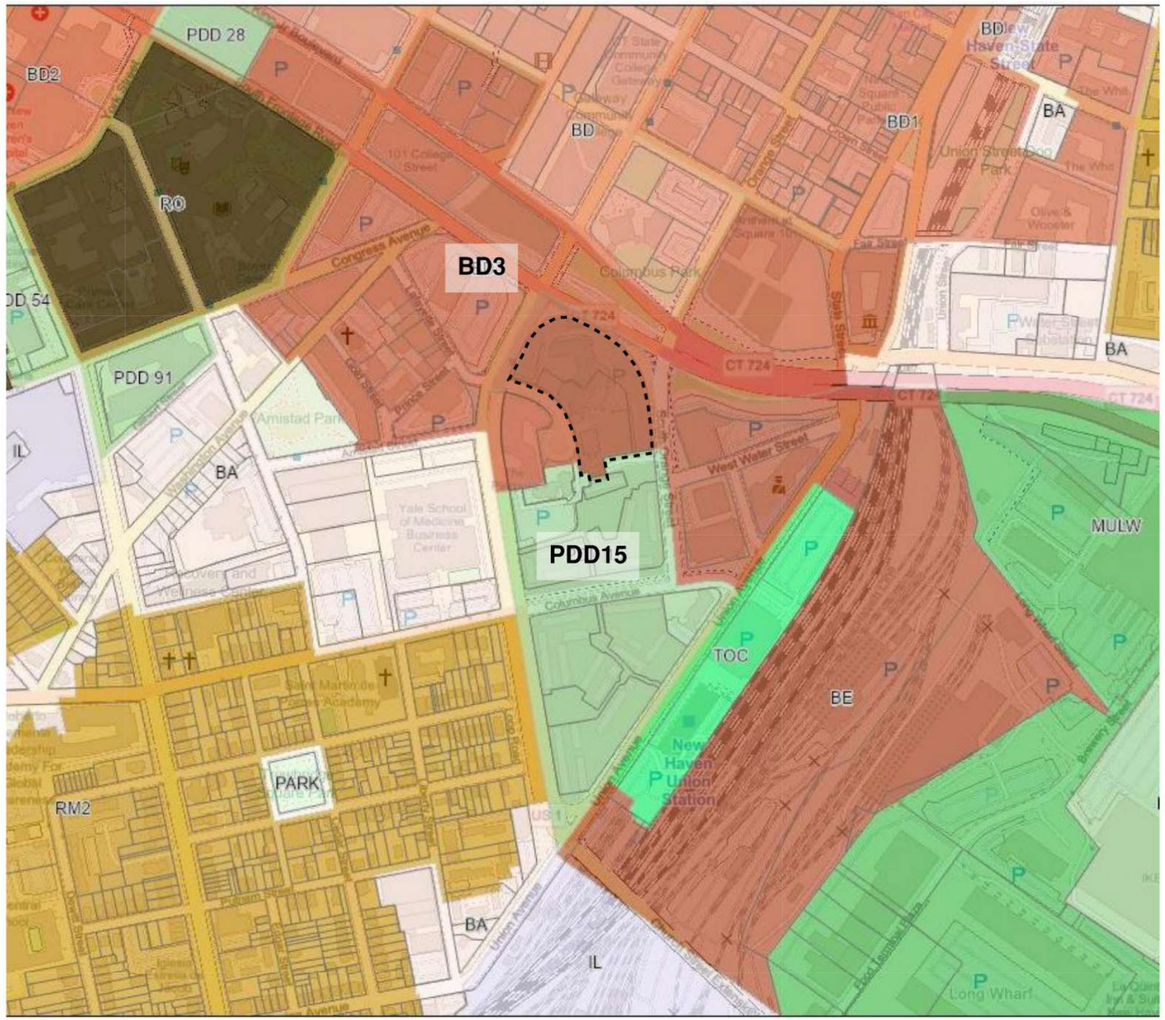




LANGAN

THE TOWERS
AT TOWER LANE

Zoning Change Rationale



- BD-3 Rezoning of the Towers properties is an extension of the adjacent zoning, creating dense residential developments that activate streets and make them safe.
- BD-3 Rezoning of the Towers properties will permit Parcel 1 (Tower One & Tower East) to be zoning compliant, allowing the mortgages to be released and new financing to be obtained for Parcel 1 and Parcel 2 (the new development).
- BD-3 Rezoning will attract a number of qualified development partner candidates, ensuring as-of-right zoning for the new elderly assisted living building while allowing flexibility in the form that such a building can take.
- BD-3 Rezoning will permit a wide variety of mixed uses for the building, creating a lively development without burdensome parking reqs.
- BD-3 Rezoning will demonstrate to the State that the project is making progress.

NEWMAN

Community Engagement

Community Engagement Strategy

- Tower Three Advisory Committee
- Tower Three Steering Committee
- Hill South Management Team Meetings
- City-Wide Public Meeting at the library
- Monthly Town Hall Meetings with The Towers' residents
- Meetings with the City, Housing Authority and Parking Authority
- Meetings with state agencies
- Surveys



THE TOWERS AT TOWER LANE

Letters of Support

- Agency on Aging of South Central Connecticut
- Casa Otoñal
- Mayor Justin Elicker (Support for The Towers CIF Application)
- RMS Companies
- The Towers Residents and/or Family Members
  - David Addams
  - Holly Gomez
  - Ella D. McGhee
- Thrive at Home with Whitney Center
- Yale School of Architecture



City Plan Advisory Report

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP** to change the zoning designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed-Use District. Owner/Applicant: Gustave Keach-Longo, New Haven Jewish Community Council Housing Corporation)
REPORT: **1677-02**
ADVICE: **Approval**

PROJECT ADDRESSES:
- 18 Tower Lane (Map/Block/Parcel 238/0110/00400)
- 1B Tower Lane (Map/Block/Parcel 239/0110/00402)

APPLICANT/OWNER:
Gustave Keach-Longo
New Haven Jewish Community Council Housing Corporation

SUBMISSION:
This petition for this ordinance amendment was dated for and received at the January 5, 2026 Board of Alders meeting. Legistar File ID: LM-2025-0675. The submission included:

- Submission checklist form
- Fiscal impact statement
- Prior notification form
- Cover Letter
- Signed Petition including:
  - Attachment A: Petition for Zoning Map Amendment
  - Attachment B Proposed Ordinance for Zoning Map Amendment
  - Attachment C: Existing and Proposed Zoning Maps
  - Attachment D: Legal Description of Parcels to be Re-Zoned
- Filing fee

BACKGROUND AND PDD HISTORY
18 Tower Lane consists of two parcels and encompasses an area of approximately 4.4 acres. The parcels are Map/Block/Parcel 239/0110/00402 situated on the south side of South Frontage Road (Route 34) and bounded to the west by Church Street South, Tower Lane and South Orange Street and Map/Block/Parcel 238/0110/00400 on the east side of Tower Lane and bounded by Map/Block/Parcel 239/0110/00402 parcel to the north owned by the New Haven Jewish Community Council Housing Corporation.

The parcels described are occupied by two residential Senior Living Apartment high-rise buildings called "The Towers at Tower Lane." One building is a 21-story tower ("Tower One") and the second is a 13-story tower ("Tower East.") The site also includes a yard and a paved parking area. The facility is a 54-year-old independent and assisted living community which serves low income, very low income and moderate-income elderly residents and provides care services.

Holly Gurnez.

I had never heard about the Towers before. A friend of mine suggested I put in an application for my father inlaw. At that time, our Dad lived alone in an apartment community in New Haven. He wasn't at the point of being placed into a nursing facility.

When I toured the Towers, I was most impressed by its physical surroundings, infrastructure, cleanliness, the social and welcoming atmosphere, safety and accessibility, activities, support, dining, the Organization itself.

The application process was very informative. I was given a full understanding through the entire process. If I had any questions or concerns, I could reach out to the staff. Who in turn returned my calls in a timely manner. Our Dads apartment is well matched to his needs, and is comfortable and safe.

Since our Dad has lived at the Towers we don't have to worry about him as much. If theres an emergency of any kind, or situation with him that needs attention, security or the staff will contact us immediatly. If there is a major concern, the Residential staffff will meet with the family to discuss future options, while focusing on physical and mental needs to determine transition to a higher level of care.

I appreciate and have the utmost respat for the entire Tower Organization, Staff, Security, and Maintenance. The staff is well acquainted with its Residents. We can contact ~~any~~ part of this Organization, if we need help concerning our Dad.

The Towers maintains an exceptional quality of services, safety and living for its Residents - well being. The Towers is just another place to live. The Towers is a community

926

City of New Haven

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

Text File

File Number: LM-2026-0052

Agenda Date: **Version:** 1 **Status:** Passed

In Control: Education Committee **File Type:** Order

WHEREAS, the New Haven Board of Education (the "Board") and Board of Education, Trifecta Ecosystems, Inc. (the "Vendor") are the parties (collectively the "Parties"); and

WHEREAS, the Parties reached an agreement for services rendered with Trifecta Ecosystems, Inc. regarding the CT Grown for CT Kids Shipping Container for High School in the Community; and

WHEREAS, the district proposes services with Trifecta Ecosystems, Inc. for management and installation related to CT Kids Shipping Container for High School in the Community to the Board, which was approved at its October 27, 2025 Board of Education meeting; and

WHEREAS, signatures of both Board of Alders and Board of Education are required for documentation for authorization through June 30, 2026.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven that the agreement with Trifecta Ecosystems, Inc under CT Kids Shipping Container for High School in the Community is hereby approved.

BE IT FURTHER ORDERED that the President of the Board of Education or the Mayor is authorized to execute the Agreement as well as such additional instruments as may be deemed necessary or expedient to implement the terms of the agreement.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER CONNECTICUT DEPARTMENT OF AGRICULTURE - CT GROWN FOR CT KIDS SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 9, 2026

Meeting Submitted For: February 17, 2026

Regular or Suspension Agenda: Regular

Submitted By: Bob McCain, Science Supervisor
Dr. Paul Whyte, Chief of School Operations

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER CONNECTICUT DEPARTMENT OF AGRICULTURE – CT GROWN FOR CT KIDS SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026.

Comments: Legistar File ID: LM-2026-0052

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

NEW HAVEN PUBLIC SCHOOLS

December 19, 2025

Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church St, 2nd Floor
New Haven, CT 06510

Re: Agreement with Trifecta Ecosystems -CT Grown for CT Kids Shipping Containers

Dear Honorable Tyisha Walker-Myers,

We respectfully submit the enclosed request for approval by the Board of Alders Authorization to approve agreement with Trifecta Ecosystems – Connecticut Department of Agriculture, CT Grown for CT Kids Program for High School in the Community.

The service would support the installation of a climate-controlled shipping-container mushroom farm at a district high school located within **High School in the Community**. This innovative project is designed to provide students with authentic, hands-on learning experiences centered on agriculture, sustainability, nutrition, and entrepreneurship, while also strengthening career and technical pathways within the district.

We are pleased to submit this agreement in partnership with Trifecta Ecosystems for High School in the Community, whose mission and student population align strongly with the goals of this initiative. The project will transform an underutilized space into a productive, revenue-generating learning environment where students engage directly in food production, environmental stewardship, and small-business operations.

The mushroom container farm will serve as a living laboratory, exposing students to modern agricultural practices—including controlled-environment agriculture, hydroponic and aquaponic systems, and traditional growing methods—while reinforcing science, technology, engineering, and math skills. Students will gain real-world experience in cultivation, data collection, quality control, logistics, and sustainability planning.

Central to this initiative is the integration of the **Weekly Harvest Micro-Business Experience**, which enables students to participate in the full farm-to-market cycle. Through this model, students will learn budgeting, marketing, workforce collaboration, and customer engagement, developing essential skills that prepare them for postsecondary education and careers in agriculture, bioscience, food systems, and entrepreneurship.

This project represents a strategic investment in workforce development, sustainability, and student engagement. By aligning innovative agricultural education with economic and community impact, the shipping-container mushroom farm advances the City's goals of expanding green workforce opportunities while creating meaningful, career-connected learning experiences for New Haven students.

The shipping container farm would be implemented in partnership with Trifecta Ecosystems Inc., the vendor as presented. Trifecta Ecosystems, Inc. specializes in modular, controlled-environmental agriculture systems designed for educational and community-based settings. The project would align with district goals related to career and technical education, environmental, stewardship, and community engagement.

Thank you for your time and consideration.

Sincerely,

Signed by:
Robert McCain

Bob McCain
Science Supervisor

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER CONNECTICUT DEPARTMENT OF AGRICULTURE – CT GROWN FOR CT KIDS SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026.

..body
WHEREAS, the New Haven Board of Education (the "Board") and Board of Education, Trifecta Ecosystems, Inc. (the "Vendor") are the parties (collectively the "Parties"); and

WHEREAS, the Parties reached an agreement for services rendered with Trifecta Ecosystems, Inc. regarding the CT Grown for CT Kids Shipping Container for High School in the Community, and

WHEREAS, the district proposes services with Trifecta Ecosystems, Inc. for management and installation related to CT Kids Shipping Container for High School in the Community to the Board, which was approved at its October 27, 2025 Board of Education meeting; and

WHEREAS, signatures of both Board of Alders and Board of Education are required for documentation for authorization through June 30, 2026.

NOW THEREFORE BE IT ORDERED by the Board of Alders of the City of New Haven that the agreement with Trifecta Ecosystems, Inc under CT Kids Shipping Container for High School in the Community is hereby approved; and

BE IT FURTHER ORDERED that the President of the Board of Education or the Mayor is authorized to execute the Agreement as well as such additional instruments as may be deemed necessary or expedient to implement the terms of the agreement.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **2/5/2026**

FROM: Department/Office NHPS – High School in the Community

Person Bob McCain, Dr. Paul Whyte Telephone 475-220-1591

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 NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER CONNECTICUT DEPARTMENT OF AGRICULTURE – CT GROWN FOR CT KIDS SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026.

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 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:	**2/5/2026**		
FROM (Dept.):	**NHPS – High School in the Community**		
CONTACT:	**Bob McCain, Dr. Paul Whyte**	**PHONE**	**475-220-1591**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE NEW HAVEN BOARD OF EDUCATION TO ENTER INTO AGREEMENT WITH TRIFECTA ECOSYSTEMS, UNDER CONNECTICUT DEPARTMENT OF AGRICULTURE – CT GROWN FOR CT KIDS SHIPPING CONTAINERS FOR HIGH SCHOOL IN THE COMMUNITY THROUGH JUNE 30, 2026.

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time		**$4,608.00**		
3. Annual				
B. Non-personnel				
1. Initial start up		**$245,036.37**		
2. One-time				
3. Annual				

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

NO	**x**
YES	

1. One-time

2. Annual

Other Comments:

$250,000.00 TOTAL

2560-6511-56697-0066

ABSTRACT

934

SPECIAL FUND PROPOSAL

GRANT PERIOD:
From: (mm/dd/year): 4/15/24
To: (mm/dd/year):9/30/26

☒ **New**
☐ **Continuation**

Previous Bd. of Ed. Approval:

☐ **Planning**
☒ **Operational**

Bd. of Ed. Information

☒ **Action**
☐ **Information**
☐ **Support**
☐ **Competitive**
☐ **Entitlement**
☒ **Grant**

Section I. BASIC INFORMATION

Proposed Project Title: Ecosystems, Entrepreneurship and Equity at HSC

Grant Source and Agency: CT Dept of Agriculture

Total Amount Requested: $250,000.00 **Due Date of Application:**

System Contact: Cari Strand

Telephone #:
475-220-6200

Description of Project: **Provide a brief description below. Use Section VI to outline specific objectives and strategies relating to goals described in the application.**

HSC in collaboration with Trifecta Ecosystems (Farm 2x), will establish a shipping container farm with a focus on 75% mushroom and 25% greens production. This project is poised to significantly enhance HSC's farm-to-school program, providing students with a dynamic and comprehensive experience in advanced agricultural techniques, entrepreneurism, and environmentalism resonating with the school's them of social justice and activism.

PROPOSAL DEVELOPERS:
Cari Strand

TARGET: Schools/Unit: HSC
No. of Students: 270 **Grade Level(s): 9-12**
Eligibility Criteria: _____

CENTRAL OFFICE USE ONLY – MUST REMAIN ON PAGE 1

ABSTRACT TIMETABLE		REVIEW	
Return to:			
Received:		**Grants Manager**	Pat DeMaio
Board of Education FINANCE & OPERATIONS Meeting Date	6/3/24	**Finance Manager**	
Board of Education Meeting Date:	6/10/24	**Human Resource Manager**	
Due Date to Grantor:			

Proposed Project Title: Ecosystems, Entrepreneurship, and Equity at HSC

Total Amount Requested: $250,000.00

Proposed Grant Receiving Agency: CT State Department of Agriculture

SECTION II: FISCAL INFORMATION

PERSONNEL

# FT	#PT		COST
		Administrators	$
		Teachers	$
		Management	$
		Paraprofessionals	$
		Clerks	$
		Others	$
	2	Stipend	$4,608.00
		Longevity	
		SUBTOTAL	**$4,608.00**

NON PERSONNEL

	COST
Supplies & Materials	$
Student Transportation	$
Staff Travel	$
Internal Evaluation	$
External Evaluation	$
Independent Contractors	$245,036.37
Equipment	$
Other	$
Indirect Costs, if allowed	$
TOTAL NON- PERSONEL	$245,036.67

FIXED COSTS:

Health Benefits	$
Pension (Paras & Mgmt.)	$
FICA/Medicare	$352.50
Workmen's Compensation	$ 3.13
SUBTOTAL	$355.63
TOTAL PERSONNEL & FIXED COSTS	**$4,963.63**

Notes:

1) **Total Personnel and Non Personnel columns must equal grant total.**
2) **The Abstract budget must be aligned with the Grant Application budget/ED114.**
3) **All applications should budget for staff development (stipends) and evaluation wherever appropriate.**

SECTION IIA: BUDGET EXPLANATION

The following categories must be explained:

All Personnel: explain positions; **Salary**: if the grant pays a percent of salary and fixed costs, please describe below, breaking down **percentages and amounts to be paid by grant and by NHPS**. **Other**; and **All Non- Personnel items**. If additional space is needed, continue to next page.

Personnel:

- **2 teachers will engage in curriculum and program development and in professional learning with Trifecta Ecosystems outside of school hours to build this program. 2 teachers x 72 hours (across the duration of the grant) x 32 = $4,608**
- **FICA (7.65%) = 352.51, Workers Comp (.00068) = $3.13**

  Total: $4,963.63

Non-Personnel:

- Crop Box & Installation = $139,750
    - Crop Box = $116,950; Crane for Installation = $7,500; Base Prep and 4 Piers = $4,000; Electrical Connection = $7,800; Water Connection = $3,500
- Farm2X Farm Maintenance = $83,160
    - Technician (15—20 hrs/wk, 18 mths) = $49,000; Seeding & Hydroponic Consumables = $8,500; Inoculated Oyster Mushroom Bags (20 pallets) = $14,950; Inoculated Lions Mane Bags = $10,710
- Weekly Harvest Micro Business Experience and Instructional Support: $22,126.37
- **Total: $245,036.37**

Total Costs: Personnel + Non-Personnel:

- Personnel $4,963.63 + Non-Personnel $245,036.37 = $250,000

Proposed Project Title: Ecosystems, Entrepreneurship, and Equity at HSC

Total Amount Requested: $250,00

Proposed Grant Receiving Agency: NHPS

SECTION III: SYSTEM OBLIGATIONS

Project support from other programs: x☐ **None** ☐ **Yes** **Explain:**

Linkage with other programs: ☐ **None** x☐ **Yes** **Explain:** HSC has a vibrant ecosystems program and partnership with Farm2X/Trifecta Ecosystems

Local Fiscal costs, (include renovation): x☐ **None** ☐ **Yes** **Explain:** Grant will cover costs; income from mushroom sales serves as a sustainability plan

Future local personnel obligations: ☐ **None** x☐ **Yes** **Explain:** School-based support and partnership with Farm2X/Trifecta Ecosystems

PROJECT OR GRANT REQUIREMENTS

x☐ **Local Maintenance** ☐ **Replication** ☐ **Parent Involvement**

☐ **In-Service Training** ☐ **Advisory Committee** ☐ **Linkage w/other Programs**

☐ **Non-Public School Involved** ☐ **Dissemination**

ADDITIONAL RESTRICTIONS OR CONCERNS

None

SUBMITTING ADMINISTRATOR: _____ 10 May 2024

Signature **Date**

Proposed Project Title: Ecosystems, Entrepreneurship, and Equity at HSC

Total Amount Requested: $250,000

Proposed Grant Receiving Agency: Department of Agriculture

SECTION IV: PROPOSED PERSONNEL

List, **individually**, each position proposed by this grant application. **If no personnel**, please indicate **N/A** in the chart below

F/T	P/T	Classification	Position Description	Duration of Proposed Service	Proposed Employee	Current NHPS Employee Yes/No	If Yes Current Employee Number
	x	Support for program through work outside of contract hours	Curriculum design and planning	Duration of grant	Paul Jones	Yes	20834
	x	Support for program through work outside of contract hours	Curriculum design and planning	Duration of grant	Dianna Carter	Yes	26624

V. PROPOSED CONTRACTS

List **individually,** each contract that will be prepared by this proposed project. If contractors will not be utilized, please indicate **N/A** in the chart below.

Proposed Independent Contractor	Brief Description of Service	Proposed Pay Rate	Proposed Total
Trifecta Ecosystems, Inc.	Project development, installation, maintenance, operations, planning and support for related course(s)/integration into school programming	Varied	$245,036.37

VI. ADDITIONAL INFORMATION:

Please Answer All Questions -- Use Additional Pages if Necessary

1. **Please state specific goals for this grant or the grant period.**
From the grant application: Increase student engagement and proficiency in sustainable agriculture and entrepreneurship by the end of the 2025 school year. Aim for at least 75% of participating students to demonstrate enhanced knowledge and skills, particularly in areas aligned with HSC's social justice and activism theme.

2. **If this is a continuation grant, please detail past year goal performance and accomplishments. Use additional space if needed:**
This is a new grant, but it builds upon work funded by the state School Improvement Grant that supported installing and integrating two hydroponic systems, one aquaponic system, and two large raised garden beds/outdoor learning stations.

3. **How does this grant address School Reform goals?**
Goals: increase attendance and academic rigor
Rationale: Providing engaging learning experiences DEMONSTRATES A RATIONALE for supporting student academic progress per the ESSA Evidence-Based Guide for On Track Graduation. Source: Structuring Out-of-School Time to Improve Academic Achievement (NCEE 2009-012)

4. **Please explain why this proposal is significant and important in relation to improving student and/or staff performance, as well as any additional pertinent information that is specific and relevant:** ***(Include resume of person(s) providing service for contracts $10,000 and over)***

HSC has already taken steps to integrate farm-to-school initiatives into its curriculum. The school currently operates two hydroponic systems and one aquaponic system, along with outdoor raised beds, which are primarily managed by the science department. However, the impact of these initiatives extends beyond science classes. The special education team, social worker, library media program, and 10th grade humanities teachers have innovatively integrated these farming systems into their respective curricula, illustrating the school's interdisciplinary approach to education.

The Wilderness Inspired Leadership Development (WILD) program at HSC, providing hiking and camping experiences for a decade, reflects the school's dedication to experiential learning and connecting students with the natural world. This program lays a solid foundation for further integrating farm-to-school concepts into the broader school culture.

At HSC, mushroom cultivation will be a cornerstone in fostering agricultural and entrepreneurial education. A major part of this production will support the Weekly Harvest Micro Business program, operated by Farm2X, emphasizing the 'Last Mile' of food production. Here, students will gain hands-on experience in harvesting, packaging, and distributing mushrooms within the local community. This program will enable them to delve into the operational facets of an agricultural business, encompassing marketing, customer relations, and supply chain management, aligned with the school's focus on community impact and local business operations. Funds from this business will cover the costs of an ongoing partnership with Trifecta Ecosystems and profits will be shared between Trifecta Ecosystems and HSC.

In addition to the Weekly Harvest program, a portion of the mushroom yield will be incorporated into HSC's educational activities and cafeteria menus, giving students a tangible connection between their agricultural efforts and their daily meals. This integration fosters an appreciation of the farm-to-table concept and underscores the value of fresh, locally-sourced ingredients.

REQUIRED:

A COPY OF THE GRANT APPLICATION MUST BE ATTACHED TO THE ABSTRACT.

STATE OF CONNECTICUT GRANT AGREEMENT FOR SLFRF
(FY 24 Connecticut Department of Agriculture CT Grown for CT Kids Shipping Containers)

COVER PAGE

State Agency **State of Connecticut** **[Department of Agriculture] ("Grantor")**	**Agreement Number** Insert CMS number or Other Agreement Number **Federal Grant No. *SLFRP0128***
Grantee: NEW HAVEN BOARD OF EDUCATION CITY OF NEW HAVEN (0000000093) Address No: 14 **UEI/SAMS Number: G6NYKLVMMC41** ***FEIN No.:* 066001876**	**Agreement Effective Date** April 15, 2024 **Agreement Expiration Date** Month, Day, Year April 14, 2026
Agreement Maximum Amount $250,000.00 State Fiscal Year 2024 $125,000.00 Extension Terms State Fiscal Year 2025 $100,000.00 State Fiscal Year 2026 $25,000.00 Total for All State Fiscal Years $250,000.00	**Fund Expenditure End Date** Month, Day, Year September 30, 2026 **Agreement Authority.** Connecticut General Statutes §§ and Section 602(b) of the Social Security Act (the "SSA"), as added by section 9901 of the American Rescue Plan Act ("ARPA"), Pub. L. No. 117-2 (March 11, 2021), which established the Coronavirus State and Local Fiscal Recovery Funds ("SLFRF"), 31 CFR Part 35, and in accordance with the Statement of Work, grant solicitation and the attached grant application, if applicable. Connecticut General Statutes sections 22-4c(a)(2) and 22-6a, and Public Act 23-204, § 48.

Exhibits and Order of Precedence

The following Exhibits and attachments are included with this Agreement:

1. Exhibit A, Statement of Work.
2. Exhibit B, Payment Terms and Provisions and Budget.
3. Exhibit C, Federal Provisions.
4. Exhibit D, Agreement with Subrecipient of Federal Recovery Funds
5. Exhibit E, SLFRF Subrecipient Mid-Project and Final Report
6. Exhibit F, Contractor Terms
7. Exhibit G, Beneficiary Terms

In the event of a conflict or inconsistency between this Agreement and any Exhibit or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

1. Exhibit C, Federal Provisions.
2. Exhibit D, Agreement with Subrecipient of Federal Recovery Funds.
3. Connecticut Special Provisions in §17 of the main body of this Agreement.
4. The provisions of the other sections of the main body of this Agreement.
5. Exhibit A, Statement of Work.
6. Exhibit B, Payment Terms and Provisions and Budget.
7. Exhibit E, SLFRF Subrecipient Quarterly Report.

Federal Awarding Office	US Department of the Treasury
Grant Program	Coronavirus State and Local Fiscal Recovery Funds
Assistance Listing Number	21.027
Federal Award Number	***SLFRP0128***
Federal Award Date	05/14/21

Federal Award End Date*	December 31, 2026
Federal Statutory Authority	Section 602(b) of the Social Security Act (the "SSA"), as added by section 9901 of the American Rescue Plan Act ("ARPA"), Pub. L. No. 117-2 (March 11, 2021)
Total Amount of Federal Award (this is not the amount of this grant agreement)	$2,812,288,082.00

* Funds may not be available through the Federal Award End Date subject to the provisions in § **2** (Terms and Agreement Effective Date) and § **5** (Payments to Grantee) below.

For Grantor/DAS Use Only

AMOUNT	FUND	DEPT	SID	PROGRAM	ACCT	BR YR	PROJECT
$250,000.00	12060	42710	28275	72002		2024	Shipping Container

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT
Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such.

GRANTEE _____ By: Name & Title Yesenia Rivera President, New Haven Board of Education City of New Haven, CT Date: 4/2/2024	**GRANTOR** **STATE OF CONNECTICUT** Bryan P Hurlburt, Commissioner, CT Dept of Ag By: Name & Title Date: 4/10/2024
APPROVED AS TO FORM: **CONNECTICUT ATTORNEY GENERAL** William Tong, Attorney General By: Jeffrey Zeman Digitally signed by Jeffrey Zeman Date: 2024.04.10 14:18:52 -04'00' Name: Jeffery Zeman Title: Deputy Section Chief for Contracts Duly Authorized Dated:_____	
In accordance with § 3-125, Connecticut General Statutes, this Agreement is not valid until signed and dated above by the State of Connecticut Attorney General or an authorized delegate.	

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Exhibit G: Beneficiary Terms

1. PARTIES

This Agreement is a grant entered into by and between Grantee named on the Cover Page for this Agreement (the "Grantee"), and the STATE OF CONNECTICUT acting by and through the State agency named on the Cover Page for this Agreement (the "Grantor"). Grantee and the Grantor agree to the terms and conditions in this Agreement.

2. TERM AND AGREEMENT EFFECTIVE DATE

A. Agreement Effective Date

This Agreement shall not be valid or enforceable until the Agreement Effective Date, and the Grant Funds shall be expended by the Fund Expenditure End Date shown on the Cover Page of this Agreement. The Grantor shall not be bound by any provision of this Agreement before the Agreement Effective Date and shall have no obligation to pay Grantee for any Work performed or expense incurred before the Agreement Effective Date (Payments to Grantee), or after the Fund Expenditure End Date. If the Work will be performed in multiple phases, the period of performance start and end date of each phase is detailed under the Project Schedule in **Exhibit A**.

B. Term

The Parties' respective performances under this Agreement shall commence on the Agreement Effective Date shown on the Cover Page for this Agreement and shall terminate on the Agreement Expiration Date shown on the Cover Page for this Agreement unless sooner terminated or further extended in accordance with the terms of this Agreement.

C. Extension Terms - Grantor's Option

[X] Grantor check box if the section is not applicable to the Agreement.

The Grantor, at its discretion, shall have the option to extend the performance under this Agreement beyond the Agreement Expiration Date for a period, or for successive periods, of one year or less at the same rates and under the same terms specified in this Agreement (each such period an "Extension Term"). All amendments, if any, shall be in writing, fully executed by the Parties and reviewed and approved by the Connecticut Attorney General. **(Reminder – All ARPA monies must committed by a legally binding agreement and any amendment on or before December 31, 2024).**

3. DEFINITIONS

Whenever the following terms or phrases are used in this Agreement, they shall have the following meaning unless the context clearly requires otherwise:

A. **"Agreement"** or **"Contract"** means this grant agreement, including all attached Exhibits, all documents incorporated by reference, and any future modifications thereto.

B. **"Agreement Effective Date"** means the date listed on the Agreement Cover Page.

C. **"Agreement Expiration Date"** means the time period defined in **§ 2.B** (Term and Agreement Effective Date).

D. **"Award"** means an award by a Recipient to a Subrecipient funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to the Award unless the terms and conditions of the Federal Award specifically indicate otherwise.

E. **"Beneficiary"** means a person, entity or organization that is entitled to financial assistance under ARPA if certain qualifying events are met. The UST guidelines prescribe different compliance and reporting responsibilities for beneficiaries, which should be reviewed for guidance.

F. **"Bid"** means a response to any Solicitation.

G. **"Bidder"** means a person (including, but not limited to, any business or other entity) which responds to a Solicitation.

H. **"Breach of Agreement"** means the failure of a Party to perform any of its obligations in accordance with this Agreement, in whole or in part or in a timely or satisfactory manner. The institution of proceedings under any bankruptcy, insolvency, reorganization or similar law, by or against Grantee, or the appointment of a receiver or similar officer for Grantee or any of its property, which is not vacated or fully stayed within thirty (30) calendar days after the institution of such proceeding, shall also constitute a breach. If Grantee is debarred or suspended under C.G.S. §§ 4e-35 or 4e-38, or both, at any time during the term of this Agreement, then such debarment or suspension shall constitute a breach.

I. **"Budget"** means the budget for the Work and Deliverables described in **Exhibit B**.

J. **"Business Day"** means any day in which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays listed in C.G.S. § 1-4.

K. **"Claims"** means any and all claims, demands, suits, actions, causes of action, losses, liabilities, damages, judgments, orders, decrees, requests for injunctive and/or declaratory relief, fines, liens, debts, charges, executions, penalties, interest and expense whatsoever (including, but not limited to, all reasonable attorney's fees, court costs, expert and other professional fees and other costs of investigation and defense of any of the foregoing), whether mature or unmatured, contingent, or known or unknown, which are, have been or may be made, brought, issued or awarded at law or in equity, or under or in connection with any administrative rule or proceeding, in any forum.

L. **"Confidential Information"** shall mean any name, number or other information that may be used, alone or in conjunction with any other information, to identify a specific individual including, but not limited to, such individual's name, date of birth, mother's maiden name, motor vehicle operator's license number, Social Security number, employee identification number, employer or taxpayer identification number, alien registration number, government passport number, health insurance identification number, demand deposit account number, savings account number, credit card number, debit card number or unique biometric data such as fingerprint, voice print, retina or iris image, or other unique physical representation. Without limiting the foregoing, Confidential Information shall also include any information that the Department classifies as "confidential" or "restricted." Confidential Information shall not include information that may be lawfully obtained from publicly available sources or from federal, state, or local government records which are lawfully made available to the general public.

M. **"Confidential Information Breach"** shall mean, generally, an instance where an unauthorized person or entity accesses Confidential Information in any manner, including but not limited to the following occurrences: (1) any Confidential Information that is not encrypted or protected is misplaced, lost, stolen or in any way compromised; (2) one or more third parties have had access to or taken control or possession of any Confidential Information that is not encrypted or protected without prior written authorization from the State; (3) the unauthorized acquisition of encrypted or protected Confidential Information together with the confidential process or key that is capable of compromising the integrity of the Confidential Information; or (4) if there is a substantial risk of identity theft or fraud to the client, the Grantee, the Grantor or State.

N. **"C.G.S."** shall mean Connecticut General Statutes.

O. **"Data"** means all the State's facts and statistics (including, but not limited to, Confidential Information, non-public numerical information, non-public eligibility information, tax information, non-public employment information, non-public wage information, non-public unemployment information, non-public insurance information, non-public workers' compensation records, that is collected, compiled, stored, or used for reference or analysis and included as part of the State's deliverables as well as, drawings, video, pictures, specifications, notes, reports, records, estimates, summaries, memoranda, and correspondence that are shared with the Grantee through an approved interface feed (whether in electronic, hard copy or other form) provided by the State for, as a result of, or in connection with, or which in any way relate to, pertain to, or reference, this Agreement, and it shall also mean and include all data collected from applicants and trainees including, but not limited to, name of person, address, contact telephone number, contact e-mail address, Confidential

Information, that is collected, compiled, stored, or used for reference or analysis and included as part of the Grantee's deliverables that are given to the State through an approved interface feed (whether in electronic, hard copy or other form) provided by the Grantee or its contractor, as a result of, or in connection with, or which in any way relate to, pertain to, or reference, this Agreement.

P. **"Deliverable(s)"** means the item(s) listed in **Exhibit A** (Statement of Work) of the Agreement.

Q. **"Eligible Beneficiary"** means individuals and organizations that received SLFRF funds as end users.

R. **"Encryption"** means the rendering of electronic data into a form that is unreadable or unusable without the use of a confidential process or key.

S. **"Expiration"** means the end of the Agreement term.

T. **"Exhibits"** means the exhibits and attachments included with this Agreement as shown on the Cover Page for this Agreement.

U. **"Extension Term"** means the time period defined in **§ 2.C** (Term and Agreement Effective Date).

V. **"Federal Award"** means an award of Federal financial assistance or a cost-reimbursement Agreement, under the Federal Acquisition Regulations or by a formula or block grant, by a Federal Awarding Agency to the Recipient. "Federal Award" also means an agreement setting forth the terms and conditions of the Federal Award. The term does not include payments to an Agreement or payments to an individual that is a beneficiary of a federal program.

W. **"Federal Awarding Agency"** means a federal agency providing a Federal Award to a Recipient. The US Department of the Treasury is the Federal Awarding Agency for the Federal Award, which is the subject of this Agreement.

X. **"Federal Single Audit" or "Single Audit"** means a federal single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the Single Audit Act Amendments of 1996, (31 U.S.C. §§ 7501-7507). 2 CFR § 200.501.

Y. **"Grant Funds"** means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the Grantor under this Agreement.

Z. **"Grantee" or "Contractor"** means the grantee listed on the Cover Page of this Agreement.

AA. **"Grantee Parties"** means Grantee's members, directors, officers, shareholders, partners, managers, principal officers, representatives, agents, servants, consultants, employees or any one of them or any other person or entity with whom Grantee is in privity of oral or written contract and Grantee intends for such other person or entity to Perform under the Agreement in any capacity.

BB. **"Party"** means the Grantor or Grantee, and "Parties" means both the Grantor and Grantee.

CC. **"Performance"** means the fulfillment of the agreement in the Agreement, in whole or in part, according to its terms.

DD. **"Person"** means and includes all-natural persons as well as any and all business, governmental or other entities that are recognized as having a separate and distinct existence, and thus the rights of a person, under law.

EE. **"PII"** means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in C.G.S. §§ 4e-70 and 36a-701b.

FF. **"PHI"** means any protected health information, including, without limitation any information whether oral or recorded in any form or medium: **(i)** that relates to the past, present, or future physical or mental condition of an individual; the provision of health care to an individual; or the past, present, or future payment for the

provision of health care to an individual; and **(ii)** that identifies the individual or with respect to which there is a reasonable basis to believe the information can be used to identify the individual. PHI includes, but is not limited to, any information defined as Individually Identifiable Health Information by the federal Health Insurance Portability and Accountability Act.

GG. **"Recipient"** means the State agency shown on the Signature and Cover Page of this Agreement, for the purposes of this Federal Award.

HH. **"Records"** means all working papers and such other information, data and materials (including, but not limited to, documents, data, plans, books, e-mail, text messages, computations, drawings, specifications, notes, reports, records, estimates, summaries, memoranda and correspondence) that are prepared, generated, kept or stored or accumulated by the Grantee or its Subcontractors (whether in electronic, hard copy or other form) for, as a result of, or in connection with, or which in any way relate to, pertain to, or reference, this Agreement (including, but not limited to, the performance, nonperformance and/or any other acts or omissions of the Grantee, its Subcontractors, any of either's Related or Affiliated Parties, the State or any of its officers, agents representatives or employees under, in connection with or in relation to this Agreement and/or any Bids that were submitted prior to the execution of the same).

II. **"Solicitation"** means a request by the Grantor, in whatever form issued, including, but not limited to, an invitation to bid, request for proposals, request for information or request for quotes, inviting bids, quotes or other types of submittals, through a competitive procurement process or another process authorized by law waiving competitive procurement.

JJ. **"State"** means the Grantor, and his or her authorized agents, employees and designees and any office, department, board, council, commission, institution or other agency or entity of the State of Connecticut.

KK. **"State Agency"** means any agency with a department head, as defined in C.G.S. § 4-5.

LL. **"State Confidential Information"** means any and all State Records not subject to disclosure under the Connecticut Freedom of Information Act ("FOIA"). State Confidential Information shall include, but is not limited to, PII, PHI, tax information, Confidential Information, and State personnel records not subject to disclosure under FOIA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Grantee which (i) is subject to disclosure pursuant to FOIA, C.G.S. § 1-200, *et. seq.*, (ii) is already known to Grantee without restrictions at the time of its disclosure to Grantee; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Grantee to the State; (iv) is disclosed to Grantee, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

MM. **"State Single Audit Act"** means state single audit required by C.G.S. §§ 4-230 through 4-236, as amended, for non-state entities that expended a total amount of State Financial Assistance equal to or in excess of $300,000 in any fiscal year.

NN. **"Subcontractor"** means and includes all of the third-party subcontractors, consultants, licensees, and concessionaires (including, but not limited to, any design or other professionals), if any, that are engaged by Grantee, or are allowed, to perform any work, business or advice, or supply any materials, under or in connection with this Agreement during the Term hereof.

OO. **"Subgrantor"** means a non-Federal entity that receives a sub-award from a Recipient to carry out part of a federal program but does not include an individual that is a beneficiary of such program. A Subrecipient may also be a recipient of other Federal Awards directly from a Federal Awarding Agency. For the purposes of this Agreement, Grantee is a Subrecipient. Per UST's Uniform Guidance, where a subgrantor is serving as subrecipient that is assisting the state to implement a program or provide services to beneficiaries, it subject to the same requirements as the State.

PP. **"Terminate," "Terminates," "Terminating," "Terminated," and "Termination"** refer to the act of ending the Term of the Agreement (and, except as otherwise provided in this Agreement, the obligations of

the Grantee to continue to furnish Services and the State to pay for such Services under this Agreement) prior to the date by which all Services required to be provided by the Grantee pursuant to this Agreement are to be furnished in accordance with its terms.

QQ. **"Title"** shall mean all ownership, title, licenses, rights and interest, including, but not limited to, perpetual use, of and to any software or Services.

RR. **"United States Treasury" or "UST"** means the United States Department of Treasury.

SS. **"Work"** means the activities and Deliverables listed in **Exhibit A** (Statement of Work).

TT. **"Work Product"** means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, information, and any other results of the Work. "Work Product" does not include any material that was developed prior to the Agreement Effective Date that is used, without modification, in the performance of the Work.

4. STATEMENT OF WORK AND USE OF THE FUNDS

Grantee shall complete the Work as described in this Agreement and in accordance with the provisions of **Exhibit A** (Statement of Work). The Grantor shall have no liability to compensate Grantee for the delivery of Work or Deliverables that are not specifically set forth in this Agreement. The Grantee agrees to expend the Grant Funds awarded pursuant to this Agreement for allowable purposes only and to comply with all of the terms and conditions of the grant award and any related documents that set forth its obligations as Grantee.

5. PAYMENTS TO GRANTEE

A. Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The Grantor shall not pay Grantee any amount under this Agreement that exceeds the Agreement Maximum Amount for each State Fiscal Year shown on the Cover Page of this Agreement.

B. Payment Procedures

i. Invoices and Payment

a. The Grantor shall pay Grantee in the amounts and in accordance with the schedule and other conditions set forth in **Exhibits A & B** (Statement of Work; Payment Terms and Provisions and Budget).

b. Grantee shall initiate payment requests by invoice to the Grantor, in a form and manner approved by the Grantor.

c. The Grantor shall pay each invoice within forty-five (45) Business Days following the State's receipt of that invoice, so long as the amount invoiced correctly represents Work completed by Grantee and previously accepted by the State during the term that the invoice covers. If the Grantor determines that the amount of any invoice is not correct, then it shall notify Grantee (i.e., Section 14 Notice) within thirty (30) Business Days of receipt of the invoice, and Grantee shall make all changes necessary to correct that invoice within fifteen (15) Business Days of such notice.

d. The acceptance of an invoice shall not constitute acceptance of any Work performed or deliverables provided under this Agreement.

ii. Payment Disputes

If Grantee disputes any Grantor **§ 5.B.i.c.** notice, Grantee shall notify the Grantor in writing of its dispute within thirty (30) Business Days following Grantee's receipt of Grantor's **§ 5.B.i.c.** notification The Grantor will review the information presented by Grantee and may make changes to its

determination based on this review. The calculation, determination or payment amount that results from the Grantor's review shall not be subject to additional dispute under this subsection. No payment subject to a dispute under this subsection shall be due until after the Grantor has concluded its review, and the Grantor shall not pay any interest on any amount during the period it is subject to dispute under this subsection.

iii. Available Funds-Contingency-Termination

Payments to be made pursuant to this Agreement shall be made only from Grant Funds, and the Grantor's liability for such payments shall be limited to the amount remaining of such Grant Funds. If federal or other funds are not appropriated, or otherwise become unavailable to fund this Agreement, the Grantor may, upon written notice, terminate this Agreement, in whole or in part, without incurring further liability.

iv. Federal Recovery

The closeout of a Federal Award does not affect the right of the Federal Awarding Agency or the Grantor to disallow costs and recover funds on the basis of a later audit or other review. Any cost disallowance recovery is to be made within the Record Retention Period, as defined below.

C. Reimbursement of Grantee Costs

Grantor shall reimburse Grantee's allowable costs, not exceeding the maximum total amount described in Agreement **§ 5** (Payments to Grantee) **and Exhibit B** (Payment Terms and Provisions and Budget) for all allowable costs described in this Agreement and shown in the Budget, except that Grantee may adjust the amounts between each line item of the Budget without formal modification to this Agreement with written approval from the Grantor. The change shall not modify the total maximum amount of this Agreement, the maximum amount for any State fiscal year, or modify any requirements of the Work. Grantor shall reimburse Grantee for the federal share of properly documented allowable costs related to the Work and Deliverable(s) after review and approval thereof, subject to the provisions of this Agreement and **Exhibit A** (Statement of Work). Grantee's costs for Work performed after the Fund Expenditure End Date shown on the Signature and Cover Page for this Agreement, or after any phase performance period end date for a respective phase of the Work, shall not be reimbursable. Grantor shall only reimburse allowable costs described in this Agreement and shown in the Budget if those costs are:

i. Reasonable and necessary to accomplish the Work and for the Deliverables provided; and

ii. Equal to the actual net cost to Grantee (i.e., the price paid minus any items of value received by Grantee that reduce the cost actually incurred).

D. Close-Out

Grantee shall close out this Award within thirty (30) calendar days after the Fund Expenditure End Date shown on the Cover Page of this Agreement. To complete closeout, Grantee shall submit to the State all deliverables (including documentation) as defined in this Agreement and Grantee's final reimbursement request or invoice. The State will withhold 5% of allowable costs until all final documentation has been submitted and accepted by the State as substantially complete.

6. REPORTING – NOTIFICATION

A. Quarterly Reports

In addition to any reports required in this Agreement or pursuant to **Exhibit E** (SLFRF Subrecipient Quarterly Report), for any Agreement having a term longer than three months, Grantee shall submit, on a quarterly basis, a written report specifying progress made for each specified performance measure and standard in this Agreement. Such progress report shall be in accordance with the procedures developed and prescribed by the Grantee and the State of Connecticut. Progress reports shall be submitted to the Grantor not later than ten (10) Business Days following the end of each calendar quarter or at such time as otherwise specified by the Grantor.

B. Litigation Reporting

If Grantee is served with a pleading or other document in connection with an action before a court or other administrative decision making body, and such pleading or document relates to this Agreement or may affect Grantee's ability to perform its obligations under this Agreement, Grantee shall, within ten (10) calendar days after being served, provide notice to Grantor in accordance with **§ 14** of this Agreement of such action and deliver copies of such pleading or document to the Grantor.

C. Performance and Final Status

Grantee shall submit all final financial, performance and other reports to the Grantor no later than thirty (30) calendar days after the end of the Agreement Expiration Date specified in **§ 2.B.**, if no Extension Terms are exercised, or the final Extension Term exercised by the Grantor, containing an evaluation and review of Grantee's performance and the final status of Grantee's obligations hereunder.

D. Violations Reporting

Grantee shall disclose, within five (5) calendar days, in writing to the Grantor and the Federal Awarding Agency, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal Award. The State or the Federal Awarding Agency may impose any penalties for noncompliance allowed under 2 CFR Part 180 and 31 U.S.C. 3321, which may include, without limitation, suspension, or debarment.

7. GRANTEE RECORDS

A. Maintenance

Grantee shall maintain records and financial documents sufficient to evidence compliance with section 602(c) of the SSA and Treasury's regulations implementing that section and guidance regarding the eligible uses of funds.

Grantee shall make, keep, maintain, and allow inspection and monitoring by the State of a complete file of all Records pertaining in any manner to the Work or the Deliverables (including, but not limited to the operation of programs). Grantee shall maintain such records for a period (the "Record Retention Period") of five years following the date of submission to the Grantor of the final expenditure report, or if this Award is renewed quarterly or annually, from the date of the submission of each quarterly or annual report, respectively. If any litigation, claim, or audit related to this Award starts before expiration of the Record Retention Period, the Record Retention Period shall extend until all litigation, claims, or audit findings have been resolved and final action taken by the State or Federal Awarding Agency. The Federal Awarding Agency, a cognizant agency for audit, oversight or indirect costs, and the Grantor, may notify Grantee in writing that the Record Retention Period shall be extended. For records for real property and equipment, the Record Retention Period shall extend three years following final disposition of such property.

B. Inspection & Access to Records

Grantee shall permit the State, the federal government, and any other duly authorized agent of a governmental agency to audit, inspect, examine, excerpt, copy and transcribe Grantee or its subgrantee or Subcontractors Records during the Record Retention Period. Grantee shall make Grantee Records available during normal business hours at Grantee's office or place of business, or at other mutually agreed upon times or locations, upon no fewer than twenty-four hours notice from the State, unless the State determines that a shorter period of notice, or no notice, is necessary to protect the interests of the State as follows:

i. All grant-funded activities performed by the Grantee, its Subcontractors, its subgrantees, or both, shall be subject to the inspection and approval of Grantor, and Grantee shall furnish all information concerning the grant-funded activities.

ii. Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives, the State of Connecticut Auditor for Public Accounts ("APA"), Connecticut Attorney General and Connecticut State's Attorney and their respective agents and Grantor or its representatives shall have the right, at reasonable hours, to inspect or examine the part of the plant or place of business or any books, records, and other documents of Grantee or its Subcontractors or subgrantees pertaining to work performed under this Agreement and shall allow such representatives free access to any and all such plants, places of business, books and records.

iii. Grantor or its representatives will give the Grantee and its Subcontractors and subgrantees at least twenty-four (24) hours notice of such intended examination. If the State suspects fraud or other abuse, or in the event of an emergency, the State is not obligated to provide any prior notice.

iv. At Grantor's request, the Grantee and Subcontractors and subgrantees shall provide Grantor with hard copies or an electronic format of any data or information in the possession or control of the Grantee, Subcontractor and subgrantee which pertains to Grantor's business under this Agreement. The Grantee shall make all of its and the Subcontractor Parties' Records available at all reasonable hours for audit and inspection by the State and its agents.

v. The Grantee shall pay for all costs and expenses of any audit or inspection which reveals information that, in the sole determination of the State, is sufficient to constitute a breach by the Grantee under this Agreement. The Grantee shall remit full payment to the State for such audit or inspection no later than thirty (30) calendar days after receiving an invoice from the State. If the State does not receive payment within such time, the State may setoff the amount from any moneys which the State would otherwise be obligated to pay the Grantee in accordance with this Agreement's setoff provision.

vi. The Grantee shall retain and maintain accurate records and documents relating to performance of activities under this Agreement for a minimum of five (5) years after all funds have been expended or returned to Treasury, whichever is later. If any litigation, claim or audit is started before the expiration date of the five-year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved.

vii. Records for the purchase of equipment (i.e., non-expendable, tangible personal property) acquired with Grant Funds shall be retained for five (5) years after the final disposition of said property.

viii. Any Subcontractor or subgrantee under this agreement shall retain and maintain accurate records and documents relating to performance of activities under this Agreement for a minimum of five (5) years from the expiration of the subcontract or subgrant and shall make them available for inspection and audit by the APA, Grantor or its representative or the Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives.

ix. The Grantee shall cooperate fully with the Grantor and its agents in connection with an audit or inspection. Following any audit or inspection, the Grantor may conduct and the Grantee shall cooperate with an exit conference.

x. **The Grantee shall incorporate this paragraph verbatim into any agreement it enters into with any Subcontractor or subgrantee providing services and/or conducting activities under this Agreement.**

Audit and Inspection of Plants, Places of Business and Records.

a. The State and its agents, including, but not limited to, the Connecticut Auditors of Public Accounts, Attorney General and State's Attorney and their respective agents, may, at reasonable hours, inspect and examine all of the parts of the Contractor's and Contractor Parties' plants and places of business which, in any way, are related to, or involved in, the performance of this Contract.

b. The Contractor shall maintain, and shall require each of the Contractor Parties to maintain, accurate and complete Records. The Contractor shall make all of its and the Contractor Parties' Records available at all reasonable hours for audit and inspection by the State and its agents.

c. The State shall make all requests for any audit or inspection in writing and shall provide the Contractor with at least twenty-four (24) hours' notice prior to the requested audit and inspection date. If the State suspects fraud or other abuse, or in the event of an emergency, the State is not obligated to provide any prior notice.

d. The Contractor shall pay for all costs and expenses of any audit or inspection which reveals information that, in the sole determination of the State, is sufficient to constitute a breach by the Contractor under this Agreement. The Contractor shall remit full payment to the State for such audit or inspection no later than 30 days after receiving an invoice from the State. If the State does not receive payment within such time, the State may setoff the amount from any moneys which the State would otherwise be obligated to pay the Contractor in accordance with this Agreement's setoff provision.

e. The Contractor shall keep and preserve or cause to be kept and preserved all of its and Contractor Parties' Records until three (3) years after the latter of (i) final payment under this Agreement, or (ii) the expiration or earlier termination of this Agreement, as the same may be modified for any reason. The State may request an audit or inspection at any time during this period. If any Claim or audit is started before the expiration of this period, the Contractor shall retain or cause to be retained all Records until all Claims or audit findings have been resolved.

f. The Contractor shall cooperate fully with the State and its agents in connection with an audit or inspection. Following any audit or inspection, the State may conduct and the Contractor shall cooperate with an exit conference.

g. The Contractor shall incorporate this entire Section verbatim into any contract or other agreement that it enters into with any Contractor Party.

C. Monitoring

The Grantor will monitor Grantee's performance of its obligations under this Agreement using procedures as determined by the Grantor. The federal government and any other duly authorized agent of a governmental agency, in its discretion, may monitor Grantee's performance of its obligations under this Agreement using procedures as determined by that governmental entity. Grantee shall allow the Grantor to perform all monitoring required by the Uniform Guidance, based on the Grantor's risk analysis of Grantee and this Agreement. The Grantor shall have the right, in its sole discretion, to change its monitoring procedures and requirements at any time during the term of this Agreement. The Grantor shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

D. Final Audit Report

Grantee shall promptly submit to the Grantor a copy of any final audit report of an audit performed on Grantee's records that relates to or affects this Agreement or the Work, whether the audit is conducted by Grantee or a third party. Additionally, if Grantee is required to perform a Single Audit under 2 CFR § 200.501, *et seq.*, then Grantee shall submit a copy of the results of that audit to the Grantor within the same timelines as the submission to the federal government.

8. CONFIDENTIAL INFORMATION-STATE RECORDS

A. Protection of Confidential Information

i. Grantee and Grantee Parties, at their own expense, have a duty to and shall protect from a Confidential Information Breach any and all Confidential Information which they come to possess or control, wherever and however stored or maintained, in a commercially reasonable manner in accordance with current industry standards.

ii. Each Grantee or Grantee Party shall develop, implement and maintain a comprehensive data - security program for the protection of Confidential Information. The safeguards contained in such program shall be consistent with and comply with the safeguards for protection of Confidential Information, and information of a similar character, as set forth in all applicable federal and state law and written policy of the Grantor or State concerning the confidentiality of Confidential Information. Such data-security program shall include, but not be limited to, the following:

a. A security policy for employees related to the storage, access and transportation of data containing Confidential Information;
b. Reasonable restrictions on access to records containing Confidential Information, including access to any locked storage where such records are kept;
c. A process for reviewing policies and security measures at least annually;
d. Creating secure access controls to Confidential Information, including but not limited to passwords; and
e. Encrypting of Confidential Information that is stored on laptops, portable devices or being transmitted electronically.

iii. The Grantee and Grantee Parties shall notify the Department and the Connecticut Office of the Attorney General as soon as practical, but no later than twenty-four (24) hours, after they become aware of or suspect that any Confidential Information which Grantee or its Grantee Parties have come to possess or control has been subject to a Confidential Information Breach. If a Confidential Information Breach has occurred, the Grantee shall, within three (3) Business Days after the notification, present a credit monitoring and protection plan to the Commissioner of Administrative Services, the Grantor and the Connecticut Office of the Attorney General, for review and approval. Such credit monitoring or protection plan shall be made available by the Grantee at its own cost and expense to all individuals affected by the Confidential Information Breach. Such credit monitoring or protection plan shall include, but is not limited to reimbursement for the cost of placing and lifting one (1) security freeze per credit file pursuant to Connecticut General Statutes § 36a-701a. Such credit monitoring or protection plans shall be approved by the State in accordance with this Section and shall cover a length of time commensurate with the circumstances of the Confidential Information Breach. The Grantee's costs and expenses for the credit monitoring and protection plan shall not be recoverable from the Grantor, any State of Connecticut entity or any affected individuals.

iv. The Grantee shall incorporate the requirements of this Section in all subcontracts requiring each of its Grantor Party to safeguard Confidential Information in the same manner as provided for in this Section.

v. Nothing in this Section shall supersede in any manner Grantee's or its Grantee Party's obligations pursuant to the Health Insurance Portability and Accountability Act of 1996 or the provisions of this Agreement concerning the obligations of the Grantee as a Business Associate, as such term is defined in 45 C.F.R. §160.103, of the Grantor.

The provisions of this section shall survive the Expiration or earlier Termination of this Agreement.

9. CONFLICTS OF INTEREST

A. Actual Conflicts of Interest

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Agreement. Such a conflict of interest would arise when a Grantee or Subcontractor's employee, officer or agent were to offer or provide any tangible personal benefit to an employee of the State, or any member of his or her immediate family or his or her partner, related to the award of, entry into or management or oversight of this Agreement.

B. Apparent Conflicts of Interest

Grantee acknowledges that, with respect to this Agreement, even the appearance of a conflict of interest shall be harmful to the State's interests. Absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Agreement.

C. Procurement conflicts

No person who is an officer, employee, consultant or review board member of the Grantee shall participate in the selection, award or administration of a contract, subcontract, or subgrant or in the selection and supervision of an employee if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the officer, employee, consultant, review board member or any member of his/her immediate family, his/her partner, or an organization which employs, or is about to employ any of the above, has a financial interest in the entity or firm selected for the contract, subcontract, or subgrant or when the individual employee is related to any of the foregoing persons or other interest in or a tangible personal benefit from an entity considered for a contract (i.e., 2 C.F.R. § 200.318).

D. Disclosure to the State

If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the Grantor a disclosure statement setting forth the relevant details for the State's consideration. Failure to promptly submit a disclosure statement or to follow the Grantor's direction in regard to the actual or apparent conflict constitutes a breach of this Agreement.

10. INSURANCE

A. The Grantee agrees that while performing any activities specified in this Agreement, the Grantee shall maintain sufficient insurance (liability and/or other), according to the nature of the activities to be performed, so as to "save harmless" Grantor and the State of Connecticut from any insurable cause whatsoever.

B. Before commencing Performance, the Grantee shall obtain and maintain at its own cost and expense for the duration of the Agreement, the following insurance as described in (i) through (vii) below through an insurance company or companies licensed to do business in the State of Connecticut under forms of policies approved by the State Insurance Commissioner to do business in

Connecticut. Grantee shall assume any and all deductibles in the described insurance policies. The Grantee's insurers shall have no right of recovery or subrogation against the State and the described Grantee's insurance shall be primary coverage. Any failure to comply with the claim reporting provisions of the policy shall not affect coverage provided to the State.

i. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Coverage shall include, Premises and Operations, Independent Contractors, Products and Completed Operations, Contractual Liability and Broad Form Property Damage coverage. If a general aggregate is used, the general aggregate limit shall apply separately to the project or the general aggregate limit shall be twice the occurrence limit.

ii. Automobile Liability: $1,000,000 combined single limit per accident for bodily injury. Coverage extends to owned, hired and non-owned automobiles. If the vendor/contractor does not own an automobile, but one is used in the execution of the Agreement, then only hired and non-owned coverage is required. If a vehicle is not used in the execution of the Agreement, then automobile coverage is not required.

iii. Professional Liability: $1,000,000 limit of liability.

iv. **[X] Grantor check box if the section is not applicable to the Agreement.** Errors and Omissions Insurance which covers any computer system or software architecture, engineering, design, accounting, legal or other professional services under or in connection with this Agreement, at such party's sole cost and expense, in an amount not less than $2,000,000 per occurrence. In the case of any computer system or software engineer, architect or other design professional, each such policy must be kept in effect for a period of seven (7) years after substantial completion of the project on or for which any such services are rendered; otherwise, the professional involved shall maintain such coverage for a period of at least three (3) years following completion of its work hereunder. If coverage is procured by any professional on a claims made basis, the retroactive date must be the date prior to the professional's commencement of any work under or pursuant to this Agreement or the project to which it relates, whichever is earlier.

v. Worker's Compensation and Employers Liability: Statutory coverage in compliance with the Compensation laws of the State of Connecticut. Coverage shall include Employer's Liability with minimum limits of $100,000 each accident, $500,000 Disease – Policy limit, $100,000 each employee.

vi. **[X] Grantor check box if the section is not applicable to the Agreement.** Cyber/Network Security and Privacy Liability insurance covering civil, regulatory, and statutory damages, contractual damages, data breach management exposure, and any loss of income or extra expense as a result of actual or alleged breach, violation, or infringement of right to privacy, consumer data protection law, confidentiality or other legal protection for personal information, as well as State Confidential Information with minimum limits as follows:

   a. $1,000,000 each occurrence; and

   b. $2,000,000 general aggregate.

vii. Crime Insurance including employee dishonesty coverage with minimum limits as follows:

   a. $1,000,000 each occurrence; and

   b. $1,000,000 general aggregate.

C. Said policy or policies shall cover all of the Grantor's activities under this Agreement and shall state that it is primary insurance in regard to the State, its officers and employees. The Grantor shall be named as an additional insured.

D. None of the requirements contained herein as to types, limits, and approval of insurance coverage to be maintained by Grantee are intended to and shall not in any way limit or qualify the liabilities and obligations assumed by Grantee under this Agreement.

E. Grantee shall deliver Certificates of Insurance relating to all of the above referenced coverages to the Grantor at the time of the execution of this Agreement as evidence that policies providing such coverage and limits of insurance are in full force and effect, which Certificate shall provide that no less than thirty (30) calendar days advance notice will be given in writing to the Grantor prior to cancellation, termination or alteration of said policies of insurance.

F. All commercial insurance policies shall include provisions preventing cancellation or non-renewal, except for cancellation based on non-payment of premiums, without at least thirty (30) calendar days prior notice to Grantee and Grantee shall forward such notice to the Grantor in accordance with **§ 14** (Notices) within seven calendar days of Grantee's receipt of such notice.

11. BREACH OF AGREEMENT & REMEDIES

A. In the event of a Breach of Agreement, the aggrieved Party shall give written Notice of Breach of Agreement to the other Party. If the notified Party does not cure the breach, at its sole expense, within thirty (30) calendar days after the delivery of written notice, the Party may exercise any of the remedies as described in herein for that Party. Notwithstanding any provision of this Agreement to the contrary, the Grantor, in its discretion, need not provide notice or a cure period and may immediately terminate this Agreement in whole or in part or institute any other remedy in this Agreement in order to protect the public interest of the State; or if Grantee is debarred or suspended under C.G.S. §§ 4e-35 & 4e-38, the Grantor, in its discretion, need not provide notice or cure period and may terminate this Agreement in whole or in part or institute any other remedy in this Agreement as of the date that the debarment or suspension takes effect.

B. Grantor's remedies. If Grantee is in breach under any provision of this Agreement and fails to cure such breach, Grantor, following the notice and cure period specified in this section, shall have all of the remedies listed in this section, below **§ 12** (Termination), and elsewhere in this Agreement, in addition to all other remedies set forth in this Agreement or at law. The Grantor may exercise any or all of the remedies available to it, in its discretion, concurrently or consecutively.

C. Grantee's Remedies. If the Grantor is in breach of any provision of this Agreement and fails to cure such breach, Grantee, following the notice and cure period specified in this Section and the dispute resolution process in **§ 13** (Dispute Resolution) shall have the rights to terminate this Agreement and proceed under Chapter 53 of the C.G.S.

D. Intellectual Property. If any Work infringes, or if the Grantor in its sole discretion determines that any Work is likely to infringe, a patent, copyright, trademark, trade secret or other intellectual property right, Grantee shall, as approved by the Grantor **(i)** secure that right to use such Work for the Grantor and Grantee; **(ii)** replace the Work with noninfringing Work or modify the Work so that it becomes noninfringing; or, **(iii)** remove any infringing Work and refund the amount paid for such Work to the Grantor.

12. TERMINATION

A. Notwithstanding any provisions in this Agreement, the Grantor, through a duly authorized employee, may Terminate the Agreement whenever the Grantor makes a written determination that such Termination is in the best interests of the State. The Grantor shall notify the Grantee in writing of Termination pursuant to this section, which notice shall specify the effective date of Termination and the extent to which the Grantor must complete its Performance under the Agreement prior to such date.

B. Notwithstanding any provisions in this Agreement, the Grantee, through a duly authorized employee, may, after making a written determination that the Grantor has breached the Agreement and following the dispute resolution process in **§ 13**, Terminate the Agreement by providing written notice via certified mail, return receipt requested, to the Grantor at the most current address which the Grantor has furnished to the Grantee for purposes of correspondence, or by hand delivery.

C. The Grantor shall send the notice of Termination via certified mail, return receipt requested, to the Grantee at the most current address which the Grantee has furnished to the Grantor for purposes of correspondence, or by hand delivery. Upon receiving the notice from the Grantor, the Grantee shall immediately discontinue all services affected in accordance with the notice, undertake all commercially reasonable efforts to mitigate any losses or damages, and deliver to the Grantor all Records and Data. The Records are deemed to be the property of the Grantor and the Grantee shall deliver them to the Grantor no later than thirty (30) calendar days after the Termination of the Agreement or fifteen (15) calendar days after the Grantee receives a written request from the Agency for the Records and Data. The Grantor shall deliver those Records and Data that exist in electronic, magnetic or other intangible form in a non-proprietary format, such as, but not limited to, ASCII or .TXT.

D. Upon receipt of a written notice of Termination from the Grantor, the Grantee shall cease operations as the Grantor directs in the notice, and take all actions that are necessary or appropriate, or that the Grantor may reasonably direct, for the protection, and preservation of the Deliverable(s) and any other property. Except for any work which the Grantor directs the Grantee to Perform in the notice prior to the effective date of Termination, and except as otherwise provided in the notice, the Grantee shall terminate or conclude all existing subcontracts and purchase orders and shall not enter into any further subcontracts, purchase orders or commitments.

E. The Grantor shall, within forty-five (45) Business Days of the effective date of Termination, reimburse the Grantee for its Performance rendered and accepted by the Grantor in accordance with **Exhibits A** (Statement of Work) and **B** (Payment Terms and Provisions and Budget), in addition to all actual and reasonable costs incurred after Termination in completing those portions of the Performance which the notice required the Grantee to complete. However, the Grantee is not entitled to receive, and the Grantor is not obligated to tender to the Grantee any payments for anticipated or lost profits. Upon request by the Grantor, the Grantee shall assign to the Grantor, or any replacement contractor which the Grantor designates, all subcontracts, purchase orders and other commitments, deliver to the Grantor all Records and Data and other information pertaining to its Performance, and remove from State premises, whether leased or owned, all of Grantee's property, equipment, waste material and rubbish related to its Performance, all as the Grantor may request.

F. For breach or violation of any of the provisions in the section concerning representations and warranties, the Grantor may Terminate the Agreement in accordance with its terms and revoke any consents to assignments given as if the assignments had never been requested or consented to, without liability to the Grantee or Grantee Parties or any third party.

G. Upon Termination of the Agreement, all rights and obligations shall be null and void, so that no party shall have any further rights or obligations to any other party, except with respect to the sections which survive Termination. All representations, warranties, agreements and rights of the parties under the Agreement shall survive such Termination to the extent not otherwise limited in the Agreement and without each one of them having to be specifically mentioned in the Agreement.

H. Termination of the Agreement pursuant to this section shall not be deemed to be a breach of contract by the Grantor.

I. Remedies Not Involving Termination. The Grantor, in its discretion, may exercise one or more of the following additional remedies:

i. Suspend Performance
Suspend Grantee's Performance with respect to all or any portion of the Work pending corrective action as specified by the Grantor without entitling Grantee to an adjustment in price or cost or an adjustment in the performance schedule. Grantee shall promptly cease performing Work and incurring costs in accordance with the Grantor's directive, and the Grantor shall not be liable for costs incurred by Grantee after the suspension of performance.

ii. Withhold Payment
Withhold payment to Grantee until Grantee corrects its Work.

iii. Deny Payment
Deny payment for Work not performed, or that due to Grantee's actions or inactions, cannot be performed or if they were performed are reasonably of no value to the state; provided, that any denial of payment shall be equal to the value of the obligations not performed.

iv. Removal
Demand immediate removal of any of Grantee's employees, agents, or Subcontractors from the Work whom the Grantor deems incompetent, careless, insubordinate, unsuitable, or otherwise unacceptable or whose continued relation to this Agreement is deemed by the Grantor to be contrary to the public interest or the Grantor's best interest.

13. DISPUTE RESOLUTION

Except as herein specifically provided otherwise, disputes concerning the performance of this Agreement, which cannot be resolved by the designated Agreement representatives shall be referred in writing to a senior departmental management staff member designated by the Grantor and a senior manager designated by Grantee for resolution.

14. NOTICE

Unless otherwise expressly provided to the contrary, any other notice provided under this Grant shall be in writing and may be delivered personally or by certified mail, recognized overnight courier, or e-mail in the manner set forth in this section. All notices shall be effective if delivered to the following addresses:

Grantor:	Agency: Connecticut Department of Agriculture Street: 450 Columbus Blvd City/state/Zip: Hartford, CT 06103 Attention: Bureau Director, Agricultural Development Unit Email: jaime.smith@ct.gov Email: hannah.carty@ct.gov
Grantee:	Org: CITY OF NEW HAVEN Street: 175 Water St City/State/Zip: New Haven, CT 06511 Attention: Cari Strand Email: cari.strand@new-haven.k12.ct.us Email: madeline.negron@new-haven.k12.ct.us

15. RIGHTS IN DATA AND OTHER INFORMATION

[ ] Grantor check box if the section is not applicable to the Agreement.

A. Data Exclusive Property of the State

Grantee shall not use, willingly allow, cause or permit Work Product, Data, Records or State materials to be used for any purpose other than the Performance of Grantee's obligations in this Agreement without the prior written consent of the Grantor. Upon termination of this Agreement for any reason, Grantee shall provide all Work Product, Data, Records and State materials to the Grantor in a form and manner as directed by the Grantor.

B. Assignment

Grantee shall assign any necessary software licensing agreements or other related contracts to Grantor or its designee if Grantee ceases to do business or is dissolved, and shall work with Grantor to ensure a seamless transition for the management and administration of the Work and Deliverables.

16. GENERAL PROVISIONS

A. ARPA Federal Provisions & Requirements

Grantee shall comply will all the federal requirements set forth in **Exhibits C** (Federal Provisions) and **D** (Agreement with Subrecipient of Federal Recovery Funds).

If Grantee hires any subcontractor to assist or carry out part of the Agreement, Grantee shall incorporate **Exhibit F** (Contractor Terms) into the resulting contract.

If ARPA funding is to be made to an Eligible Beneficiary to carry out part of this Agreement, Grantee shall have the Eligible Beneficiary complete the form set forth in **Exhibit G** (Beneficiary Attestation Form) and maintain the record in accordance with **§ 7.A**.

B. Assignment

Grantee's rights and obligations under this Agreement are personal and may not be transferred or assigned without the prior, written consent of the Grantor. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the Grantor shall be subject to the provisions of this Agreement.

C. Non-Waiver

None of the conditions of this Agreement shall be considered waived by the Grantor or the Grantee unless given in writing. No such waiver shall be a waiver of any past or future default, breach, or modification of any of the conditions of this Agreement unless expressly stipulated in such waiver.

D. Fiscal Control

The Grantee shall maintain accounting records and establish policies and provide procedures to assure sound fiscal control, effective management, and efficient use of Grant Funds. The Grantee shall establish fiscal control and accounting procedures to assure proper disbursement of, and accounting for, Grant Funds. Accounting procedures must provide for the accurate and timely recording of receipt of funds by source, expenditures made from such funds, and unexpended balances. Controls must be adequate to ensure that expenditures charged to grant activities are made for allowable purposes only.

E. Labor and Personnel

i. At all times, Grantee shall utilize approved, qualified personnel and any State approved subcontractors necessary to perform the services under this Agreement. Grantee shall advise the Grantor promptly, in writing, of any labor dispute or anticipated labor dispute or other labor related occurrence known to Grantee involving Grantee's employees or subcontractors or subrecipients which may reasonably be expected to affect Grantee's performance of services under this Agreement. The Grantor may then, at its option, ask Grantee to arrange for a temporary employee(s) or subcontractor(s) satisfactory to the Grantor to provide the services otherwise performable by Grantee hereunder. The Grantee will be responsible to the Grantor for any economic detriment caused the Grantor by such subcontract arrangement.

ii. Grantee shall, if requested to do so by the Grantor, reassign from the Grantor's account any employee or authorized representatives whom the Grantor, in its sole discretion, determines is incompetent, dishonest, or uncooperative. In requesting the reassignment of an employee under this paragraph, the Grantor shall give ten (10) Business Days notice to Grantee of the Grantor's desire for such reassignment. Grantee will then have five (5) Business Days to investigate the situation and attempt, if it so desires, to satisfy the Grantor that the employee should not be reassigned; however, the Grantor's decision in its sole discretion after such five (5) Business Day period shall be final. Should the Grantor still desire reassignment, then five (5) Business Days thereafter, or ten (10) Business Days from the date of the notice of reassignment, the employee shall be reassigned from the Grantor's account.

F. Revised Budget

As set forth in **Exhibit B** (Payment Terms and Provisions and Budget), the approved Budget may be modified at the request of the Grantee if such request is approved in writing by the Grantor. Approval by the Grantor of any modification to the Budget shall not constitute or imply a revision of the Agreement Maximum Amount. Cash requests will be withheld until the revision is received and approved.

G. Audits

i. In accordance with the following conditions, the Grantee agrees to have conducted audits of each of the fiscal years included in the period of this Agreement and any amendments thereto.

ii. If the Agreement meets the audit requirements of OMB Circular A-133, Audits of State and Local Governments and Non-Profit Organizations, the Grantee is required to submit an audit conducted in accordance with Auditing Standards Generally Accepted In the United States of America, Government Auditing Standards issued by the Comptroller General of the United States, as well as OMB Circular A-133 and 2 CFR Part 200, Subpart F Audit Requirements. This circular requires those state and local governments and non-profit organizations which expended a total amount of federal financial assistance equal to or in excess of $750,000 in any fiscal year to have a federal single audit or a program-specific audit conducted for such fiscal year. A program-specific audit may be conducted if the Grantee expended Financial Assistance under only one federal program during its fiscal year. For audit purposes, State or Grantee match funds, as identified on the Notice of Grant Award, are subject to the same requirements as the federal monies. OMB Circular A-133 requires that the audit report be submitted to the Federal Audit Clearinghouse by the earlier of thirty (30) calendar

days after the date of receipt of the auditor's report(s), or 9 months after the end of the audit period.

iii. Any Grantee financial audit report or Single Audit report must be submitted electronically on OPM's Electronic Audit Reporting System (EARS) at the web address indicated below and also sent to the Grantor Agency as provided in **§ 14** (Notice) of this Agreement. Independent auditors are to electronically file the audit report packages of their clients on EARS and with the Grantor agency.

Web address: https://www.appsvcs.opm.ct.gov/Auditing/Home.aspx

H. Unexpended Funds and or Disallowed Costs

If project costs are less than the Agreement, and or any project costs have been disallowed, the Grantee shall return or forfeit the unexpended/disallowed funds to Grantor as provided in the Agreement.

I. Grant Extensions

No extensions to the end date of a grant shall be made if an Agreement's end date has already passed or an extension is prohibited by ARPA.

J. Subrecipients and Subcontractors

Grantee shall not enter into any subgrant or Subcontract in connection with its obligations under this Agreement without the prior, written approval of the Grantor. Grantee shall submit to the Grantor a copy of each such subgrant or Subcontract upon request by the Grantor. All subgrants and Subcontracts entered into by Grantee in connection with this Agreement shall comply with all applicable federal and state laws and regulations, shall provide that they are governed by the laws of the State of Connecticut, and shall be subject to all provisions of this Agreement. ***If the entity with whom Grantee enters into a subgrant would also be considered a Subrecipient, then the subgrant entered into by Grantee shall also contain provisions set forth in Exhibits C and D permitting both Grantee and the Grantor to perform all monitoring of that subgrant in accordance with the UST Uniform Guidance.***

K. Binding Effect

Except as otherwise provided in **§ 16.B** (General Conditions), all provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

L. Authority

Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations have been duly authorized.

M. Captions and References

The captions and headings in this Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

N. Counterparts

This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

O. Entire Understanding

This Agreement represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Agreement. Prior or contemporaneous additions, deletions, or other changes to this Agreement shall not have any force or effect whatsoever, unless embodied herein.

P. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the Connecticut law, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

Q. Modification

Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment to this Agreement, properly executed and approved in accordance with applicable Connecticut State law and State fiscal rules, and, if applicable approved by the Connecticut Attorney General.

R. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Agreement to a statute, regulation, State fiscal rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Agreement Effective Date.

S. External Terms and Conditions

Notwithstanding anything to the contrary herein, the Grantor shall not be subject to any provision included in any terms, conditions, or agreements appearing on Grantee's or a Subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.

T. Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with the intent of this Agreement.

U. Survival of Certain Agreement Terms

Any provision of this Agreement that imposes an obligation on a Party after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.

V. Taxes

The State is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) (Federal Excise Tax Exemption Certificate of Registry No. 84-730123K) and from State sales and use taxes under C.G.S. § 12-412(1), (CERT -134 Exempt Purchases by Qualifying Governmental Agencies – Connecticut Department of Revenue Services Form). The State shall not be liable for the payment of any excise, sales, or use taxes, regardless of whether any political subdivision of the state imposes such taxes on Grantee. Grantee shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that Grantee may wish to have in place in connection with this Agreement.

W. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described in **§ 16.B** (General Conditions), this Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Agreement are incidental to this Agreement, and do not create any rights for such third parties.

X. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

Y. Standard and Manner of Performance

Grantee shall perform its obligations under this Agreement in accordance with the highest standards of care, skill and diligence in Grantee's industry, trade, or profession.

Z. Licenses, Permits, and Other Authorizations

Grantee shall secure, prior to the Agreement Effective Date, and maintain at all times during the term of this Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Agreement, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or Subcontractor, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Agreement.

AA. Indemnification

See **§ 17. D.**

BB. Compliance with State and Federal Law, Regulations, and Executive Orders

Grantee shall comply with all State and Federal law, regulations, executive orders, State and Federal Awarding Agency policies, procedures, directives, and reporting requirements at all times during the term of this Agreement.

CC. Accessibility

Grantee shall comply with, and the Work Product provided under this Agreement shall be in compliance with all applicable provisions of the Accessibility Standards for Individuals with a Disability.

17. CONNECTICUT SPECIAL PROVISIONS

A. Nondiscrimination and Affirmative Action

i. Definitions

a. "Commission" means the Commission on Human Rights and Opportunities;
b. "Contract" and "contract" means this Agreement and includes any extension or modification of the Contract or contract;
c. "Contractor" and "contractor" means Grantee and includes any successors or assigns of the Contractor or contractor;
d. "Gender identity or expression" means a person's gender-related identity, appearance or behavior, whether or not that gender-related identity, appearance or behavior is different from that traditionally associated with the person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose;
e. "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations
f. "good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements;
g. "marital status" means being single, married as recognized by the state of Connecticut, widowed, separated or divorced;
h. "mental disability" means one or more mental disorders, as defined in the most recent edition of the American Psychiatric Association's "Diagnostic and Statistical Manual of

Mental Disorders", or a record of or regarding a person as having one or more such disorders;

i. "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise, and (3) who are members of a minority, as such term is defined in subsection (a) of Connecticut General Statutes § 32-9n; and

j. "public works contract" means any agreement between any individual, firm or corporation and the State or any political subdivision of the State other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the State, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees.

For purposes of this Section, the terms "Contract" and "contract" do not include a contract where each contractor is (1) a political subdivision of the state, including, but not limited to, a municipality, unless the contract is a municipal public works contract or quasi-public agency project contract, (2) any other state, including but not limited to any federally recognized Indian tribal governments, as defined in C.G.S. § 1-267, (3) the federal government, (4) a foreign government, or (5) an agency of a subdivision, state or government described in the immediately preceding enumerated items (1), (2), (3),or (4).

ii. (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved; (2) the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor union or workers' representative of the Contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Contractor agrees to comply with each provision of this Section and Connecticut General Statutes §§ 46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §§ 46a-56, 46a-68e and 46a-68f; and (5) the Contractor agrees to provide the Commission

on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and Connecticut General Statutes § 46a-56. If the contract is a public works contract, the Contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works projects.

iii. Determination of the Contractor's good faith efforts shall include, but shall not be limited to, the following factors: The Contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.

iv. The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.

v. The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes §46a-56; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

vi. The Contractor agrees to comply with the regulations referred to in this Section as they exist on the date of this Contract and as they may be adopted or amended from time to time during the term of this Contract and any amendments thereto.

vii. (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the Contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the Contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes § 46a-56; and (4) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and Connecticut General Statutes § 46a-56.

viii. The Contractor shall include the provisions of the foregoing paragraph in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by

regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Connecticut General Statutes § 46a-56; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

ix. Pursuant to subsection (c) of section 4a-60 and subsection (b) of section 4a-60a of the Connecticut General Statutes, the Contractor, for itself and its authorized signatory of this Contract, affirms that it understands the obligations of this section and that it will maintain a policy for the duration of the Contract to assure that the Contract will be performed in compliance with the nondiscrimination requirements of such sections. The Contractor and its authorized signatory of this Contract demonstrate their understanding of this obligation by (A) having provided an affirmative response in the required online bid or response to a proposal question which asks if the contractor understands its obligations under such sections, (B) signing this Contract, or (C) initialing this nondiscrimination affirmation in the following box: ☐

B. Executive Orders and Other Enactments

i. All references in this Agreement to any Federal, State, or local law, statute, public or special act, executive order, ordinance, regulation or code (collectively, "Enactments") shall mean Enactments that apply to the Agreement at any time during its term, or that may be made applicable to the Agreement during its term. This Agreement shall always be read and interpreted in accordance with the latest applicable wording and requirements of the Enactments. Unless otherwise provided by Enactments, the Grantee is not relieved of its obligation to perform under this Agreement if it chooses to contest the applicability of the Enactments or Grantor's authority to require compliance with the Enactments.

ii. This Agreement is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of this Agreement as if they had been fully set forth in it.

iii. This Agreement may be subject to (1) Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services; (2) Executive Order No. 61 of Governor Dannel P. Malloy promulgated December 13, 2017 concerning the Policy for the Management of State Information Technology Projects, as issued by the Department of Administrative Services Policy ID IT-SDLC-17-04. If any of the Executive Orders referenced in this subsection is applicable, it is deemed to be incorporated into and made a part of this Agreement as if fully set forth in it.

C. HIPAA

[X] Grantor check box if the section is not applicable to the Agreement;
(Instructions – Grantor must add State HIPAA boilerplate if applicable to Agreement).

D. Indemnification

i. The Grantee shall indemnify, defend and hold harmless the State and its officers, representatives, agents, servants, employees, successors and assigns from and against any and all (1) Claims arising, directly or indirectly, in connection with the Agreement, including the acts of commission or omission (collectively, the "Acts") of the Grantee or Grantee's Parties; and (2) liabilities, damages, losses, costs and expenses, including but not limited to, attorneys' and other professionals' fees, arising, directly or indirectly, in connection with Claims, Acts or the Agreement. The Grantee shall use counsel reasonably acceptable to the State in carrying out its obligations under this Section. The Grantee's obligations under this Section to indemnify, defend and hold harmless against Claims includes Claims concerning confidentiality of any part of or all of the Grantor's bid, proposal or any Records, any intellectual property rights, other proprietary rights of any person or entity, copyrighted or uncopyrighted compositions, secret processes, patented or unpatented inventions, articles or appliances furnished or used in the Performance.

ii. The Grantee shall not be responsible for indemnifying or holding the State harmless from any liability arising due to the negligence of the State or any other person or entity acting under the direct control or supervision of the State.

iii. The Grantee shall reimburse the State for any and all damages to the real or personal property of the State caused by the Acts of the Grantee or any Grantee Parties. The State shall give the Grantee reasonable notice of any such Claims.

iv. The Grantee's duties under this Section shall remain fully in effect and binding in accordance with the terms of the Agreement, without being lessened or compromised in any way, even where the Grantee is alleged or is found to have merely contributed in part to the Acts giving rise to the Claims and/or where the State is alleged or is found to have contributed to the Acts giving rise to the Claims.

v. The Grantee shall carry and maintain at all times during the term of the Agreement, and during the time that any provisions survive the term of the Agreement, sufficient general liability insurance to satisfy its obligations under this Agreement. To the extent applicable, the Grantee shall cause the State to be named as an additional insured on the policy and shall provide (1) a certificate of insurance, (2) the declaration page and (3) the additional insured endorsement to the policy to Grantor all in an electronic format acceptable to Grantor prior to the Agreement Effective Date of the Agreement evidencing that the State is an additional insured. The Grantee shall not begin Performance until the delivery of these 3 documents to Grantor. Grantee shall provide an annual electronic update of the 3 documents to Grantor or before each anniversary of the Agreement Effective Date during the Agreement term. State shall be entitled to recover under the insurance policy even if a body of competent jurisdiction determines that the State is contributorily negligent.

vi. **This Section shall survive the Termination of the Agreement and shall not be limited by reason of any insurance coverage.**

E. Municipal Public Works Contracts and Quasi-Public Agency Projects Funded in Whole or Part by the State in Excess of $50,000

Municipalities awarding municipal public works contracts and quasi-public agencies entering into contracts for quasi-public agency projects, funded in whole or part with Grant Funds awarded pursuant to this agreement, shall adhere to the requirements of Connecticut General

Statutes §§ 4a-60, 4a-60a, 4a-60g, 46a-56, 46a-68c, 46a-68d, 46a-68g, and 46a-86 relating, but not limited to: nondiscrimination, affirmative action, and the set-aside program for small contractors and minority business enterprises. "Municipal Public Works Contract" is defined in accordance with Connecticut General Statutes § 4a-60g(a)(14) and "Quasi Public Agency Project" is defined in accordance with Connecticut General Statutes § 4a-60g(a)(15).

F. Whistleblowing & Retaliation

This Contract may be subject to the provisions of Section 4-61dd of the Connecticut General Statutes. In accordance with this statute, if an officer, employee or appointing authority of the Grantee takes or threatens to take any personnel action against any employee of the Grantee in retaliation for such employee's disclosure of information to any employee of the contracting state or quasi-public agency or the Connecticut Auditors of Public Accounts or the Connecticut Attorney General under the provisions of subsection (a) of such statute, the Grantee shall be liable for a civil penalty of not more than five thousand dollars for each offense, up to a maximum of twenty per cent of the value of this Contract. Each violation shall be a separate and distinct offense and in the case of a continuing violation, each calendar day's continuance of the violation shall be deemed to be a separate and distinct offense. The State may request that the Connecticut Attorney General bring a civil action in the Superior Court for the Judicial District of Hartford to seek imposition and recovery of such civil penalty. In accordance with subsection (f) of such statute, each large state contractor, as defined in the statute, shall post a notice of the provisions of the statute relating to large state contractors in a conspicuous place which is readily available for viewing by the employees of the Contractor.

G. Campaign Contribution and Solicitation Prohibitions

For all State contracts, defined in section 9-612 of the Connecticut General Statutes as having a value in a calendar year of $50,000 or more, or a combination or series of such agreements or contracts having a value of $100,000 or more, the authorized signatory to this Contract represents that they have received the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice.

H. Large State Construction or Procurement Contract

Pursuant to the requirements of section 1-101qq of the Connecticut General Statutes (a) the Grantor has provided to the Grantee the summary of State ethics laws developed by the Office of State Ethics pursuant to section 1-81b of the Connecticut General Statutes, which summary is incorporated by reference into and made a part of this Contract as if the summary had been fully set forth in this Contract; (b) the Grantee represents that the chief executive officer or authorized signatory of the Contract and all key employees of such officer or signatory have read and understood the summary and agree to comply with the provisions of state ethics law; (c) prior to entering into a contract with any subcontractors or consultants, the Grantee shall provide the summary to all subcontractors and consultants and each such contract entered into with a subcontractor or consultant on or after July 1, 2021, shall include a representation that each subcontractor or consultant and the key employees of such subcontractor or consultant have read and understood the summary and agree to comply with the provisions of state ethics law; (d) failure to include such representations in such contracts with subcontractors or consultants shall be cause for termination of the Contract; and (e) each contract with such contractor, subcontractor or consultant shall incorporate such summary by reference as a part of the contract terms.

I. Freedom of Information Act.

The Grantor is a "public agency" for purposes of FOIA. Accordingly, this Agreement and any correspondence, documents or other information delivered to the Grantor in connection therewith will be considered public records and will be subject to disclosure under FOIA. Under Connecticut General Statutes § 1-210(b), FOIA includes exemptions for "trade secrets" and "commercial or financial information given in confidence, not required by statute", but only the particular information falling within one of these exemptions can be withheld by the Grantor if the Grantor receives a FOIA request that encompasses such information. In particular, Grantee should be aware that:

i. The State has no obligation to notify the Grantee of any FOIA request received by the State.

ii. The State may disclose materials claimed to be exempt if in its judgment such materials do not appear to fall within a statutory exemption.

iii. The State shall use all reasonable efforts to notify Grantee of FOIA requests and/or of complaints made to the Freedom of Information Commission concerning items for which an exemption has been claimed by Grantee, but the State has no obligation to initiate, prosecute or defend any legal proceeding or to seek to secure any protective order or other relief to prevent disclosure of any information pursuant to a FOIA request.

iv. Grantee will have the burden of establishing the availability of any FOIA exemption in any such legal proceeding.

v. In no event shall the State or any of its officers, directors, or employees have any liability for the disclosure of documents or information in the State's possession where the State, or such officer, director, or employee, in good faith believes the disclosure to be required under FOIA or other law.

vi. If the Grantee receives any freedom of information request, subpoena, notice or other request for any of the Data, records, deliverables, or documentation relating to this Agreement, Grantee shall notify the Grantor of such requests within three (3) Business Days, but Grantee has no obligation to initiate, prosecute or defend any legal proceeding or to seek to secure any protective order or other relief to prevent disclosure of any information.

vii. To the extent that any other provision or part of the Agreement conflicts or is in any way inconsistent with this section, this section controls and the conflicting provision or part shall not be given effect.

J. Disclosure of Records.

This Agreement may be subject to the provisions of section 1-218 of the Connecticut General Statutes. In accordance with this statute, each contract in excess of two million five hundred thousand dollars between a public agency and a person for the performance of a governmental function shall (a) provide that the public agency is entitled to receive a copy of records and files related to the performance of the governmental function, and (b) indicate that such records and files are subject to FOIA and may be disclosed by the public agency pursuant to FOIA. No request to inspect or copy such records or files shall be valid unless the request is made to the public agency in accordance with FOIA. Any complaint by a person who is denied the right to inspect or copy such records or files shall be brought to the Freedom of Information Commission in accordance with the provisions of sections 1-205 and 1-206 of the Connecticut General Statutes.

K. Grantee's Representations and Warranties

i. Grantee represents and warrants to the Grantor that:

a. The execution and delivery of this Agreement is within the power and authority of Grantee and is not in contravention of any law, organizational document, bylaw,

agreement or undertaking to which Grantee is a party and no consent, license or approval is or will be necessary for the valid execution and delivery of this Agreement;

b. Grantee is duly and validly existing under the laws of its respective state of organization and authorized to conduct business in the State of Connecticut in the manner contemplated by the Agreement. Further, as appropriate, it has taken all necessary action to authorize the execution, delivery and performance of the bid and the Agreement and has the power and authority to execute, deliver and perform its obligations under the Agreement;

c. Grantee shall comply with all applicable State and Federal laws in satisfying its obligations to the Grantor under and pursuant to the Agreement, including, but not limited to (i) Connecticut General Statutes Title 1, Chapter 10, concerning the State's Codes of Ethics, (ii) all applicable federal ethics rules and requirements, (iii) Title 4a concerning State purchasing, and (iv) all information technology protocols;

d. The execution, delivery and performance of the Agreement will not violate, be in conflict with, result in a breach of or constitute (with or without due notice and/or lapse of time) an Event of Default under any of the following, as applicable: (i) any provision of law; (ii) any order of any court or the State; or (iii) any indenture, agreement, document or other instrument to which it is a party or by which it may be bound;

e. Grantee has all permits, licenses, franchises and other similar authorizations necessary for its Performance under this Agreement and is not aware of any state of facts that would make it impossible or impractical to obtain any similar authorization necessary for such performance. Grantee is not in violation, nor will the Agreement cause a violation of the terms or provisions of any such franchise, permit, license or similar authorization;

f. Grantee warrants that the deliverables will fully comply with the Agreement and will be performed with reasonable care in a diligent, workmanlike and competent manner that shall comply with all federal, state and local laws, regulations, mandates and/or requirements, and Grantee shall cure defects, if any, in a reasonable time;

g. Grantee is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any governmental entity;

h. Grantee has no pending claims, actions, suits, proceedings pending against it for any security breaches, data breaches, commingling of data, improper or illegal use of client data or software licensing violations;

i. As applicable, Grantee has not, within the three (3) years preceding the Agreement, in any of its current or former jobs, been convicted of, or had a civil judgment rendered against it or against any person who would perform under the Agreement, for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a transaction or contract with any governmental entity. This includes, but is not limited to, violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records or property, making false statements, or receiving stolen property;

j. Grantee is not presently indicted for or otherwise criminally or civilly charged by any governmental entity with commission of any of the offenses listed above;

k. Grantee has not within the three (3) years preceding the Agreement had one or more contracts with any governmental entity terminated;

l. Grantee has not employed an employee who has been determined to be a source for any security breach;

m. Grantee has not employed or retained any entity or person, other than a bonafide employee working solely for it, to solicit or secure the Agreement and it has not paid or agreed to pay any entity or person, other than a bonafide employee working solely for it, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of the Agreement or any assignments made in accordance with the Terms of the Agreement;

n. To the best of its knowledge, there are no Claims involving Grantee or Grantee's Parties that might reasonably be expected to materially adversely affect their businesses, operations, assets, properties, financial stability, business prospects or ability to perform fully under the Agreement;

o. Grantee shall disclose, to the best of its knowledge, to the Grantor in writing any Claims involving it that might reasonably be expected to materially adversely affect its businesses, operations, assets, properties, financial stability, business prospects or ability to perform fully under the Agreement, no later than ten (10) calendar days after becoming aware or after it should have become aware of any such Claims. For purposes of the Grantee's obligation to disclose any Claims to the State, the ten (10) calendar days in the section of this Agreement concerning Disclosure of Grantee's Parties litigation shall run consecutively with the ten (10) calendar days provided for in this representation and warranty;

p. There is no action, lawsuit, proceeding or investigation at law, in equity, or before any court, public board, arbitrator, or body, pending or, to Grantee's knowledge, threatened against or affecting it, which could or might materially adversely affect its obligations hereunder or any of the transactions contemplated hereunder;

q. Grantee's participation in the procurement process, if applicable, or the Agreement Award is not a conflict of interest or a breach of ethics under the provisions of Title 1, Chapter 10 of the Connecticut General Statutes concerning the State's Code of Ethics or the applicable federal ethics code requirements;

r. The Agreement was not made with collusion or fraud;

s. Grantee shall obtain in a written acknowledgement all of the representations and warranties in this section from any Grantee's Parties and require that such representations and warranties be included in any contracts and purchase orders with such Grantee's Parties;

t. Grantee has paid all applicable workers' compensation second injury fund assessments concerning all previous work done in Connecticut;

u. Grantee has a record of compliance with Occupational Safety and Health Administration ("OSHA") regulations without any unabated, willful or serious violations;

v. Grantee owes no unemployment compensation contributions;

w. Grantee is not delinquent in the payment of any taxes owed or, it has filed a sales tax security bond, and it has, if and as applicable, filed for motor carrier road tax stickers and has paid all outstanding road taxes;

x. All of Grantee's vehicles have current registrations and, unless such vehicles are no longer in service, it shall not allow any such registrations to lapse;

y. Grantee has vested plenary authority to bind the Grantor's Parties to the full extent necessary or appropriate to ensure full compliance with and Performance in accordance with all of the terms and conditions of the Agreement and that all appropriate parties shall also provide, no later than fifteen (15) calendar days after receiving a request from the Grantor, such information as the Grantor may require to evidence, in the Grantor's sole determination, compliance with this section;

z. Grantee either owns or has the authority to use all Title of and to all relevant software, and such Title is not the subject of any encumbrances, liens or claims of ownership by any third party;

aa. Grantee's Platform does not (a) infringe or misappropriate any patent, trade secret or other intellectual property rights of a third party; or (b) violate any law, statute, ordinance or regulation;

bb. Grantee has entered into license agreements which permit Grantee to use third-party software and any subcontractor's software, and to permit the Grantor and third parties to use such third-party software and any subcontractor's software, as expressly permitted under this Agreement; and;

cc. Grantor's use of any software shall not infringe or misappropriate any patent, trade secret or other intellectual property rights of a third party.

L. Access to Contract and Data

The Grantee shall provide to the Grantor access to any data, as defined in C.G.S. § 4e-1, concerning the Agreement and Grantor that are in the possession or control of the Grantee upon demand and shall provide the data to Grantor in a format prescribed by Grantee and the State Auditors of Public Accounts at no additional cost.

M. State Single Audit

For purposes of this paragraph, the word "Grantee" shall be deemed to mean "nonstate entity," as that term is defined in Section 4-230 of the Connecticut General Statutes. The Grantee shall provide for an annual financial audit acceptable to the Grantor for any expenditure of state-awarded funds made by the Grantee. Such audit shall include management letters and audit recommendations. The State Auditors of Public Accounts shall have access to all records and accounts for the fiscal year(s) in which the award was made. The Grantee will comply with federal and state single audit standards as applicable.

If the Grantee meets the requirements of the State Single Audit Act, C.G.S. §§ 4-230 through 4-236, as amended, the Grantee's independent auditor is required to submit a State Single Audit Report to Grantor. C.G.S. § 4-231 requires those non-state entities which expended a total amount of State Financial Assistance equal to or in excess of $300,000 in any fiscal year to have either a single audit or a program-specific audit conducted for such fiscal year. A program-specific audit may be conducted if the Grantee received State Financial Assistance from Grantor for this Agreement and it is the only State Financial Assistance that the Grantee has expended during its fiscal year. The State Single Audit Report or Program-Specific Audit Report, including the management letter and corrective action plan, if applicable, should be uploaded by the Grantee's independent auditor to the State of Connecticut Office of Policy and Management's Electronic Audit Reporting System (EARS) website no later than six months after the end of the audit period (Web address: https://www.appsvcs.opm.ct.gov/Auditing/Home.aspx) and a copy shall be given to the Grantor

agency. The Grantee shall submit one hard copy of the State Single Audit Report or Program-Specific Audit Report, including the management letter and corrective action plan, if applicable, to the Office of Policy and Management / Office of Finance no later than six months after the end of the audit period. The Grantee shall also submit Form DE-2017 Supplement to the Audit Report, Detail of Grantor Expenditures to the Grantor Business Office by email no later than 3 months after the end of the audit period.

N. Additional Restrictions on Use of Federal Funds

i. Pursuant to 18 U.S.C. § 1913 and 31 U.S.C. § 1352, Grantee understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government without the express prior written approval of federal government.

ii. The parties may change their respective addresses for notices under this paragraph upon prior written notification to the other.

O. Forum and Choice of Law

The parties deem the Agreement to have been made in the City of Hartford, State of Connecticut. Both parties agree that it is fair and reasonable for the validity and construction of the Agreement to be, and it shall be, governed by the laws and court decisions of the State of Connecticut, without giving effect to its principles of conflicts of laws. To the extent that any immunities provided by Federal law or the laws of the State of Connecticut do not bar an action against the State, and to the extent that these courts are courts of competent jurisdiction, for the purpose of venue, the complaint shall be made returnable to the Judicial District of Hartford only or shall be brought in the United States District Court for the District of Connecticut only, and shall not be transferred to any other court, provided, however, that nothing here constitutes a waiver or compromise of the sovereign immunity of the State of Connecticut. The Grantee waives any objection which it may now have or will have to the laying of venue of any Claims in any forum and further irrevocably submits to such jurisdiction in any suit, action or proceeding.

P. Sovereign Immunity

The parties acknowledge and agree that nothing in the Agreement shall be construed as a modification, compromise or waiver by the State of any rights or defenses of any immunities provided by Federal law or the laws of the State of Connecticut to the State or any of its officers and employees, which they may have had, now have or will have with respect to all matters arising out of the Agreement. To the extent that this section conflicts with any other Section, this Section shall govern.

Q. Requirements for Nonprofit Organizations

If the Grantee is a nonprofit organization, the Grantee agrees to maintain its 501(c)(3) status and to maintain up-to-date annual filings as follows: (1) Certificate of Legal Existence with the Connecticut Secretary of the State; (2) Charitable Organization Registration with the Connecticut Department of Consumer Protection, unless exempted by Connecticut General Statutes § 21a-190d; and (3) Return of Organization Exempt Form Income Tax (Form 990) with the Internal Revenue Service. At Grantor's request, the Grantee shall provide Grantor with documentation pertaining to Grantee's 501(c) (3) and or annual filings.

R. Independent Contractor

The Grantee shall act as an independent contractor in performing this agreement, maintaining complete control over its employees and all its subcontractors or subgrantors. Before hiring outside consultants or entering into contractual agreements with persons, partnerships or companies, the Grantee shall notify Grantor of the subgrantee or Subcontractor's identity.

S. Prohibited Terms

Any term included in this Agreement that requires the State to indemnify or hold Grantee harmless; requires the State to agree to binding arbitration; limits Grantee's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Agreement shall be construed as a waiver of any provision of the state's sovereign immunity.

T. Software Piracy Prohibition

State or other public funds payable under this Agreement shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Grantee hereby certifies and warrants that, during the term of this Agreement and any extensions, Grantee has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Grantee is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Agreement, including, without limitation, immediate termination of this Agreement and any remedy consistent with federal copyright laws or applicable licensing restrictions.

U. Vendor Offset and Erroneous Payments

[***Not applicable to intergovernmental agreements***] Subject to state statute, the State may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: **(i)** unpaid child support debts or child support arrearages; **(ii)** unpaid balances of tax, accrued interest, or other allowed charges; **(iii)** unpaid loans due to the Student Loan Division of the Department of Higher Education; **(iv)** amounts required to be paid to the Unemployment Compensation Fund; and **(v)** other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Grantee by deduction from subsequent payments under this Agreement, deduction from any payment due under any other Agreements, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State.

V. Compliance with Consumer Data Privacy and Online Monitoring.

Pursuant to section 4 of Public Act 23-16 of the Connecticut General Assembly, Contractor shall at all times comply with all applicable provisions of sections 42-515 to 42-525, inclusive, of the Connecticut General Statutes, as the same may be revised or modified.

EXHIBIT A
STATEMENT OF WORK

I. **Title and Contract Description:** This Section I summarizes the purpose of the Contract, and includes a Contract title and description, and a list of funding sources. It is not intended to define the actual scope of work to be performed by the Contactor which is contained in Section II below.

The Contractor agrees to fulfill a Contract entitled: High School In the Community Connecticut Grown for Connecticut Kids Grant Proposal funded by the American Rescue Plan Act.

Through the work of this Contract, the Contractor shall establish a shipping container farm with a focus on 75% mushroom and 25% greens production to significantly enhance High School in the Community's farm-to-school program, providing students with a dynamic and comprehensive experience in advanced agricultural techniques, resonating with the school's theme of leadership and social justice.

As a result of this Contract, the Contractor shall enhance student engagement in sustainable agriculture, business management, and social entrepreneurship by the end of the 2025 school year with at least 75% of students demonstrating improved knowledge, skills, and awareness of social and environmental impacts. Additionally, the Contractor shall achieve operational and financial sustainability of the Weekly Harvest Micro Business program by December 2024, with a target of $5,000 in revenue and over 80% customer satisfaction emphasizing social enterprise aspects in business operations. A customer base of 50+ shall be established in the first year, focusing on quality, reliability, and educational/social value with a 70% retention rate, building strong, community-focused relationships.

II. Contract Amount, Completion Date and Tasks:

The Contract amount shall not exceed $250,000.00. The Contract shall be completed by April 14, 2026. The Contractor shall perform the Contract tasks at 175 Water St, New Haven, CT 06511.

A. Through completion of the following tasks, the Contractor shall formalize purchase of a shipping container to grow food and promote farm to school programs in Connecticut.

Tasks

1. Complete purchase agreement of one (1) shipping container with a subcontractor for the purpose of growing food to be dispersed and/or sold through established farm to school relationships.

B. Through completion of the following tasks, the Contractor shall prepare the site for the shipping container.

Tasks

1. Engage a subcontractor to conduct site excavation, soil grading, and general preparation of the area where the shipping container shall be sited.
2. The Contractor shall cause to occur the preparation of a base and the installation of four supporting piers for the shipping container.

C. Through completion of the following tasks, the Contractor shall receive delivery of the shipping

container.

Tasks

1. Engage a subcontractor to provide the crane necessary to assist in the installation of the shipping container.
2. Take delivery of the shipping container from subcontractor.

D. Through completion of the following tasks, the Contractor shall establish electrical and water components of the shipping container to existing infrastructure.

Tasks

1. The Contractor shall cause to occur the electrical rough-in for shipping container.
2. The Contractor shall cause to occur the extension of plumbing and plumbing infrastructure for shipping container.
3. Install hydroponic system growing system within shipping container from subcontractor.

E. Through completion of the following tasks, the Contractor shall begin operation of student training program such as Weekly Harvest Micro-Business.

Tasks

1. Develop lesson plans and curriculum for students on Weekly Harvest Micro-Business including milestones for activity development, community engagement, direct classroom support, and remote and onsite assistance.
2. Train on-site staff in running and operating the shipping container growing equipment, which may include training offered by the subcontractor.

F. Through completion of the following tasks, the Contractor shall begin planting, monitoring, and harvesting crops within the shipping container.

Tasks

1. Begin production of produce at shipping container and retain data and information compiled on production and distribution as provided in Exhibit E.
2. Purchase seeds and other planting materials for use in the shipping container.
3. Develop and utilize a crop plan.

G. Through completion of the following tasks, the Contractor shall continually produce, harvest, and distribute and/or sell crops to farm to school initiatives from the shipping container.

Tasks

1. Plan, plant, grow, harvest, and distribute and/or sell crops through farm to school programming such as delivering to High School in the Community cafeteria.

H. Through completion of the following tasks, the Contractor shall maintain accurate records of all produce grown, harvested, and distributed and/or sold from the shipping container.

Tasks

1. Complete monthly report forms each month for submission with Mid-Project and Final Reports.
2. Keep records of crop plans, total number of plants, harvest, waste, and where and how harvested crops are distributed (sold, donated, and to what market?).

I. Through completion of the following tasks, the Contractor shall train the teachers at the school on lessons and implement shipping container lessons into the curriculum.

Tasks

1. Hold a teacher training on lesson plans created from initial planning in the shipping container.
2. Integrate initial lessons into on-going school curriculums.

J. Timeline

Contract Task	Anticipated Completion
Tasks in Section II, A, Tasks 1	May 14, 2024
Tasks in Section II, B, Task 1	June 28, 2024
Tasks in Section II, C, Task 1-2	July 31, 2024
Tasks in Section II, D, Task 1-3	August 21, 2024
Tasks in Section II, E, Task 1-2	September 15, 2024
Tasks in Section II, F, Task 1-3	October 15, 2024
Tasks in Section II, G, Task 1-2	November 26, 2024
Tasks in Section II, H, Task 1-2	June 1, 2024 – March 15, 2026
Tasks in Section II, I, Task 1-2	June 17, 2025
Complete and submit Mid-Project reporting requirements in accordance with Exhibit E to DOAG staff.	May 15, 2025
Complete and submit Final reporting requirements in accordance with Exhibit E to DOAG staff.	March 16, 2026

EXHIBIT B
PAYMENT TERMS AND PROVISIONS AND BUDGET

The maximum amount payable under this Contract is **Two Hundred Fifty Thousand Dollars ($250,000.00).**

A. The payments by the Commissioner shall allow for use of funds to meet allowable financial obligations incurred in conjunction with this Contract, prior to expiration of this Contract, provided that the total sum of all payments shall not exceed the maximum Contract amount noted above.

B. Payment shall be made to the Contractor based on the following payment requirements and schedule:

1. Advancement of 50% of Contract funds may be requested through the DOAG's advancement process. The Program Coordinator shall consider all advancement requests.
    - Upon DOAG staff verification that the shipping container unit is installed and running and submission of documentation demonstrating how the prior advance funds were spent (financial report and receipts), 40% of the remaining Contract funds may made available through the DOAG advancement process if the Contractor requests these funds and submits a satisfactory Mid-Project Report as provided in Exhibit E.
2. The remaining Contract funds shall be paid to the Contractor upon Contract completion, and submission to the Program Coordinator of all necessary final reporting and invoicing as further described in Exhibit E below.

C. Following completion of the Contract to the Commissioner's satisfaction, the review and approval of a final report, final financial report, and associated documentation demonstrating that all the elements of Exhibit A have been met, final payment shall be issued.

1. Final payment shall only be processed and is contingent upon receipt of detailed invoices in accordance with Exhibit E below, with any required supporting documentation, subject to review and approval by DOAG.
2. Total sum of all payments shall not exceed the total Contract award.
3. Incomplete work shall not be reimbursed under this Contract.

D. All expenses and expense documentation associated with the total Contract costs, including match expenses (cash or in-kind) if applicable, shall accompany the final financial report to justify the eligible reimbursement amount. Such expense documentation shall include the following, as applicable:

1. Detailed/itemized invoices showing a zero balance.
2. Detailed/itemized invoices with proof of payment. Proof of payment may include a copy of a cancelled check, credit card payment, among others.
3. Timesheets showing hours worked for proof of expense eligibility.
4. Bills of Lading
5. COD receipts

E. Invoices from the Contractor to DOAG identifying the amount to be paid, must include the purchase order number, Contract title, dates and description of services covered by the invoice, and shall be submitted to:

Hannah Carty, Project Coordinator
Department of Agriculture
Bureau of Ag Development & Resource Conservation
450 Columbus Blvd., Suite 703
Hartford, CT 06103

Email: Hannah.carty@ct.gov

The final invoice shall be submitted to the Program Coordinator along with the final report and final financial report at least 30 days prior to Contract end date.

F. If the Contractor cannot complete the Contract, or expends less than the previously disbursed Contract amount, the Contractor shall reimburse DOAG for any funds received for incomplete work. Any overpayments must be refunded to the DOAG through a check made payable to "State of Connecticut" within 90 days after the Contract expiration date.

G. The ability to obtain Contract funds shall terminate on April 14, 2026.

H. Budget: The Contractor shall adhere to the budget below. The Contractor is responsible for supplying as many staff hours as may be necessary to meet the Contract work requirements. The Contractor shall maintain and keep internal records of staff time. DOAG reserves the right to request internal time records if necessary. See Exhibit B above: Payment Terms for additional information. Funds shall be distributed to the Contractor as outlined in Exhibit B: Payment Terms.

Expense Category	**Contract Funds**	**Total Cost**
Salary & Fringe	$54,090.00	$54,090.00
Rental of Equipment	$7,500.00	$7,500.00
Equipment	$116,950.00	$116,950.00
Subcontract/Consultant	$37,300.00	$37,300.00
Materials & Supplies	$34,160.00	$34,160.00
Subtotal	$250,000.00	$250,000.00
	Contract Amount Not to Exceed: $ 250,000.00	**Total Amount: ($ 250,000.00)**

I. Budget Justification:

i. Salaries & Fringe:
   1. Teacher Stipends: Two (2) at $1,272.50 per year for 2 years = $5,090.00

ii. Rental of Equipment:
   1. Crane for the installation and delivery of the shipping container = $7,500.00

iii. Equipment:
   1. Purchase and delivery of shipping container = $116,950.00

iv. Subcontract/Consultant:
   1. Concrete and site prep subcontractor = $4,000.00
   2. Electrical subcontractor = $7,800.00
   3. Plumbing subcontractor = $3,500.00
   4. Training subcontractor = $22,000.00

v. Materials & Supplies:
   1. Inoculated Mushroom Bags such as Oyster Mushrooms, 13 Pallets @ $1,150.00 per pallet = $14,950.00
   2. Inoculated Mushroom Bags such as Lions Mane Mushrooms, 7 pallets @ $1,530.00 per pallet = $10,710
   3. Seeding and Hydroponic Consumables such as seeds, planting materials, and necessary consumable items estimated budget $8,500.00.

EXHIBIT C
FEDERAL PROVISIONS

1. APPLICABILITY OF PROVISIONS

1.1. The Agreement to which these Federal Provisions are attached has been funded, in whole or in part, with an Award of Federal funds. In the event of a conflict between the provisions of these Federal Provisions, the Special Provisions, the body of the Agreement, or any attachments or exhibits incorporated into and made a part of the Agreement, the provisions of these Federal Provisions shall control.

1.2. The State of Connecticut is accountable to Treasury for oversight of their subrecipients, including ensuring their subrecipients comply with the SLFRF statute, SLFRF Award Terms and Conditions, Treasury's Final Rule, and reporting requirements, as applicable.

1.3. Additionally, any subrecipient that issues a subaward to another entity (2nd tier subrecipient), must hold the 2nd tier subrecipient accountable to these provisions and adhere to reporting requirements.

1.4. These Federal Provisions are subject to the Award as defined in § 2 of these Federal Provisions, as may be revised pursuant to ongoing guidance from the relevant Federal or State of Connecticut agency or institutions of higher education.

2. DEFINITIONS

2.1. For the purposes of these Federal Provisions, the following terms shall have the meanings ascribed to them below.

2.1.1. "Award" means an award of Federal financial assistance, and the Agreement setting forth the terms and conditions of that financial assistance, that a non-Federal Entity receives or administers.

2.1.2. "Entity" means:

2.1.2.1. a Non-Federal Entity;

2.1.2.2. a foreign public entity;

2.1.2.3. a foreign organization;

2.1.2.4. a non-profit organization;

2.1.2.5. a domestic for-profit organization (for 2 CFR parts 25 and 170 only);

2.1.2.6. a foreign non-profit organization (only for 2 CFR part 170) only);

2.1.2.7. a Federal agency, but only as a Subrecipient under an Award or Subaward to a non-Federal entity (or 2 CFR § 200.1); or

2.1.2.8. a foreign for-profit organization (for 2 CFR part 170 only).

2.1.3. "Executive" means an officer, managing partner or any other employee in a management position.

2.1.4. "Expenditure Category (EC)" means the category of eligible uses as defined by the US Department of Treasury in "Appendix 1 of the Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available www.treasury.gov

2.1.5. "Federal Awarding Agency" means a Federal agency providing a Federal Award to a Recipient as described in 2 CFR § 200.1

2.1.6. "Grant" means the Agreement or Grant to which these Federal Provisions are attached.

2.1.7. "Grantee" means the party or parties identified as such in the Grant to which these Federal Provisions are attached.

2.1.8. "Non-Federal Entity means a State, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a Federal Award as a Recipient or a Subrecipient.

2.1.9. "Nonprofit Organization" means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

2.1.9.1. Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;

2.1.9.2. Is not organized primarily for profit; and

2.1.9.3. Uses net proceeds to maintain, improve, or expand the operations of the organization.

2.1.10. "OMB" means the Executive Office of the President, Office of Management and Budget.

2.1.11. "Pass-through Entity" means a non-Federal Entity that provides a Subaward to a Subrecipient to carry out part of a Federal program.

2.1.12. "Prime Recipient" means the Connecticut State agency or institution of higher education identified as the Grantor in the Grant to which these Federal Provisions are attached.

2.1.13. "Subaward" means an award by a Prime Recipient to a Subrecipient funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to the Subaward unless the terms and conditions of the Federal Award specifically indicate otherwise in accordance with 2 CFR § 200.101. The term does not include payments to a Contractor or payments to an individual that is a beneficiary of a Federal program.

2.1.14. "Subrecipient" or "Subgrantee" means a non-Federal Entity (or a Federal agency under an Award or Subaward to a non-Federal Entity) receiving Federal funds through a Prime Recipient to support the performance of the Federal project or program for which the Federal funds were awarded. A Subrecipient is subject to the terms and conditions of the Federal Award to the Prime Recipient, including program compliance requirements. The term does not include an individual who is a beneficiary of a federal program.

2.1.15. "System for Award Management (SAM)" means the Federal repository into which an Entity must enter the information required under the Transparency Act, which may be found at http://www.sam.gov. "Total Compensation" means the cash and noncash dollar value earned by an Executive during the Prime Recipient's or Subrecipient's preceding fiscal year (see 48 CFR § 52.204-10, as prescribed in 48 CFR § 4.1403(a)) and includes the following:

2.1.15.1. Salary and bonus;

2.1.15.2. Awards of stock, stock options, and stock appreciation rights, using the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2005) (FAS 123R), Shared Based Payments;

2.1.15.3. Earnings for services under non-equity incentive plans, not including group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of Executives and are available generally to all salaried employees;

2.1.15.4. Change in present value of defined benefit and actuarial pension plans;

2.1.15.5. Above-market earnings on deferred compensation which is not tax-qualified;

2.1.15.6. Other compensation, if the aggregate value of all such other compensation (e.g., severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the Executive exceeds $10,000.

2.1.16. "Transparency Act" means the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by § 6202 of Public Law 110-252.

2.1.17. "Uniform Guidance" means the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The terms and conditions of the Uniform Guidance flow down to Awards to Subrecipients unless the Uniform Guidance or the terms and conditions of the Federal Award specifically indicate otherwise.

2.1.18. "Unique Entity ID Number" means the twelve-character alphanumeric ID assigned to an entity by SAM.gov to uniquely identify a business entity. Information on UEIs can be found at: sam.gov/content/duns-uei.

3. COMPLIANCE

3.1. Grantee shall comply with all applicable provisions of the Transparency Act and the regulations issued pursuant thereto, all applicable provisions of the Uniform Guidance, and all applicable Federal Laws and regulations required by this Federal Award. Any revisions to such provisions or regulations shall automatically become a part of these Federal Provisions, without the necessity of either party executing any further instrument. The State of Connecticut, at its discretion, may provide written notification to Grantee of such revisions, but such notice shall not be a condition precedent to the effectiveness of such revisions.

3.2. Per US Treasury Final Award requirements, grantee programs or services must not include terms or conditions that undermine efforts to stop COVID-19 or discourage compliance with recommendations and CDC guidelines.

4. SYSTEM FOR AWARD MANAGEMENT (SAM) AND UNIQUE ENTITY IDENTIFIER (UEI) REQUIREMENTS

4.1. SAM. Grantee shall maintain the currency of its information in SAM until the Grantee submits the final financial report required under the Award or receives final payment, whichever is later. Grantee shall review and update SAM information at least annually after the initial registration, and more frequently if required by changes in its information.

4.2. UEI. Grantee shall provide its UEI number to its Prime Recipient, and shall update Grantee's information in SAM at least annually after the initial registration, and more frequently if required by changes in Grantee's information.

5. TOTAL COMPENSATION

5.1. Grantee shall include Total Compensation in SAM for each of its five most highly compensated Executives for the preceding fiscal year if:

5.1.1. The total Federal funding authorized to date under the Award is $30,000 or more; and

5.1.2. In the preceding fiscal year, Grantee received:

5.1.2.1. 80% or more of its annual gross revenues from Federal procurement Agreements and Subcontractors and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and

5.1.2.2. $30,000,000 or more in annual gross revenues from Federal procurement Agreements and Subcontractors and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and

5.1.2.3. 5.1.2.3 The public does not have access to information about the compensation of such Executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. §§ 78m(a), 78o(d) or § 6104 of the Internal Revenue Code of 1986.

6. REPORTING

6.1. If Grantee is a Subrecipient of the Award pursuant to the Transparency Act, Grantee shall report data elements to SAM and to the Prime Recipient as required in this Exhibit. No direct payment shall be made to Grantee for providing any reports required under these Federal Provisions and the cost of producing such reports shall be included in the Grant price. The reporting requirements in this Exhibit are based on guidance from the OMB, and as such are subject to change at any time by OMB. Any such changes shall be automatically incorporated into this Grant and shall become part of Grantee's obligations under this Grant.

7. **EFFECTIVE DATE AND DOLLAR THRESHOLD FOR FEDERAL REPORTING**

7.1. Reporting requirements in § 8 below apply to all awards made under SLFRF. If the total award is $50,000 and above, the award is subject to FFATA reporting which will be completed by UST.

7.2. The procurement standards in §9 below are applicable to new Awards made by Prime Recipient as of December 26, 2015. The standards set forth in §11 below are applicable to audits of fiscal years beginning on or after December 26, 2014.

8. **SUBRECIPIENT REPORTING REQUIREMENTS**

8.1. Grantee shall report as set forth below. Reports are expected to align with a single expenditure category (e.g., EC 2.34).

8.1.1. Grantee shall use the SLFRF Subrecipient Quarterly Report Workbook as referenced in Exhibit E to report to the Grantor. Additional information on specific requirements are detailed in the SLFRF Subrecipient Quarterly Report Workbooks and "Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available at www.treasury.gov.

EC 1 – Public Health

All Public Health Projects (1.1 through 1.14)

a) Description of structure and objectives
b) Description of relation to COVID-19
c) Identification of impacted and/or disproportionately impacted communities
d) Capital Expenditures
    i. Presence of capital expenditure in project
    ii. Total projected capital expenditure
    iii. Type of capital expenditure (from list of enumerated uses in Treasury guidance)
    iv. Written justification (Required when total project cost is $1 million or more)
    v. Labor reporting (Required when total project cost is $10 million or more)

COVID-19 Interventions and Mental Health (1.4, 1.11, 1.12, 1.13)

a) Amount of total project used for evidence-based programs
b) Evaluation plan description

COVID-19 Small Business Economic Assistance (1.8)

a) Number of small businesses served

COVID-19 Assistance to Non-Profits (1.9)

a) Number of non-profits served

COVID-19 Aid to Travel, Tourism, and Hospitality or Other Impacted Industries (1.10)

a) Sector of employer
b) Purpose of funds

EC 2 – Negative Economic Impacts

All Negative Economic Impacts Projects (2.1 through 2.37)

a) Description of project structure and objectives
b) Description of project's response to COVID-19
c) Identification of impacted and/or disproportionately impacted communities
d) Amount of total project used for evidence-based programs and description of evaluation plan *(not required for 2.5, 2.8, 2.21-2.24, 2.27-2.29, 2.31, 2.34-2.36)*
e) Capital Expenditures
    i. Presence of capital expenditure in project
    ii. Total projected capital expenditure
    iii. Type of capital expenditure (from list of enumerated uses in the Treasury guidance)

iv. Written justification (Required when total project cost is $1 million or more)
v. Labor reporting (Required when total project cost is $10 million or more)

Household Assistance (2.1, 2.3-2.8)

a) Number of households served

Assistance to Unemployed or Underemployed Workers (2.10)

a) Number of workers enrolled in sectoral job training programs
b) Number of workers completing sectoral job training programs
c) Number of people participating in summer youth employment programs

Healthy Childhood Environments (2.11-2.13)

a) Number of children served by childcare and early learning *(Federal guidance may change this requirement in July 2022)*
b) Number of families served by home visiting *(Federal guidance may change this requirement in July 2022)*

Education Assistance (2.14, 2.24-2.27)

a) National Center for Education Statistics ("NCES") School ID or NCES District ID
b) Number of students participating in evidence-based programs *(Federal guidance may change this requirement in July 2022)*

Housing Support (2.2, 2.15-2.18)

a) Number of people or households receiving eviction prevention services *(Federal guidance may change this requirement in July 2022)*
b) Number of affordable housing units preserved or developed *(Federal guidance may change this requirement in July 2022)*

Small Business Economic Assistance (2.29-2.33)

a) Number of small businesses served

Assistance to Non-Profits (2.34)

a) Number of non-profits served

Aid to Travel, Tourism, and Hospitality or Other Impacted Industries (2.35-2.36)

a) Sector of employer
b) Purpose of funds
c) If other than travel, tourism and hospitality (2.36) – description of hardship

EC 3 – Public Health – Negative Economic Impact: Public Sector Capacity

Payroll for Public Health and Safety Employees (EC 3.1)

a) Number of government FTEs responding to COVID-19

Rehiring Public Sector Staff (EC 3.2)

a) Number of FTEs rehired by governments

EC 4 – Premium Pay

All Premium Pay Projects

a) List of sectors designated as critical by the chief executive of the jurisdiction, if beyond those listed in the final rule
b) Numbers of workers served
c) Employer sector for all subawards to third-party employers
d) Written narrative justification of how premium pay is responsive to essential work during the public health emergency for non-exempt workers or those making over 150 percent of the state/county's average annual wage
e) Number of workers to be served with premium pay in K-12 schools

EC 5 – Infrastructure Projects

All Infrastructure Projects

a) Projected/actual construction start date (month/year)
b) Projected/actual initiation of operations date (month/year)
c) Location (for broadband, geospatial data of locations to be served)
d) Projects over $10 million
    i. Prevailing wage certification or detailed project employment and local impact report
    ii. Project labor agreement certification or project workforce continuity plan
    iii. Prioritization of local hires
    iv. Community benefit agreement description, if applicable

Water and sewer projects (EC 5.1-5.18)

a) National Pollutant Discharge Elimination System (NPDES) Permit Number (if applicable; for projects aligned with the Clean Water State Revolving Fund)
b) Public Water System (PWS) ID number (if applicable; for projects aligned with the Drinking Water State Revolving Fund)
c) Median Household Income of service area
d) Lowest Quintile Income of the service area

Broadband projects (EC 5.19-5.21)

a) Confirm that the project is designed to, upon completion, reliably meet or exceed symmetrical 100 Mbps download and upload speeds.
    i. If the project is not designed to reliably meet or exceed symmetrical 100 Mbps download and upload speeds, explain why not, and
    ii. Confirm that the project is designed to, upon completion, meet or exceed 100 Mbps download speed and between at least 20 Mbps and 100 Mbps upload speed, and be scalable to a minimum of 100 Mbps download speed and 100 Mbps upload speed.
b) Additional programmatic data will be required for broadband projects and will be defined in a subsequent version of the US Treasury Reporting Guidance, including, but not limited to *(Federal guidance may change this requirement in July 2022)*:
    i. Number of households (broken out by households on Tribal lands and those not on Tribal lands) that have gained increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, with the number of households with access to minimum speed standard of reliable 100 Mbps symmetrical upload and download and number of households with access to minimum speed standard of reliable 100 Mbps download and 20 Mbps upload
    ii. Number of institutions and businesses (broken out by institutions on Tribal lands and those not on Tribal lands) that have projected increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, in each of the following categories: business, small business, elementary school, secondary school, higher education institution, library, healthcare facility, and public safety organization, with the number of each type of institution with access to the minimum speed standard of reliable 100 Mbps symmetrical upload and download; and number of each type of institution with access to the minimum speed standard of reliable 100 Mbps download and 20 Mbps upload.
    iii. Narrative identifying speeds/pricing tiers to be offered, including the speed/pricing of its affordability offering, technology to be deployed, miles of fiber, cost per mile, cost per passing, number of households (broken out by households on Tribal lands and those not on Tribal lands) projected to have increased access to broadband meeting the minimum speed standards in areas

that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, number of households with access to minimum speed standard of reliable 100 Mbps symmetrical upload and download, number of households with access to minimum speed standard of reliable 100 Mbps download and 20 Mbps upload, and number of institutions and businesses (broken out by institutions on Tribal lands and those not on Tribal lands) projected to have increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, in each of the following categories: business, small business, elementary school, secondary school, higher education institution, library, healthcare facility, and public safety organization. Specify the number of each type of institution with access to the minimum speed standard of reliable 100 Mbps symmetrical upload and download; and the number of each type of institution with access to the minimum speed standard of reliable 100 Mbps download and 20 Mbps upload.

All Expenditure Categories

a) Program income earned and expended to cover eligible project costs

8.1.2. A Subrecipient shall report the following data elements to Prime Recipient no later than five calendar days after the end of the month following the month in which the Subaward was made.

8.1.2.1. Subrecipient UEI Number;

8.1.2.2. Subrecipient UEI Number if more than one electronic funds transfer (EFT) account;

8.1.2.3. Subrecipient parent's organization UEI Number;

8.1.2.4. Subrecipient's address, including: Street Address, City, State, Country, Zip + 4, and Congressional District;

8.1.2.5. Subrecipient's top 5 most highly compensated Executives if the criteria in §4 above are met; and

8.1.2.6. Subrecipient's Total Compensation of top 5 most highly compensated Executives if the criteria in §4 above met.

8.1.3. To Prime Recipient. A Subrecipient shall report to its Prime Recipient, the following data elements:

8.1.3.1. Subrecipient's UEI Number as registered in SAM.

8.1.3.2. Primary Place of Performance Information, including: Street Address, City, State, Country, Zip code + 4, and Congressional District.

8.1.3.3. Narrative identifying methodology for serving disadvantaged communities. See the "Project Demographic Distribution" section in the "Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available at www.treasury.gov. This requirement is applicable to all projects in Expenditure Categories 1 and 2.

8.1.3.4. Narrative identifying funds allocated towards evidenced-based interventions and the evidence base. See the "Use of Evidence" section in the "Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available at www.treasury.gov. See section 8.1.1 for relevant Expenditure Categories.

8.1.3.5. Narrative describing the structure and objectives of the assistance program and in what manner the aid responds to the public health and negative economic impacts of COVID-19. This requirement is applicable to Expenditure Categories 1 and 2. For aid to travel, tourism, and hospitality or other impacted industries (EC 2.11-2.12), also provide the sector of employer, purpose of funds, and if not travel, tourism and hospitality a description of the pandemic impact on the industry.

8.1.3.6. Narrative identifying the sector served and designated as critical to the health and well-being of residents by the chief executive of the jurisdiction and the number of workers expected to be served. For groups of workers (e.g., an operating unit, a classification of worker, etc.) or, to the extent applicable, individual workers, other than those where the eligible worker receiving premium pay is earning (with the premium pay included) below 150 percent of their residing state or county's average annual wage for all occupations, as defined by the Bureau of Labor Statistics Occupational Employment and Wage Statistics, whichever is higher, OR the eligible worker receiving premium pay is not exempt from the Fair Labor Standards Act overtime provisions, include justification of how the premium pay or grant is responsive to workers performing essential work during the public health emergency. This could include a description of the essential workers' duties, health or financial risks faced due to COVID-19 but should not include personally identifiable information. This requirement applies to EC 4.1, and 4.2.

8.1.3.7. For infrastructure projects (EC 5) or capital expenditures in any expenditure category, narrative identifying the projected construction start date (month/year), projected initiation of operations date (month/year), and location (for broadband, geospatial location data).

8.1.3.7.1. For projects over $10 million:

8.1.3.7.1.1. Certification that all laborers and mechanics employed by Contractors and Subcontractors in the performance of such project are paid wages at rates not less than those prevailing, as determined by the U.S. Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code (commonly known as the "Davis-Bacon Act"), for the corresponding classes of laborers and mechanics employed on projects of a character similar to the Agreement work in the civil subdivision of the State (or the District of Columbia) in which the work is to be performed, or by the appropriate State entity pursuant to a corollary State prevailing-wage-in-construction law (commonly known as "baby Davis-Bacon Act"). If such certification is not provided, a recipient must provide a project employment and local impact report detailing (1) the number of employees of Contractors and sub-contractors working on the project; (2) the number of employees on the project hired directly and hired through a third party; (3) the wages and benefits of workers on the project by classification; and (4) whether those wages are at rates less than those prevailing. Recipients must maintain sufficient records to substantiate this information upon request.

8.1.3.7.1.2. A Subrecipient may provide a certification that a project includes a project labor agreement, meaning a pre-hire collective bargaining agreement consistent with section 8(f) of the National Labor Relations Act (29 U.S.C. § 158(f)). If the recipient does not provide such certification, the recipient must provide a project workforce continuity plan, detailing: (1) how the Subrecipient will ensure the project has ready access to a sufficient supply of appropriately skilled and unskilled labor to ensure high-quality construction throughout the life of the project; (2) how the Subrecipient will minimize risks of labor disputes and disruptions that would jeopardize timeliness and cost-effectiveness of the project; and (3) how the Subrecipient will provide a safe and healthy workplace that avoids delays and costs associated with workplace illnesses, injuries, and fatalities; (4) whether workers on the project will receive wages and benefits that will secure an appropriately skilled workforce in the context of the local or regional labor market; and (5) whether the project has completed a project labor agreement.

8.1.3.7.1.3. Whether the project prioritizes local hires.

8.1.3.7.1.4. Whether the project has a Community Benefit Agreement, with a description of any such agreement.

8.1.4. Subrecipient also agrees to comply with any reporting requirements established by the US Treasury, and the State of Connecticut Office of Policy and Management. The State of Connecticut may need additional reporting requirements after this agreement is executed. If there are additional reporting requirements, the State will provide notice of such additional reporting requirements via an amendment.

9. PROCUREMENT STANDARDS

9.1. Procurement Procedures. A Subrecipient shall use its own documented procurement procedures which reflect applicable State, local, and Tribal laws and applicable regulations, provided that the procurements conform to applicable Federal law and the standards identified in the Uniform Guidance, including without limitation, 2 CFR §§ 200.318 through 200.327 thereof.

9.2. Domestic preference for procurements (2 CFR § 200.322). As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all Agreements and purchase orders for work or products under this award.

9.3. Procurement of Recovered Materials. If a Subrecipient is a State Agency or an agency of a political subdivision of the State, its Contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency ("EPA") at 40 CFR part 247, that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

10. ACCESS TO RECORDS

10.1. A Subrecipient shall permit Prime Recipient and its auditors to have access to Subrecipient's records and financial statements as necessary for Recipient to meet the requirements of 2 CFR § 200.332 (Requirements for pass-through entities), 2 CFR 200.300 (Statutory and national policy requirements) through 2 CFR § 200.309 (Period of performance), and Subpart F-Audit Requirements of the Uniform Guidance.

11. SINGLE AUDIT REQUIREMENTS

11.1. If a Subrecipient expends $750,000 or more in Federal Awards during the Subrecipient's fiscal year, the Subrecipient shall procure or arrange for a single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the federal Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507). 2 CFR § 200.501.

11.1.1. Election. A Subrecipient shall have a Single Audit conducted in accordance with Uniform Guidance 2 CFR § 200.514 (Scope of audit), except when it elects to have a program-specific audit conducted in accordance with 2 CFR § 200.507 (Program-specific audits). The Subrecipient may elect to have a program-specific audit if Subrecipient expends Federal Awards under only one Federal program (excluding research and development) and the Federal program's statutes, regulations, or the terms and conditions of the Federal award do not require a financial statement audit of Prime Recipient. A program-specific audit may not be elected for research and development unless all of the Federal Awards expended were received from Recipient and Recipient approves in advance a program-specific audit.

11.1.2. Exemption. If a Subrecipient expends less than $750,000 in Federal Awards during its fiscal year, the Subrecipient shall be exempt from Federal audit requirements for that year, except as noted in 2 CFR § 200.503 (Relation to other audit requirements), but records shall be available for review or audit by appropriate officials of the Federal agency, the State, and the Government Accountability Office.

11.1.3. Subrecipient Compliance Responsibility. A Subrecipient shall procure or otherwise arrange for the audit required by Subpart F of the Uniform Guidance and ensure it is properly performed and submitted when due in accordance with the Uniform Guidance. Subrecipient shall prepare appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with 2 CFR § 200.510 (Financial statements) and provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required by Uniform Guidance Subpart F-Audit Requirements.

12. Grant Provisions for Subrecipient Agreements

12.1. In addition to other provisions required by the Federal Awarding Agency or the Prime Recipient, Grantees that are Subrecipients shall comply with the following provisions. Subrecipients shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Grant.

12.1.1. [Applicable to federally assisted construction Agreements.] Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all Agreements that meet the definition of "federally assisted construction Agreement" in 41 CFR Part 60-1.3 shall include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, Office of Federal Agreement Compliance Programs, Equal Employment Opportunity, Department of Labor.

12.1.2. [Applicable to on-site employees working on government-funded construction, alteration and repair projects.] Davis-Bacon Act. Davis-Bacon Act, as amended (40 U.S.C. §§ 3141-3148).

12.1.3. Rights to Inventions Made Under a grant or agreement. If the Federal Award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the Prime Recipient or Subrecipient wishes to enter into an Agreement with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Prime Recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Agreements and Cooperative Agreements," and any implementing regulations issued by the Federal Awarding Agency.

12.1.4. Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. §§ 1251-1387), as amended. Agreements and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal awardees to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).

12.1.5. Debarment and Suspension (Executive Orders 12549 and 12689). An award or contract (see 2 CFR § 180.220) must not be made to parties listed on the government wide exclusions in SAM, in accordance with the OMB guidelines at 2 CFR § 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

12.1.6. Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal Agreement, grant or any other award covered by 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

12.1.7. Never Agreement with the enemy (2 CFR § 200.215). Federal awarding agencies and recipients are subject to the regulations implementing "Never Agreement with the enemy" in 2 CFR part 183. The regulations in 2 CFR part 183 affect covered Agreements, grants and cooperative agreements that are expected to exceed $50,000 within the period of performance, are performed outside the United States and its territories, and are in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.

12.1.8. Prohibition on certain telecommunications and video surveillance services or equipment (2 CFR § 200.216). Grantee is prohibited from obligating or expending loan or Grant Funds on certain telecommunications and video surveillance services or equipment pursuant to 2 CFR § 200.216.

12.1.9. Title VI of the Civil Rights Act. The Subgrantee, Contractor, Subcontractor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d, *et seq.*), as implemented by the Department of Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S. C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CRF Part 22, and herein incorporated by reference and made part of this Agreement or agreement.

13. CERTIFICATIONS

13.1. Subrecipient Certification. Subrecipient shall sign a "State of Connecticut Agreement with Recipient of Federal Recovery Funds" Certification Form in **Exhibit D** and submit to State Agency with signed grant agreement.

13.2. Unless prohibited by Federal statutes or regulations, Prime Recipient may require Subrecipient to submit certifications and representations required by Federal statutes or regulations on an annual basis. 2 CFR § 200.208. Submission may be required more frequently if Subrecipient fails to meet a requirement of the Federal award. Subrecipient shall certify in writing to the State at the end of the Award that the project or activity was completed or the level of effort was expended. 2 CFR § 200.201(3). If the required level of activity or effort was not carried out, the amount of the Award must be adjusted.

14. EXEMPTIONS

14.1. These Federal Provisions do not apply to an individual who receives an Award as a natural person, unrelated to any business or non-profit organization he or she may own or operate in his or her name.

14.2. A Grantee with gross income from all sources of less than $300,000 in the previous tax year is exempt from the requirements to report Subawards and the Total Compensation of its most highly compensated Executives.

15. EVENT OF DEFAULT AND TERMINATION

15.1. Failure to comply with these Federal Provisions shall constitute an event of default under the Grant and the State of Connecticut may terminate the Grant upon thirty (30) calendar days prior written notice if the default remains uncured five calendar days following the termination of the thirty (30) day notice period. This remedy will be in addition to any other remedy available to the State of Connecticut under the Grant, at law or in equity.

15.2. Termination (2 CFR § 200.340). The Federal Award may be terminated in whole or in part as follows:

15.2.1. By the Federal Awarding Agency or Pass-through Entity, if a Non-Federal Entity fails to comply with the terms and conditions of a Federal Award;

15.2.2. By the Federal awarding agency or Pass-through Entity, to the greatest extent authorized by law, if an award no longer effectuates the program goals or agency priorities;

15.2.3. By the Federal awarding agency or Pass-through Entity with the consent of the Non-Federal Entity, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated;

15.2.4. By the Non-Federal Entity upon sending to the Federal Awarding Agency or Pass-through Entity written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the Federal Awarding Agency or Pass-through Entity determines in the case of partial termination that the reduced or modified portion of the Federal Award or Subaward will not accomplish the purposes for which the Federal Award was made, the Federal Awarding Agency or Pass-through Entity may terminate the Federal Award in its entirety; or

15.2.5. By the Federal Awarding Agency or Pass-through Entity pursuant to termination provisions included in the Federal Award.

Exhibit D
AGREEMENT WITH SUBRECIPIENT OF FEDERAL RECOVERY FUNDS

Section 602(b) of the Social Security Act (the "SSA"), as added by section 9901 of the American Rescue Plan Act ("ARPA"), Pub. L. No. 117-2 (March 11, 2021), authorizes the Department of the Treasury ("Treasury") to make payments to certain Subrecipients from the Coronavirus State Fiscal Recovery Fund. The State of Connecticut has signed and certified a separate agreement with Treasury as a condition of receiving such payments from the Treasury. This agreement is between your organization and the State and your organization is signing and certifying the same terms and conditions included in the State's separate agreement with Treasury. Your organization is referred to as a Subrecipient.

As a condition of your organization receiving federal recovery funds from the State, the authorized representative below hereby (i) certifies that your organization will carry out the activities listed in section 602(c) of the SSA and (ii) agrees to the terms attached hereto. Your organization also agrees to use the federal recovery funds as specified in bills passed by the General Assembly and signed by the Governor.

Under penalty of perjury, the undersigned official certifies that the authorized representative has read and understood the organization's obligations in the Assurances of Compliance and Civil Rights Requirements, that any information submitted in conjunction with this assurances document is accurate and complete, and that the organization is in compliance with the nondiscrimination requirements.

Subrecipient Name: New Haven Board of Education, City of New Haven

Authorized Representative: Cari Strand

Title: Principal HSC - Project Coordinator

Signature: Cari Strand

Sworn as true to the best of my knowledge and belief, subject to the penalties of false statement.

New Haven Board of Education
Printed Contractor Name

Yesenia Rivera, President
Printed Name of Authorized Official

Signature of Authorized Official

Subscribed and acknowledged before me this 8th day of April, 2024.

Commissioner of the Superior Court (or Notary Public)

My Commission Expires

RAE ANN BOYKIN
Notary Public, State of Connecticut
My Commission Expires May 31, 2026

RAE ANN BOYKIN NOTARY PUBLIC CONNECTICUT

AGREEMENT WITH SUBRECIPIENT OF FEDERAL RECOVERY FUNDS
TERMS AND CONDITIONS

1) Use of Funds
   a) Subrecipient understands and agrees that the funds disbursed under this award may only be used in compliance with section 602(c) of the Social Security Act (the "SSA"), as added by section 9901 of the American Rescue Plan Act ("ARPA"), Pub. L. No. 117-2 (March 11, 2021), and Treasury's regulations implementing that section and guidance.
   b) Subrecipient will determine prior to engaging in any project using this assistance that it has the institutional, managerial, and financial capability to ensure proper planning, management, and completion of such project.

2) Period of Performance. The period of performance for this subaward is shown on page one of this Agreement. Subrecipient may use funds to cover eligible costs incurred, as set forth in Treasury's implementing regulations, during this period of performance.

3) Reporting. Subrecipient agrees to comply with any reporting obligations established by Treasury as they relate to this award. Subrecipient also agrees to comply with any reporting requirements established by the State of Connecticut Office of Policy and Management. The State will provide notice of such additional reporting requirements via an amendment

4) Maintenance of and Access to Records

   a) Subrecipient shall maintain records and financial documents sufficient to evidence compliance with section 602(c) of the SSA, Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.
   b) The Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives, shall have the right of access to records (electronic and otherwise) of Subrecipient in order to conduct audits or other investigations.
   c) Records shall be maintained by Subrecipient for a period of five (5) years after all funds have been expended or returned to Treasury, whichever is later.

5) Pre-award Costs. Pre-award costs, as defined in 2 C.F.R. § 200.458, may not be paid with funding from this award.

6) Administrative Costs. Subrecipient may use funds provided under this award to cover both direct and indirect costs. Subrecipient shall follow guidance on administrative costs issued by the UST and the State of Connecticut Office of Policy and Management.

7) Cost Sharing. Cost sharing or matching funds are not required to be provided by Subrecipient.

8) Conflicts of Interest. The State of Connecticut understands and agrees it must maintain a conflict of interest policy consistent with 2 C.F.R. § 200.318(c) and that such conflict of interest policy is applicable to each activity funded under this award. Subrecipient and Contractors must disclose in

writing to the Office of Policy and Management or the pass-through entity, as appropriate, any potential conflict of interest affecting the awarded funds in accordance with 2 C.F.R. § 200.112. The Office of Policy and Management shall disclose such conflict to Treasury.

9) Compliance with Applicable Law and Regulations.

a) Subrecipient agrees to comply with the requirements of section 602 of the SSA, regulations adopted by Treasury pursuant to section 602(f) of the SSA, and guidance issued by Treasury regarding the foregoing. Subrecipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Subrecipient shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

b) Federal regulations applicable to this award include, without limitation, the following:
   i) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F – Audit Requirements of the Uniform Guidance, implementing the federal Single Audit Act, shall apply to this award.
   ii) Universal Identifier and System for Award Management (SAM), 2 C.F.R. Part 25, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 25 is hereby incorporated by reference.
   iii) Reporting Subaward and Executive Compensation Information, 2 C.F.R. Part 170, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 170 is hereby incorporated by reference.
   iv) OMB Guidelines to Agencies on Government wide Debarment and Suspension (Nonprocurement), 2 C.F.R. Part 180, including the requirement to include a term or condition in all lower tier covered transactions (Agreements and Subcontractors described in 2 C.F.R. Part 180, subpart B) that the award is subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. Part 19.
   v) Subrecipient Integrity and Performance Matters, pursuant to which the award term set forth in 2 C.F.R. Part 200, Appendix XII to Part 200 is hereby incorporated by reference.
   vi) Government wide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
   vii) New Restrictions on Lobbying, 31 C.F.R. Part 21.
   viii) Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655) and implementing regulations.
   ix) Generally applicable federal environmental laws and regulations.

c) Statutes and regulations prohibiting discrimination applicable to this award include, without limitation, the following:
   i) Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
   ii) The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;

iii) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;

The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and

iv) Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

10) Remedial Actions. In the event of Subrecipient's noncompliance with section 602 of the SSA, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, Treasury may impose additional conditions on the receipt of a subsequent tranche of future award funds, if any, or take other available remedies as set forth in 2 C.F.R. § 200.339. In the case of a violation of section 602(c) of the SSA regarding the use of funds, previous payments shall be subject to recoupment as provided in section 602(e) of the SSA and any additional payments may be subject to withholding as provided in sections 602(b)(6)(A)(ii)(III) of the SSA, as applicable.

11) Hatch Act. Subrecipient agrees to comply, as applicable, with requirements of the Hatch Act (5 U.S.C.§§ 1501-1508 and 7324-7328), which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by this federal assistance.

12) False Statements. Subrecipient understands that making false statements or claims in connection with this award is a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or Agreements, and/or any other remedy available by law

13) Publications. Any publications produced with funds from this award must display the following language: "This project [is being] [was] supported, in whole or in part, by federal award number SLFRP0128 awarded to the State of Connecticut by the U.S. Department of the Treasury."

14) Debts Owed the Federal Government

a) Any funds paid to the Subrecipient (1) in excess of the amount to which the Subrecipient is finally determined to be authorized to retain under the terms of this award; (2) that are determined by the Treasury Office of Inspector General to have been misused; or (3) that are determined by Treasury to be subject to a repayment obligation pursuant to sections 602(e) and 603(b)(2)(D) of the SSA and have not been repaid by the Subrecipient shall constitute a debt to the federal government.

b) Any debts determined to be owed to the federal government must be paid promptly by Subrecipient. A debt is delinquent if it has not been paid by the date specified in Treasury's initial written demand for payment, unless other satisfactory arrangements have been made or if the Subrecipient knowingly or improperly retains funds that are a debt as defined in paragraph 14(a). Treasury will take any actions available to it to collect such a debt.

15) Disclaimer.

a) The United States expressly disclaims any and all responsibility or liability to Subrecipient or third persons for the actions of Subrecipient or third persons resulting in death, bodily injury, property damages, or any other losses resulting in any way from the performance of this award or any other losses resulting in any way from the performance of this award or any Agreement, or Subcontractor under this award.

b) The acceptance of this award by Subrecipient does not in any way establish an agency relationship between the United States and Subrecipient

16) Protections for Whistleblowers.

a) In accordance with 41 U.S.C. § 4712, Subrecipient may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal Agreement or grant, a gross waste of federal funds, an abuse of authority relating to a federal Agreement or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal Agreement (including the competition for or negotiation of an Agreement) or grant.

b) The list of persons and entities referenced in the paragraph above includes the following:
   i) A member of Congress or a representative of a committee of Congress;
   ii) An Inspector General;
   iii) The Government Accountability Office;
   iv) A Treasury employee responsible for Agreement or grant oversight or management;
   v) An authorized official of the Department of Justice or other law enforcement agency;
   vi) A court or grand jury; or
   vii) A management official or other employee of Subrecipient, Contractor, or Subcontractor who has the responsibility to investigate, discover, or address misconduct.

c) Subrecipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

17) Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Subrecipient should encourage its Contractors to adopt and enforce on-the-job seat belt policies and programs for their employees when operating company-owned, rented or personally owned vehicles.

18) Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Subrecipient should encourage its employees, Subrecipients, and Contractors to adopt and enforce policies that ban text messaging while driving, and Subrecipient should establish workplace safety policies to decrease accidents caused by distracted drivers.

ASSURANCES OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

ASSURANCES OF COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

As a condition of receipt of federal financial assistance from the Department of the Treasury, the Subrecipient provides the assurances stated herein. The federal financial assistance may include federal grants, loans and Agreements to provide assistance to the Subrecipient's beneficiaries, the use or rent of Federal land or property at below market value, Federal training, a loan of Federal personnel, subsidies, and other arrangements with the intention of providing assistance. Federal financial assistance does not encompass Agreements of guarantee or insurance, regulated programs, licenses, procurement Agreements by the Federal government at market value, or programs that provide direct benefits.

The assurances apply to all federal financial assistance from or funds made available through the Department of the Treasury, including any assistance that the Subrecipient may request in the future.

The Civil Rights Restoration Act of 1987 provides that the provisions of the assurances apply to all of the operations of the Subrecipient's program(s) and activity(ies), so long as any portion of the Subrecipient's program(s) or activity(ies) is federally assisted in the manner prescribed above.

1. Subrecipient ensures its current and future compliance with Title VI of the Civil Rights Act of 1964, as amended, which prohibits exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin (42 U.S.C. § 2000d *et seq.*), as implemented by the Department of the Treasury Title VI regulations at 31 CFR Part 22 and other pertinent executive orders such as Executive Order 13166, directives, circulars, policies, memoranda, and/or guidance documents.
2. Subrecipient acknowledges that Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency," seeks to improve access to federally assisted programs and activities for individuals who, because of national origin, have Limited English proficiency (LEP). Subrecipient understands that denying a person access to its programs, services, and activities because of LEP is a form of national origin discrimination prohibited under Title VI of the Civil Rights Act of 1964 and the Department of the Treasury's implementing regulations. Accordingly, Subrecipient shall initiate reasonable steps, or comply with the Department of the Treasury's directives, to ensure that LEP persons have meaningful access to its programs, services, and activities. Subrecipient understands and agrees that meaningful access may entail providing language assistance services, including oral interpretation and written translation where necessary, to ensure effective communication in the Subrecipient's programs, services, and activities.
3. Subrecipient agrees to consider the need for language services for LEP persons when Subrecipient develops applicable budgets and conducts programs, services, and activities. As a resource, the Department of the Treasury has published its LEP guidance at 70 FR 6067. For more information on taking reasonable steps to provide meaningful access for LEP persons, please visit http://www.lep.gov.
4. Subrecipient acknowledges and agrees that compliance with the assurances constitutes a condition of continued receipt of federal financial assistance and is binding upon Subrecipient and Subrecipient's successors, transferees, and assignees for the period in which such assistance is provided.
5. Subrecipient acknowledges and agrees that it must require any sub-grantees, contractors, subcontractors, successors, transferees, and assignees to comply with assurances 1-4 above, and agrees to incorporate the following language in every Agreement or agreement subject to Title VI and its regulations between the Subrecipient and the Subrecipient's sub-grantees, Contractors, Subcontractors, successors, transferees, and assignees:

The sub-grantee, Contractor, Subcontractor, successor, transferee, and assignee shall comply with Title VI

of the Civil Rights Act of 1964, which prohibits Subrecipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this Agreement or agreement.

6. Subrecipient understands and agrees that if any real property or structure is provided or improved with the aid of federal financial assistance by the Department of the Treasury, this assurance obligates the Subrecipient, or in the case of a subsequent transfer, the transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is provided, this assurance obligates the Subrecipient for the period during which it retains ownership or possession of the property.

7. Subrecipient shall cooperate in any enforcement or compliance review activities by the Department of the Treasury of the aforementioned obligations. Enforcement may include investigation, arbitration, mediation, litigation, and monitoring of any settlement agreements that may result from these actions. The Subrecipient shall comply with information requests, on-site compliance reviews and reporting requirements.

8. Subrecipient shall maintain a complaint log and inform the Department of the Treasury of any complaints of discrimination on the grounds of race, color, or national origin, and limited English proficiency covered by Title VI of the Civil Rights Act of 1964 and implementing regulations and provide, upon request, a list of all such reviews or proceedings based on the complaint, pending or completed, including outcome. Subrecipient also must inform the Department of the Treasury if Subrecipient has received no complaints under Title VI.

9. Subrecipient must provide documentation of an administrative agency's or court's findings of non-compliance of Title VI and efforts to address the non-compliance, including any voluntary compliance or other agreements between the Subrecipient and the administrative agency that made the finding. If the Subrecipient settles a case or matter alleging such discrimination, the Subrecipient must provide documentation of the settlement. If Subrecipient has not been the subject of any court or administrative agency finding of discrimination, please so state.

10. If the Subrecipient makes sub-awards to other agencies or other entities, the Subrecipient is responsible for ensuring that sub-Subrecipients also comply with Title VI and other applicable authorities covered in this document State agencies that make sub-awards must have in place standard grant assurances and review procedures to demonstrate that that they are effectively monitoring the civil rights compliance of sub-Subrecipients.

The United States of America has the right to seek judicial enforcement of the terms of this assurances document and nothing in this document alters or limits the federal enforcement measures that the United States may take in order to address violations of this document or applicable federal law.

EXHIBIT E
SLFRF SUBRECIPIENT MID-PROJECT AND FINAL REPORTS

1. SLFRF SUBRECIPIENT MID-PROJECT REPORT WORKBOOK

A. The Contractor must provide an up to three-page narrative report with a description of the following activities conducted during the reporting period: budget information (using financial report table below), deviations from the proposed plan, difficulties encountered, solutions developed to overcome difficulties, copies of each prior months production/disposition record, and an educational impact report which outlines major planned activities for the next year, indications of satisfactory progress towards goals, and any plans for school trips and/or activities. The Contractor shall specify how current activities continue to support and promote Farm to School Initiatives within the State. The Contractor shall also provide a separate timesheet or time log detailing hours worked by staff or sub-contractors on this Contract.

B. The Mid-Project report must include the following Financial report, which should include information on all the funds spent to date on the Contract.

SAMPLE FINANCIAL REPORT

Contractor Name: _____

Grant Purchase Order (PO) Number: _____

Expense Category	Contract Grant Funds Awarded	Grant Funds Spent	Total Cost
Salary			
Rental of Equipment			
Equipment			
Subcontract/Consultant			
Materials & Supplies			
Other			
Subtotal			
	Contract Amount Not to Exceed: $_____	Grant Funds Spent $	Total Amount: ($)

C. The Mid-Project report must include the following Production/Disposition report, which should be collected every month with information about the food produced by the shipping container:

Contractor Name: _____

Month & Year: _____

Date Completed: _____

Outlets for Sale/Dispersal: _____

Monthly Production/Disposition of Produce Record

Crop or Product	Measurement Unit (bunches, baskets, boxes in lbs.)	Market Date	Qty to Market	Qty Leftover (Waste)	Qty Sold (Dispersed)	Notes
	MONTHLY TOTAL:					

D. The Mid-Project report must include the following Crop/Shipping Container Plan report, which should project the types, volume, and market date of products until the end of the Contract with information about the food produced by the shipping container:

Crop/Shipping Container Plan

Crop or Product	Expected Total Number of Plants	Expected Market Date	Notes

2. **FINAL REPORT TEMPLATE**

At the conclusion of the Contract and at least 30 days prior to Contract completion date, the Contractor shall submit to DOAG a final report including documentation, satisfactory to the Commissioner, demonstrating that all the elements of Exhibit A: Statement of Work have been met. The Contractor shall also submit a Final Budget Report and a Production/Disposition Report (using the tables below). The following format must be used when writing and submitting the final report.

A. The final report must include the following information:

a. Cover Page
- Name of awarded business, organization, or agency
- Name of point of contact
- Contract title
- Date report is submitted

b. Project Purpose and Implementation
   - Provide the background and purpose of the Project and why the Project was needed.
   - Specific tasks completed in the furtherance of the purpose

c. Project Implementation and Impact
   - Summarize activities and tasks performed during the project period. Whenever possible, describe the work accomplished in both quantitative and qualitative terms. Include the significant results, accomplishments, impact to students, conclusions, and recommendations.

d. Project Sustainability
   - Please detail your plans for how you will continue this project.

e. Lessons Learned
   - What were some positive and/or negative results and conclusions from the Project?
   - Provide unexpected outcomes or results that were an effect of implementing this Project.

f. Additional Information
   - Provide photos, electronic or hard copies of materials produced, hyperlinks to reports, webpages, or other documents produced.

g. Evaluation
   - Percentage of new marketing opportunities established by purchasing from local and regional farmers/producers, and of those, what percentage will likely be sustained after the funding is expended.
   - Percentage of new marketing opportunities established by purchasing from socially disadvantaged farmers/producers, and of those, what percentage will likely be sustained after the funding is expended.
   - Percentage of purchases distributed beyond current food distribution networks to serve underserved communities, and of those, what percentage will likely be sustained after the funding is expended.

h. Goals and Outcomes Achieved
   - What was the goal of the project? Was it met? Why/why not?
   - What was the outcome of the project? Was it met? Why/why not?
   - What value did the project add to your community?
   - How many students were impacted in total?

i. Success Story
   - Provide a short paragraph summarizing the project, the project beneficiaries, what the project accomplished, how the accomplishments of the grant benefitted Connecticut students and/or producers and built/strengthen farm to school programming.

B. The final budget report must include the following information:

Contractor Name: _____

Grant Purchase Order (PO) Number: _____

Expense Category	Contract Grant Funds Awarded	Grant Funds Spent	Total Cost
Salary			
Rental of Equipment			
Equipment			
Subcontract/Consultant			
Materials & Supplies			
Other			
Subtotal			
	Contract Amount Not to Exceed: $_____	Grant Funds Spent $	Total Amount: ($)

C. The final production report must include the following report, which should be collected every month with information about the food produced by the shipping container:

Contractor Name: _____

Month & Year: _____

Date Completed: _____

Outlets for Sale/Dispersal: _____

Monthly Production/Disposition of Produce Record

Crop or Product	Measurement Unit (bunches, baskets, boxes in lbs.)	Market Date	Qty to Market	Qty Leftover	Qty Sold (Dispersed)	Notes
	MONTHLY TOTAL:					

EXHIBIT F
CONTRACTOR TERMS

1) Subrecipients shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Grant:
   a) [Applicable to federally assisted construction Agreements.] Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all Agreements that meet the definition of "federally assisted construction Agreement" in 41 CFR Part 60-1.3 shall include the equal opportunity clause provided under 41 CFR § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, Office of Federal Agreement Compliance Programs, Equal Employment Opportunity, Department of Labor.
   b) [Applicable to on-site employees working on government-funded construction, alternation, and repair projects.] Davis-Bacon Act. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148).
   c) Rights to Inventions Made Under a grant or agreement. If the Federal Award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the Prime Recipient or Subrecipient wishes to enter into an Agreement with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Prime Recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Agreements and Cooperative Agreements," and any implementing regulations issued by the Federal Awarding Agency.
   d) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended. Agreements and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal awardees to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).
   e) Debarment and Suspension (Executive Orders 12549 and 12689). An award or contract (see 2 CFR § 180.220) must not be made to parties listed on the government wide exclusions in SAM, in accordance with the OMB guidelines at 2 CFR § 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
   f) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or

organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal Agreement, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

g) Never Agreement with the enemy (2 CFR § 200.215). Federal awarding agencies and recipients are subject to the regulations implementing "Never Agreement with the enemy" in 2 CFR part 183. The regulations in 2 CFR part 183 affect covered Agreements, grants and cooperative agreements that are expected to exceed $50,000 within the period of performance, are performed outside the United States and its territories, and are in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.

h) Prohibition on certain telecommunications and video surveillance services or equipment (2 CFR § 200.216). Grantee is prohibited from obligating or expending loan or Grant Funds on certain telecommunications and video surveillance services or equipment pursuant to 2 CFR 200.216.

i) Title VI of the Civil Rights Act. The Subgrantee, Contractor, Subcontractor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d, *et seq.*), as implemented by the Department of Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S. C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CRF Part 22, and herein incorporated by reference and made part of this Agreement or agreement.

EXHIBIT G

AMERICAN RESCUE PLAN ACT – STATE FISCAL RECOVERY FUNDS PROGRAM: BENEFICIARY ATTESTATION FORM

The funding provided to you as an eligible beneficiary is supported, in whole or in part, by federal award number SLFRP0128 awarded to the State of Connecticut by the U.S. Department of the Treasury State and local Fiscal Recovery Funds Program as authorized by the American Rescue Plan Act.

THE STATE AND LOCAL FISCAL RECOVERY FUNDS PROGRAM AUTHORIZED BY THE AMERICAN RESCUE PLAN ACT PROVIDES FUNDING TO SUPPORT URGENT COVID-19 RESPONSE EFFORTS TO CONTINUE TO DECREASE SPREAD OF THE VIRUS AND BRING THE PANDEMIC UNDER CONTROL; REPLACE LOST REVENUE FOR ELIGIBLE STATE, LOCAL, TERRITORIAL, AND TRIBAL GOVERNMENTS TO STRENGTHEN SUPPORT FOR VITAL PUBLIC SERVICES AND HELP RETAIN JOBS; SUPPORT IMMEDIATE ECONOMIC STABILIZATION FOR HOUSEHOLDS AND BUSINESSES; TO MAKE NECESSARY INVESTMENTS IN WATER, SEWER, AND BROADBAND INFRASTRUCTURE; AND COVER THE COST OF OTHER ELIGIBLE ACTIVITIES.

[STATE AGENCY - Insert Beneficiary Program Description, Eligibility Parameters, and State Agency Contact information here]

[x] **Check here to certify**: I have read this form and hereby attest, as an authorized representative of NEW HAVEN BOARD OF EDUCATION CITY OF NEW HAVEN that NEW HAVEN BOARD OF EDUCATION, CITY OF NEW HAVEN meets the requirements for an eligible beneficiary. I understand that providing false or misleading information may subject NEW HAVEN BOARD OF EDUCATION, CITY OF NEW HAVEN to recoupment of funds up to the amount received.

Signature: _____ **Date** 4/8/2024

Print Name: Yesenia Rivera

Entity Legal Name: NEW HAVEN BOARD OF EDUCATION, CITY OF NEW HAVEN

Address 54 Meadow Street, New Haven, CT 06519

1009

NEW HAVEN PUBLIC SCHOOLS

AGREEMENT COVER SHEET

Cover Sheet is an Internal Document for Business Office Use

Please Type

Contractor full name: Trifecta Ecosystems, Inc.

Doing Business As, if applicable: Farm2X

Business Address: 225 Oak St., New Britain, CT 06051

Business Phone: 860-740-2104

Business email: eric@trifectaecosystems.com

Funding Source & Acct # including location code: SIG, 2531-6393-56694-0066

Principal or Supervisor: Cari Strand

Agreement Effective Dates: From 01/09/2024. To 06/30/2024.

Hourly rate or per session rate or per day rate.
Total amount: $75,000

Description of Service: Please provide a one or two sentence description of the service. *Please do not write "see attached."*
Trifecta/Farm2X will plan, build, and install an additional garden and outdoor education/community area. They will provide plants, consumables, parts, and maintenance, and will run a dedicated elective class taught by a Farm2X educator and aligned directly with program goals around entrepreneurship, community development, and outreach in local food ecosystems.

Submitted by: Cari Strand Phone: 475-220-6200

NEW HAVEN PUBLIC SCHOOLS

Memorandum

To: New Haven Board of Education Finance and Operations Committee
From: Cari Strand, HSC Building Leader
Date: 5 December 2023
Re: SIG-Funded Agreement with Trifecta Ecosystems, Farm2X Services

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Please ***answer all questions and attach any required documentation as indicated below***. Please have someone **ready to discuss** the details of each question during the Finance & Operations meeting or this proposal might not be advanced for consideration by the full Board of Education.

1. **Contractor Name**: Trifecta Ecosystems, Inc.

2. **Description of Service**: Trifecta/Farm2X will plan, build, and install an additional garden and outdoor education/community area. They will provide plants, consumables, parts, and maintenance, and will run a dedicated elective class taught by a Farm2X educator and aligned directly with program goals around entrepreneurship, community development, and outreach in local food ecosystems.

3. **Amount** of Agreement and hourly or session cost: $75,000 total for equipment, installation, 1 course with instructional materials, and related services outlined in estimate attached.

4. **Funding Source** and account number: SIG, 2531-6393-56694-0066

5. Approximate number of staff served through this program or service: 5 to 10

6. Approximate number of students served through this program or service: 276

7. **Continuation/renewal or new Agreement?**
   Answer all questions:
   a. If continuation/renewal, has the cost increased? If yes, by how much? Continuation (expansion). Costs are based upon specific services, so they aren't comparable to past agreement costs.
   b. What would an alternative contractor cost: Sole source (letter attached)
   c. If this is a continuation, when was the last time alternative quotes were requested? Sole source
   d. For new or continuation: is this a service existing staff could provide. If no, why not? No, our faculty will work with Farm2X, but they cannot take lead on construction, materials, or the startup for our farming equipment

8. **Type of Service**:

Answer all questions:

a. Professional Development? Trifecta/Farm2X will work with HSC faculty to ensure that we can maintain our new resources beyond the scope of this agreement
   i. If this is a professional development program, can the service be provided by existing staff? If no, why not? No. We do not have the expertise at this time to lead this work.
b. After School or Extended Hours Program? No
c. School Readiness or Head Start Programs? No
d. Other: (Please describe): Trifecta/Farm2X will work directly with teachers and students as outlined in the scope of services. They will provide labor and guidance for set-up and implementation of the farming programs and resources provided.

9. **Contractor Classification:**

Answer all questions:

a. Is the Contractor a Minority or Women Owned Business? No
b. Is the Contractor Local? No
c. Is the Contractor a Not-for-Profit Organization? If yes, is it local or national? No
d. Is the Contractor a public corporation? No
e. Is this a renewal/continuation Agreement or a new service? Continuation
f. If it is a renewal/continuation has cost increased? If yes, by how much? New services
g. Will the output of this Agreement contribute to building internal capabilities? If yes, please explain: This agreement will support our existing programming in all science classes including Phy-Chem, Biology, Chemistry, and AP Environmental Studies, as well as Health (nutrition), English 2 (Social Justice Symposium), and Current Events: Focus on Environment. Further, it will be a resource for our WILD (Wilderness Inspired Leadership Development) program and our Environmental Stewardship Production Company (student-led class). Finally, it will provide another much-needed elective course.

10. **Contractor Selection: In this section, please describe the selection process, including other sources considered and the rationale for selecting the contractor. Please answer all questions:**

a. What specific skill set does this contractor bring to the project? Please attach a copy of the contractor's resume if an individual or link to contractor website if a company:
   i. www.Trifectaecosystems.com
   ii. Farm2X (Trifecta Ecosystems) has been working with schools in Connecticut and New England since 2012 centered on aquaponics, hydroponics, and urban farming. Farm2X was chosen for their first NHPS project by former principal Bob McCain as he worked with them when he was at CREC school district. HSC will be the first New Haven high school to work with Trifecgta. Trifecta Ecosystems was given a Sole Source Designation due to their expertise in planning, implementing, and maintaining school wide farm aquaponic, hydroponic, and raised bed gardens.

b. How was the Contractor selected? Quotes, RFP/RFQ, Sealed Bid or Sole Source designation from the City of New Haven Purchasing Department? Sole source (letter attached)

c. Is the contractor the lowest bidder? If no, why? Why was this contractor selected? N/A
d. Who were the members of the selection committee that scored bid applications? N/A
e. If the contractor is Sole Source, please attach a copy of the Sole Source designation letter from the City of New Haven Purchasing Department. Attached

11. **Evidence of Effectiveness & Evaluation**
Answer all questions
a. What **specific need** will this contractor address and how will the contractor's performance be measured and monitored to ensure that the need is met? Trifecta Ecosystems provides meaningful and authentic learning experiences. As HSC is a Project-Based Learning school, it is a particularly good fit for our existing programming and allows us to create rigorous learning experiences that also address students' social emotional needs by building connections with nature and nutrition needs through the garden harvests. We will measure success by surveying teachers and students, monitoring use, and evaluating harvests. We will also look at attendance and graduation rate data.

b. If this is a **renewal/continuation service** attach a copy of the evaluation or archival data that demonstrates effectiveness. Our work with Trifecta is relatively new. We will have meaningful data by the end of this school year.

c. How is this service aligned to the District Continuous Improvement Plan? Goal 3: Development of the Whole Child: meaningful and authentic learning experiences have been proven to improve attendance; connecting with nature is a social emotional learning strategy. Goal 4: Preparation for College, Career, and Life: working with the ecosystems provides students with experiences related to careers in agriculture and related fields, as well as hands-on learning aligned with our current curriculum and the potential for new and engaging units.

12. Why do you believe this Agreement is fiscally sound? The price is reasonable for all that Trifecta brings to this work: the physical systems, as well as expertise, curriculum, and on-going support.

13. What are the implications of not approving this Agreement? Fewer opportunities for hands-on, cross-curricular/interdisciplinary learning experiences. Fewer opportunities for students to study environmental justice, nutrition, gardening/farming, life cycles, chemical reactions, and more.

NEW HAVEN PUBLIC SCHOOLS

AGREEMENT
By And Between
The New Haven Board of Education
AND

Trifecta Ecosystems (Farm2X)

FOR DEPARTMENT/PROGRAM:

High School in the Community (HSC)

This Agreement entered into on the __5_ day of _December__ 2023, effective (*no sooner than the day after Board of Education Approval*), the 9th_day of January 2024_, by and between the New Haven Board of Education (herein referred to as the "Board" and, __Trifecta Ecosystems (Farm2X)__ located at, _225 Oak St., New Britain, CT 06051_ (herein referred to as the "Contractor".

Compensation: The Board shall pay the contractor for satisfactory performance of services required the amount of $_75,000_____ per day, hour or session, for a total of _3 classes/week for one semester and additional services outlined in scope of service, including outdoor education/community area.

The maximum amount the contractor shall be paid under this agreement: _Seventy-five thousand dollars___ ($75,000__). Compensation will be made upon submission of an itemized invoice which includes a detailed description of work performed and date of service. Compensation will be a 50% deposit to start the project, 50% after raised beds are completed. All invoices will include a detailed description of work performed and date of service.

Fiscal support for this Agreement shall be by _SIG_**Program** of the New Haven Board of Education, **Account Number**: 2531 -6393 -56694 **Location Code**: 0066.

This agreement shall remain in effect from 9 January 2024__ to _30 June 2024___.

SCOPE OF SERVICE: *Please provide brief summary of service to be provided.*
Trifecta/Farm2X will plan, build, and install an additional garden and outdoor education/community area. They will provide plants, consumables, parts, and maintenance, and will run a dedicated elective class taught by a Farm2X educator and aligned directly with program goals around entrepreneurship, community development, and outreach in local food ecosystems.

***Exhibit A: Scope of Service**: Please attach contractor's detailed Scope of Service on contractor letterhead with all costs for services including travel and supplies, if applicable.*

***Exhibit B: Student Data and Privacy Agreement:** Attached*

APPROVAL: This Agreement must be approved by the New Haven Board of Education ***prior to service start date***. Contactors may begin service no sooner than the day after Board of Education approval.

HOLD HARMLESS: The Contractor shall insure and/or indemnify the Board and its members, employees and agents against all claims, suits, and expenses, including reasonable attorney's fees, in connection with loss of life, bodily injury or property damage arising from any neglect act or omission of the Contractor or its employees or agents. Further, the Contractor covenants and agrees that it shall hold the Board and its members, employees and agents harmless against any and all claims, suits judgments of any description whatsoever caused by the Contractor' breach of this agreement or based upon the conduct of the Contractor, or its agents or its employees or arising out of in connection with their activities under this agreement.

TERMINATION: The Board may cancel this agreement for any reason upon thirty (30) days' written notice sent to the Contractor by certified U.S. mail, return receipt requested; provided however, that the Board shall be responsible to the Contractor for all services rendered by the Contractor through the last day of thirty (30) day notice period, as long as the Agreement was approved by the Board prior to the start date of service.



Contractor Signature

President
New Haven Board of Education

12/5/2023

Date

Date

Eric Francis, CEO

Contractor Printed Name & Title

Revised: 8/2021

NEW HAVEN PUBLIC SCHOOLS

EXHIBIT B

STUDENT DATA PRIVACY AGREEMENT
SPECIAL TERMS AND CONDITIONS

For the purposes of this Exhibit B "directory information," "de-identified student information," "school purposes," "student information," "student records," "student- generated content," and "targeted advertising" shall be as defined by Conn. Gen. Stat.§10-234aa.

1. All student records, student information, and student-generated content (collectively, "student data") provided or accessed pursuant this Agreement or any other services agreement between the Parties are not the property of, or under the control of, the Contractor.

2. The Board shall have access to and the ability to delete student data in the possession of the Contractor except in instances where such data is (A) otherwise prohibited from deletion or required to be retained under state or federal law, or (B) stored as a copy as part of a disaster recovery storage system and that is (i) inaccessible to the public, and (ii) unable to be used in the normal course of business by the Contractor. The Board may request the deletion of any such student information, student records or student- generated content if such copy has been used by the operator to repopulate accessible data following a disaster recovery. The Board may request the deletion of student data by the contractor within two (2) business days of receiving such a request and provide to the Board confirmation via electronic mail that the student data has been deleted in accordance with the request, the date of its deletion, and the manner in which it has been deleted. The confirmation shall contain a written assurance from the Contractor that proper disposal of the data has occurred in order to prevent the unauthorized access or use of student data and that deletion has occurred in accordance with industry standards/practices/protocols.

3. The Contractor shall not use student data for any purposes other than those authorized pursuant to this Agreement.

4. A student, parent or legal guardian of a student may review personally identifiable information contained in student data and correct any erroneous information, if any, in such student data. If the Contractor receives a request to review student data in the Contractor's possession directly from a student, parent, or guardian, the Contractor agrees to refer that individual to the Board and to notify the Board within two (2) business days of receiving such a request. The Contractor agrees to work cooperatively with the Board to permit a student, parent, or guardian to review personally identifiable information in student data that has been shared with the Contractor, and correct any erroneous information therein.

5. The Contractor shall take actions designed to ensure the security and confidentiality of student data.

6. The Contractor will notify the Board, in accordance with Conn. Gen. Stat. § 10-234dd, when there has been an unauthorized release, disclosure or acquisition of student data. Such notification will include the following steps:

   Upon discovery by the Contractor of a breach of student data, the Contractor shall conduct an investigation and restore the integrity of its data systems and, without unreasonable delay, but not more than thirty (30) days after such discovery, shall provide the Board with a more detailed notice of the breach, including but not limited to the date and time of the breach; name(s) of the student{s) whose student data was released, disclosed or acquired; nature of and extent of the breach; and measures taken to ensure that such a breach does not occur in the future.

7. Student data shall not be retained or available to the Contractor upon expiration of the contract between the Contractor and Board, except a student, parent or legal guardian of a student may choose independently to establish or maintain an electronic account with the Contractor after the expiration of such contract for the purpose of storing student- generated content.

8. The Contractor and Board shall each ensure their own compliance with the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. § 1232g, as amended from time to time.

9. The Contractor acknowledges and agrees to comply with the above and all other applicable aspects of Connecticut's Student Data Privacy law according to Connecticut General Statutes §§ 10-234aa through 10-234dd.

10. The Parties agree that this Agreement controls over any inconsistent terms or conditions contained within any other agreement entered into by the Parties concerning student data.

Farm 2X Proposal: High School in the Community, New Haven, CT
Prepared By: Eric Francis, CEO
School Year: 2023-2024
Total Project Cost: $75,000

Project Overview

Trifecta Ecosystems (Farm2X) is pleased to present this expansion proposal to High school in the Community (HSC) for their 2023-24 school year. Building upon the work that Trifecta and HSC completed during the 2022-23 where four (4) growing systems were built and operational. The growing systems are two (2) hydroponic systems, an aquaponic system, and a large outdoor raised bed garden. All were designed and implemented to increase onsite food production for student, teacher, and community consumption. During the 2022-23 school year, students and teachers were able to seed, grow, and harvest produce which they in turn used in school wide taste testing activities.

The work presented in this proposal will build on and expand the impact that these growing systems have on the students and community alike. Included in this proposal are three (3) components which will enhance existing infrastructure:

1. **Farm2X Garden Design/Build Services:**
    a. Additional garden and outdoor classroom/community area
2. **Farm2X Garden Maintenance Services:f**
    a. Plants, consumables, parts, and maintenance
3. **Farm2X Education Services:**
    a. Ongoing teacher support
    b. Dedicated class taught by Farm2X Educators and their industry partners
        i. "Entrepreneurship, Community Development, and Customer Discovery in Local Food Ecosystems"

Farm2X Garden Design/Build Services

As part of the continued commitment to connect HSC to the social impact of local food ecosystems, Farm2X will be designing additional garden area. As part of the initial project, Farm2X provides designs of different raised bed garden spaces which HSC Staff and leadership were able to choose from. During this phase of the development, Farm2X will be designing for the following design features:

1. Additional Garden Space for Berry Bush Patch/ Pollinator Garden

ERIC FRANCIS
Eric@TrifectaEcosystems.com (860) 740-2104
www.TrifectaEcosystems.com 207 Oak Street, New Britain, CT

These design features will add to the aesthetic of the existing raised bed gardens while increasing opportunities for students and the community to interact with the outdoor garden areas.

Farm2X Garden Maintenance Services

Farm2X will be providing their yearly maintenance and servicing package for all of the garden systems at the school and will include the following:

1. Bi-weekly onsite maintenance visits
2. One (1) Garden maintenance Professional Development workshop for teachers & Staff
3. All system consumables for One (1) year
4. One (1) mechanical backup for each hydroponic and aquaponic system
5. Replacement seedlings & plants for all garden systems, determined by a planting plan designed with Farm2X staff and HSC staff.
6. Provide ongoing phone, video conferencing, in person, and email support during the installation process and for one (1) year after.

Farm2X Education Services:

Farm2X educational staff provide schools with both ongoing integrational support for their garden systems as well as bespoke class and curriculum designing and implementation. For the 2023-24 school year Farm2X will be providing the following services to HSC:

1. Bi-weekly onsite teacher support, activity development, and implementation
2. Remote phone and email support
    a. Asynchronous curriculum & Activity development tools
3. Community Engagement activities development and implementation
    a. Centered on garden system integration
4. New class development & Integration
    a. Farm2X certified teachers will implement the course once design is finalized.
        i. See initial outline of course to be finalized with Farm2X & HSC Staff.

All services outlined in this proposal are for the 2023-24 school year.

ERIC FRANCIS

Eric@TrifectaEcosystems.com **(860) 740-2104**
www.TrifectaEcosystems.com 207 Oak Street, New Britain, CT

Thank you for this opportunity to expand your project and please see the additional sample course outline below.

Sample Course for Local Food Ecosystems

Title: Entrepreneurship, Community Development, and Customer Discovery in Local Food Ecosystems

This course aims to provide high school students with a comprehensive understanding of entrepreneurship, community development, and customer discovery within the context of local food ecosystems. Through practical lessons and engaging activities, students will learn to identify challenges and opportunities in the local food industry, develop an entrepreneurial mindset, and cultivate innovative solutions for local food challenges.

The course emphasizes the importance of customer discovery to understand and validate customer needs, ensuring that local food ventures are tailored to address the community's preferences and requirements. Students will explore the process of ideation to generate creative and feasible business ideas that prioritize sustainability, community well-being, and local food security.

By developing comprehensive business plans and marketing strategies, students will learn to align their objectives with the goals of the local food ecosystem and engage customers effectively within the community. The course will also delve into social entrepreneurship, encouraging students to explore opportunities for creating ventures that have a positive impact on food security and community development.

Additionally, students will gain insights into funding options and financial management for local food ventures, ensuring responsible resource allocation for sustainable growth. Ethical considerations will be woven throughout the course, encouraging students to adopt socially and environmentally responsible practices in their entrepreneurial journey.

By the end of the course, students will have a deeper understanding of how entrepreneurship, community development, and customer discovery intersect in the local food ecosystem. They will be equipped with the knowledge and skills to create ventures that contribute positively to their communities while addressing pressing local food challenges.

ERIC FRANCIS
Eric@TrifectaEcosystems.com **(860) 740-2104**
www.TrifectaEcosystems.com 207 Oak Street, New Britain, CT

Modules	Topics Covered	Assessment
1. Introduction to Local Food Ecosystems and Entrepreneurship	- Importance of local food ecosystems in community development - Role of entrepreneurship in driving sustainable local food initiatives - Identifying challenges and opportunities in the local food industry	- Quiz on key concepts related to local food ecosystems and entrepreneurship - Class discussions to evaluate students' understanding of the role of entrepreneurship in community development
2. Entrepreneurial Mindset and Local Food Innovation	- Cultivating an entrepreneurial mindset and creativity - Promoting innovation and problem-solving for local food challenges - Building resilience and taking calculated risks in the local food context	- Individual or group presentations on innovative local food solutions - Creativity exercises and problem-solving activities with peer evaluation
3. Customer Discovery in Local Food	- Understanding the customer discovery process - Identifying and validating customer needs and pain points - Conducting effective customer interviews and feedback collection	- Students conduct mock customer interviews and present their findings - Evaluation of students' ability to identify and validate customer needs through feedback collection
4. Ideation and Local Food Opportunities	- Generating ideas for local food entrepreneurial ventures - Evaluating feasibility	- Students present their local food business ideas with a focus on feasibility and impact

ERIC FRANCIS
Eric@TrifectaEcosystems.com **(860) 740-2104**
www.TrifectaEcosystems.com 207 Oak Street, New Britain, CT

	and potential impact of local food business ideas - Exploring innovative solutions to address community needs in the local food ecosystem	- In-class brainstorming sessions and idea evaluation exercises
5. Local Food Business Planning and Strategy	- Developing comprehensive business ideas for local food ventures - Aligning business objectives with local food ecosystem goals - Emphasizing sustainability and community development in business strategy	- Written business canvases with a community development focus - Peer review and feedback on the alignment of objectives with local food ecosystem goals
6. Marketing and Customer Engagement in Local Food	- Designing effective marketing strategies for local food products and services - Leveraging branding and storytelling to engage customers within the community - Fostering customer loyalty and building relationships in the local food context	- Marketing campaign presentations for local food ventures - Evaluation of branding and storytelling strategies in promoting local food products
7. Social Entrepreneurship in Local Food	- Understanding social entrepreneurship and its impact on the local food industry - Analyzing successful social enterprises that contribute to food	- Research-based presentations on successful social enterprises in the local food industry - Analysis of potential social impact of students'

ERIC FRANCIS
Eric@TrifectaEcosystems.com **(860) 740-2104**
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	security and community well-being - Identifying opportunities for sustainable social ventures in the local food ecosystem	proposed social ventures
8. Funding and Financial Management for Local Food Entrepreneurs	- Exploring funding options for local food ventures - Managing financial resources responsibly and sustainably in the local food industry - Budgeting and financial planning for social impact in the local food ecosystem	- Budgeting exercises and financial planning scenarios - Written reflections on responsible financial resource allocation for social impact
9. Ethical Considerations in Local Food Entrepreneurship	- Examining ethical implications of local food entrepreneurial decisions - Integrating social and environmental responsibility into local food business practices - Promoting transparency and accountability within the community	- Class debates on ethical dilemmas related to local food entrepreneurship - Ethical case studies with students proposing solutions and justifications
10. Scaling and Sustainable Growth in Local Food Ventures	- Strategies for scaling local food businesses while maintaining social and environmental impact - Addressing challenges and opportunities in expanding local food	- Group projects on scaling strategies for local food businesses - Presentation of plans for maintaining social and environmental impact during expansion

ERIC FRANCIS
Eric@TrifectaEcosystems.com **(860) 740-2104**
www.TrifectaEcosystems.com 207 Oak Street, New Britain, CT

	ventures - Leveraging partnerships for sustainable growth within the local food ecosystem	

ERIC FRANCIS

Eric@TrifectaEcosystems.com **(860) 740-2104**
www.TrifectaEcosystems.com 207 Oak Street, New Britain, CT

MEMORANDUM

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

New Haven All-America City 1998

SLSRC # 29283x

DATE: March 15, 2021

TO: Phillip Penn
CFO BoE

FM: Michael V. Fumiatti,
Purchasing Agent

RE: Sole Source – Trifecta Ecosystems Urban Farming integration

I have received your sole source request for the above referenced vendor and purpose. This is the only known entity to provided this proven service of various ecological farming methods.

Therefore, pursuant to Section 74(d)(i) of the City Charter, I hereby designate the above referenced vendor as the "Sole Source" vendor for the above referenced purpose. Please prepare the appropriate procurement documents and include this Sole Source letter with your request.

While all else remains the same, this sole source does not expire.

Please note any non-competitively bid contract which is $100,000.00 or greater may require Board of Alderman approval.

Any questions, please feel free to contact me @ x8201.

cc: Carl Carangelo - BOE
Arami Martinez - Accounts Payable
A/P Staff
File

ARPA CONTRACT BETWEEN
THE NEW HAVEN BOARD OF EDUCATION AND
TRIFECTA ECOSYSTEMS (FARM2X)
AMERICAN RESCUE PLAN ACT
STATE AND LOCAL FISCAL RECOVERY FUNDS

HIGH SCHOOL IN THE COMMUNITY CONNECTICUT GROWN FOR CONNECTICUT KIDS GRANT PROPOSAL FUNDED BY THE AMERICAN RESCUE ACT

SUBSTITUTE CONTRACT

2025-CON-0174

THIS AMERICAN RESCUE PLAN ACT ("ARPA") FISCAL RECOVERY FUND CONTRACTOR AGREEMENT (this "Agreement") is entered into as of the 9th Day of December, 2024 (the "Effective Date") by the **NEW HAVEN BOARD OF EDUCATION** having an address of 54 Meadow Street, New Haven, Connecticut ("the Board") and **TRIFECTA ECOSYSTEMS, INC.**, a Connecticut, Stock, Corporation with a mailing address at P.O. BOX 2419, Meriden, CT 06450 **("**Trifecta Inc**"** or "Contractor," or "Subrecipient"**).** The Board and the Contractor may sometimes herein be referred to as the "Parties," or, individually, as a "Party."

SECTION 1
BACKGROUND

1.1 The City of New Haven ("City") is a Recipient of federal funds under section 603(b) of the Social Security Act as added by section 9901 of the American Rescue Plan Act (Public Law 117-2) (March 11, 2021) ("ARPA") (the "Federal Award") to provide funding to combat and address the effects of the novel Coronavirus Disease 2019 ("COVID-19"). ARPA funds dedicated to municipalities, among other local government entities, are sometimes referred to as State and Local Fiscal Recover Funds ("SLFRF").

1.2 In or around May 2025, the Board was awarded a grant not to exceed Two-Hundred Fifty-Thousand Dollars and Zero cents ($250,000.00) in ARPA/SLFRF Funds through Federal Grant Number SLFRP0128 via the State of Connecticut Department of Agriculture (the "DOAG" and the "Grant"). The Grant is known as "FY24 Connecticut Department of Agriculture CT Grown for Kids Shipping Containers." The purpose of the Grant was for the Board to enter into an agreement with a contractor for the contractor to perform the work set forth in Exhibit A to the Grant known as the "Statement of Work and which is hereby incorporated into this Agreement as part of Attachment A, known as the Scope of Services, and defined in Section 2.16. In summary, the Contractor was to enter into this Agreement to establish a shipping container farm with a focus on 75% mushroom and 25% greens production to significantly enhance High School in the Community's farm-to-school program, providing students with a dynamic and comprehensive experience in advanced agricultural techniques, resonating with the school's theme of leadership and social justice.

1.3 In or around October 2014, the Board selected Trifecta to be the Contractor, and thereafter entered into Agreement # 96509304 (the "Past Agreement"), for the Contractor to provide the Board with the Scope of Services. The Past Agreement was funded via "Account Number: 2560-6509-56697-0066 Location Code: 0066." This Agreement amends the "Account Number" to "Account Number: 25606511-56697 Location Code: 0066" as further described in paragraph 3.1.

1.4 Thereafter, the DOAG determined that the Past Agreement was not compliant with ARPA/SLFRF. Accordingly, this Agreement substitutes for and supplants the Past Agreement.

1.5 To achieve the objectives of the Agreement Program, the Board wishes to provide the Contractor with ARPA funding in order that Contractor may provide the Board with the services described in Scope of Services. Contractor's unique tax identification number is 64908676001.

1.6 The Contractor's Unique Entity Identifier (UEI) is X4H8DQ9NBH65.

1.7 The first tranche of the Federal Award was provided to the City by the Department of Treasury under ARPA on June 7, 2021. The second tranche of the Federal Award was provided to the City in October 2022.

1.8 The amount of funds obligated to Contractor by the Board under this Agreement is the amount identified in Section 3.

1.9 The Federal Award Project Description is as provided in the Contractor's Scope of Services in Attachment A of this Agreement.

1.10 The Federal Award Identification Number is SLFRP3212.

1.11 The Federal Award Date is June 7, 2021.

1.12 The Assistance Listing Number and Title is 21.027.

1.13 This Agreement does not provide Contractor Funds for any research and development.

1.14 Indirect costs, as further described in 2 C.F.R. 200.414, do not and shall not exceed 10% of the total awarded to Contractor in Section 3.

1.15 The recitals set forth in this Section are hereby incorporated by reference into this Agreement**.**

SECTION 2
DEFINITIONS

2.1 **"ARPA"** means the American Rescue Plan Act as set forth in Section 603(b) of the Social Security Act as added by Section 9901 of the American Rescue Plan Act (Public Law 117-2) (March 11, 2021).

2.2 **"Attachment A"** means the Contractor's Scope of Services, Project Budget, Compensation

Schedule, and ARPA Quarterly Reporting requirements and is incorporated into this Agreement by reference.

2.3 **"Board"** means the New Haven Board of Education in its entirety, including its departments, divisions, elected or appointed officers, employees, agents and authorized volunteers.

2.4 "**City**" means the City of New Haven, in its entirety, including its agencies, departments, divisions, authorities, instrumentalities, boards, commissions, elected or appointed officers, employees, agents, and authorized volunteers. It does not include the Board. For purposes of this Agreement, the City is a Recipient of ARPA funds, a portion of which was allocated the Board. The Board is the pass-through entity to Trifecta Inc. The City and Board do not include the Contractor.

2.5 **"Compensation Schedule"** means the plan, means, and methods by which the Board will disburse the Contract Funds to the Contractor in accordance with Section 3 and Attachment A of this Agreement.

2.6 **"Contractor"** means the individual or entity receiving the funds identified in this Agreement. The term "Contractor" shall include Contractor's agents, officers, employees, and partners. Although labeled "Contractor," for purposes of this Agreement, pursuant to applicable federal law, including, but not limited to, ARPA, Contractor is in fact receiving a portion of the Federal Award, and is subject to the monitoring, management, reporting, and other requirements set forth in 2 CFR 200.331-333.

2.7 **"Contract Funds"** ("Funds" or "Fiscal Recovery Funds") mean federal ARPA funds available, awarded, or paid to the Contractor under this Agreement and with respect to amounts provided to the City as a Recipient pursuant to the American Rescue Plan Act of 2021, P.L. 117-2 (March 11, 2021) and §603 to Title VI of the Social Security Act.

2.8 **"Contract Period"** means **December 9, 2024 to April 14, 2026**. Unless specifically authorized otherwise in this Agreement, all expenditures under this Agreement must be for costs or expenses incurred by the Contractor after March 3, 2021. It is further understood by the Parties that the City and Board must obligate all ARPA funds by December 31, 2024, and the City and Board must expend all ARPA funds by December 31, 2026.

2.9 **"Contract Program"** means the process and method utilized by the the Board to award, administer, and oversee the distribution and use of Contract Funds to the Contractor.

2.10 **"Contract Terms"** mean this Agreement, the FR, the FAQs, the Reporting Requirements, the Single Audit Act (31 U.S.C. §§7501-7507), and the Uniform Administrative Requirements, Cost principles and Audit Requirements for Federal Awards (2 CFR 200) (the "Uniform Guidance").

2.11 "**COVID-19**" means the novel Coronavirus Disease 2019.

2.12 **"Day(s)"** means calendar days.

2.13 **"FAQ(s)"** means the Coronavirus State and Local Fiscal Recovery Funds Frequently Asked

Questions documents developed and published by Treasury, and as amended from time to time.

2.14 "**FR**" means the Coronavirus State and Local Fiscal Recovery Funds Final Rule, 31 CRF Part 35, 4338 Federal Register / Vol. 87, No. 18 / Thursday, January 27, 2022, hereby incorporated by reference.

2.15 **"Project Budget"** means a written detail of all costs which the Contractor shall use under this Agreement during the Contract Period, and in accordance with the Contract Program, the Agreement terms, and the Scope of Services.

2.16 "**Reporting Requirements**" or **"Quarterly Reports"** mean the Compliance and Reporting Requirements for the State and Local Fiscal Recovery Funds published by the Treasury as that document is updated by the Treasury.

2.17 **"Scope of Services"** or means the action(s), goods, property, work, services, Project Budget, and Compensation Schedule as detailed in Attachment A and incorporated in and made part of this Agreement as reference, in exchange for the Contractor Funds and which is to be performed during the Contract Period.

2.18 **"Subcontract(s)," "Subcontract Agreement(s),"** and **"Subcontractor(s)"** mean an individual or entity (or individuals or entities) that has/have entered into an agreement with Contractor to perform work, services or to provide goods or property using or paid for by Contractor Funds under this Agreement. Additionally, the term "Subcontract Agreement(s)" also refers to individuals or entities that have entered into agreements with the Contractor if: (1) those individuals or entities have agreed to perform all or most of the Scope of Services under this Agreement; or (2) federal law requires this Agreement to apply to such individuals or entities.

2.19 **"Treasury**" means the United States Department of the Treasury.

SECTION 3
CONTRACTOR FUNDS AND TERMS

3.1 The Funds to be made available to Contractor pursuant to this Agreement shall be **Two-Hundred, Forty-Five Thousand, Thirty-Six Dollars and Thirty-Seven Cents ($245,036.37)**, from City fund **25606511-56697-0066**, through Purchase Order **96509304-004 (FY25)**, which Contractor Funds shall be used by the Board to compensate Contractor for the work, goods, property, and services to be provided to the Board in accordance with Scope of Services, in the amount specified by the Compensation Schedule set forth in Attachment A. Contractor shall provide the work, goods, property, and services described in the Scope of Services in a satisfactory manner, as reasonably determined by the Board. Contractor shall make such revisions or modifications to its Scope of Services, at its own cost and expense, as may be required by the Board; provided, however, Contractor shall not be required to make revisions at its sole cost and expense where the revisions are based upon considerations outside the Scope of Services. As more specifically detailed in the Scope of Services, the Funds will be used for the Contractor to manage all purchasing and installation related to the Ecosystems, Entrepreneurship, and Equity at HSC shipping container garden. Contractor will also oversee planting and harvesting, as well as the Weekly Harvest Micro Business Experience, including instructional support.

3.2 All drawings, plans, reports, and documents prepared by Contractor under this Agreement (the "Work Product") shall be submitted to the Board for review and approval. The Board shall review and respond to Work Product submitted by Contractor within thirty (30) calendar days. In the event the Board disapproves of any of the submitted Work Product, or any portion thereof, or requires additional Work Product to properly review the submission, Contractor shall revise such disapproved Work Product at its own cost and expense and submit the revised Work Product for review and approval. The Board shall be the sole owner of the Work Product. Notwithstanding any provision to the contrary herein, the Contractor shall retain ownership of standard drawings, designs, specifications, and other details previously used by the Contractor on other projects ("Contractor's Standards") that are incorporated into the Work Product prepared by the Contractor in accordance with this Agreement. The Contractor grants the Board a nonexclusive license to use the Contractor's Standards for the purposes of this Agreement. Any modification of the Work Product for this Project, or reuse of the Work Product on another project, shall be at the user's sole risk and without liability to the Contractor.

3.3 In performing the Scope of Services required under this Agreement, Contractor shall consult with the Board and shall meet, as appropriate, with other City and Board employees or officials and with other persons or entities, as necessary, including State and Federal officials and/or neighborhood groups or organizations. Contractor shall perform the Scope of Services at such times and in such sequence as may be directed by the Board, but in the absence of such direction, Contractor shall be in day-to-day control of the workflow.

3.4 Compensation provided in accordance with the Compensation Schedule set forth in Attachment A constitutes full and complete payment for all costs assumed by Contractor in performing the Scope of Services under this Agreement, including but not limited to: salaries, consultant fees; costs of materials and supplies; printing and reproduction, meetings, consultations, presentations, travel expenses, postage, telephone, clerical expenses, and all similar expenses.

3.5 Payments to Contractor under this Agreement shall be made by the Board on approval of payment requisitions certified by a principal of the Contractor and submitted in accordance with the Compensation schedule set forth in Attachment A. The Contractor shall comply with the City's Electronic Invoicing and Invoice Submission & Payment Policy. Each requisition shall be in a form acceptable to the City and Board and shall set forth the portion of the Scope of Services performed, the percentage of completion of the work, and the compensation due Contractor based upon the Compensation Schedule. The Board may, prior to making any payment under this Agreement, require Contractor to submit to it such additional information with respect to the Scope of Services performed as the Board deems necessary. Independent of Contractor's payment requisitions (or as a component part thereof in the event that Attachment A provides for it) Contractor shall deliver to the Board requested data, information, documentation, and detail in accordance with the provisions of Section 10 of this Agreement.

3.6 No Agreement for employment is intended or implemented by this Agreement and no fringe benefits will be paid to Contractor hereunder. Contractor's relationship to the Board is that of an independent contractor.

3.7 It is hereby agreed, stipulated, and understood between the Board and Contractor that in the event that all of the Contractor Funds shall not have been paid to Contractor for the Scope of Services performed during the Contract Period, then the Board acting in its sole and absolute discretion may cancel this Agreement and use the remaining Contractor Funds for such other purpose as the Board deems appropriate, provided that such purpose is in accordance with the terms and conditions of the Federal Award. The Contractor may only expend Contractor Funds during the Contract Period. Within five (5) Days of the end of the Agreement Period, Contractor shall return to the Board all Funds that are unexpended within the Agreement Period. Funds obligated but not used, spent, or distributed by Contractor within five (5) Days of the end of the Agreement Period will be deemed as unexpended. It is understood and agreed by the Contractor that in no event will the City or the Board obligate any additional ARPA funds after December 31, 2024, and it is further understood that in no event will the City or the Board pay any ARPA funds to the Contractor under this Agreement after December 31, 2026.

3.8 Without prejudice to the specificity of any other portion of this Section 3, Contractor will solely use the Contractor Funds:

a. in compliance with the Boards's 's Agreement Program;

b. in accordance with this Agreement, including, but not limited to, the Contractor's Scope of Services; and

c. during the Contract Term.

3.9 Contractor understands that as an awardee of Contractor Funds under this Agreement, the Contractor is a "Contractor" and this Agreement is a "Contract" as those term are used in 2 CFR § 200.1, and 2 CFR § 200.331(b).

3.10 Contractor hereby agrees, acknowledges, and stipulates that the Board may only expend Contractor Funds during the Contract Period.

3.11 Contractor is solely responsible for complying with this Agreement, including, but not limited to the use of Contractor Funds in accordance with Section 3.8. Contractor understands and acknowledges that without prior written consent of the Board, any use of Contractor Funds for any purpose that is not in accordance with Section 3.8 of this Agreement will constitute a material breach of this Agreement.

3.12 Contractor will repay to the Board any Contractor Funds expended in violation of this Agreement. Contractor shall also be liable to the Board for any costs, fees (including, but not limited to, attorneys' fees and costs incurred by the Board), interest, or fines that arise out of Contractor's violation of this Agreement.

3.13 Contractor must comply with the monitoring, record keeping, and reporting sections of this Agreement.

3.14 With the prior written consent of the Board, Contractor may use Subcontractors and

Subcontract Agreements to fulfill its obligations under this Agreement, but Contractor shall ensure that the Contract Period and Scope of Services are included in all Subcontract Agreements receiving Contract Funds at all tiers, as required by this Agreement and applicable federal law, in substantially the same form as set forth in this Agreement. Contractor agrees that the Contractor will be solely responsible to the Board for the work performed by its Subcontractors allowed under Section 3.14 of this Agreement and shall indemnify and hold harmless the City and the Board for the work performed by Subcontract Agreement to the same extent as provided in Section 4 of this Agreement.

3.15 Contractor understands that Treasury requires the City and Contractor to provide information on expenditures, performance indicators, and objectives for each award. Contractor will cooperate with the City to collect and provide such performance indicators and objectives as required now and by any future update of the Contract Terms.

3.16 Contractor understands, acknowledges, and agrees that the Contractor and any Subcontractor who expend more than $750,000 in federal awards (Contractor Funds and any and all other federal awards) during Contractor's fiscal year will be subject to an audit under the Single Audit Act and its implementing regulation at 2 CFR Part 200, Subpart F regarding audit requirements. Contractor and any Subcontractor may refer to the Office of Management and Budget (OMB) Compliance Supplements for audits of federal funds and related guidance and the Federal Audit Clearinghouse to see examples and Single Audit submissions.

3.17 Contractor understands, acknowledges, and agrees that the Contractor Funds provided in this Agreement by the Board are the sole source of funding under this Agreement, and depend on sufficient funding and appropriations provided to the Board under ARPA or successive legislation, and is further dependent on budget approval and appropriations of sufficient Contractor Funds by the City and Board. The Board may terminate this Agreement, in whole or in part, immediately upon written notice to the Contractor if Contractor Funds do not receive sufficient funding or appropriations, and the Contractor shall have no recourse to obtain Contractor Funds from the City's general fund, tax revenue, or other source or any other Board fund.

SECTION 4
INDEMNITY, HOLD HARMLESS, IMMUNITY

4.1 To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the City and the Board from and against any and all actions, lawsuits, claims, damages, losses, judgements, liens, costs, expenses and reasonable counsel and consultant fees sustained by any person or entity ("Claims"), to the extent such Claims are caused by the acts, errors or omissions of Contractor, including Contractor's employees and agents and any of the Contractor's Subcontractors, directly or indirectly arising out of, or in any way in connection with, the obligations of Contractor pursuant to this Agreement.

4.2 In addition to the provisions of Section 4.1 of this Agreement, to the extent the Board requires Contractor to have insurance in accordance with Section 28 of this Agreement, the Contractor agrees that the Board shall be named as Certificate Holder of all policies of insurance, and, except for Worker's Compensation and Professional Liability, an additional insured under such policies.

4.3 Intentionally omitted.

SECTION 5
GOVERNING LAW AND VENUE
WAIVER OF TRIAL BY JURY

5.1 This Agreement shall be governed by the laws, rules, and regulations of the State of Connecticut and venue shall be in the United States District Court for the District of Connecticut.

5.2 The Parties agree that they waive a trial by jury as to any and all claims, causes of action or disputes arising out of this Agreement. Notwithstanding any such claim, dispute or legal action, the Contractor shall continue to perform the Scope of Services in a timely manner, unless otherwise directed by the Board.

SECTION 6
CONFLICT OF INTEREST

6.1 No member of the governing body of the Board, and no other officer, employee, or agent of the Board who exercises any functions or responsibilities in connection with the carrying out of the project to which this Agreement pertains, shall have any personal interest, direct or indirect, in this Agreement.

6.2 Contractor shall maintain written standards of conduct governing conflicts of interest and governing actions of its employees engaged in the selection, recipient, and administration of the Agreement under this Agreement.

6.3 No employee, officer, or agent of Contractor may participate in the selection or administration of this Agreement, or in the selection or administration of any Subcontractor or Subcontractor Agreement if the employee, officer, or agent of Contractor has or have a real or apparent conflict of interest, as further defined and described in 2 CFR 200.318(c)(1).

6.4 Contractor must disclose in writing to the Board any potential conflict of interest affecting the Agreement, in accordance with 2 C.F.R. 200.112.

6.5 The officers, employees, and agents of Contractor may neither solicit nor accept gratuities, favors, or anything of monetary value from any Subcontractor or Subcontractor Agreement.

6.6 The Contractor's written standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of Contractor.

6.7 Contractor shall ensure that the provisions of this Section 6 are included in all Subcontractor Agreements and other agreements where recipients utilize, in whole or in part, Contractor Funds.

SECTION 7
ASSIGNMENTS AND MODIFICATIONS

7.1 This Agreement may not be assigned by Contractor (whether in whole or in part) without the prior written consent of the Board, which consent may be granted or withheld by the Board in the exercise of the Board's sole and absolute discretion. Any purported assignment by Contractor in derogation of the requirements of this Section 7 shall be automatically null and void and of no effect.

7.2 No portion of this Agreement, in whole or in part, may be modified without the Contractor first submitting a written request for modification ("Modification") to the Board, which Modification will be decided in writing in the exercise of the Board's whole and absolute discretion. Any Modification undertaken by Contractor in derogation of the requirements of this Section 7 shall be automatically null and void and of no effect.

SECTION 8
MONITORING

8.1 The Board, the Treasury, and any other authorized oversight body including, but not limited to, the Government Accountability Office, the Treasury's Office of the Inspector General, or the Pandemic Relief Accountability Committee shall have the right, at any time and for any reason, to monitor by audit, or any other means ("monitor" or "monitoring") Contractor's use of the Contractor Funds under this Agreement, or to monitor any of Contractor's Subcontract Agreement. Monitoring of Contractor or Subcontract Agreement shall be at the complete discretion of the Board, the Treasury, or the authorized oversight body, which will include, but is not limited to, Contractor's fiscal operations and compliance with the terms, conditions, and attachments of this Agreement. Monitoring includes access to all data, information, documents, books of account, and records, including financial statements, created and maintained under or related to this Agreement. Contractor shall ensure that the monitoring provisions of this Section 8 are included in the award documents and agreements for all Subcontract Agreements at all tiers, as required by this Agreement and applicable federal law, and in substantially the same form as set forth in this Agreement. Contractor agrees to fully cooperate with any monitoring under this Section 8, and understands that a failure to cooperate shall constitute grounds for termination for cause under Section 15 of this Agreement. Pursuant to Section 26 of this Agreement, the Board's rights under this Section extend to one (1) calendar year following the end of the Agreement Period.

8.2 If it is discovered that Contractor or any Contractor Subcontractor is not in compliance with Contractor's obligations under this Agreement (whether or not the Board has declared Contractor to be in default under Sections 13 and 15 of this Agreement), Contractor may be subject to sanctions which may include warnings, audits, termination, demand for the return of funds, and/or suspension/debarment from participation in future Agreements.

SECTION 9
RECORD KEEPING

9.1 Contractor and all Contractor's Subcontractors shall keep and maintain detailed records of all expenditures of Contractor or Contractor's Subcontract Agreement(s). Examples of such records include, but are not limited to, invoices, agreements, vouchers, payroll, and financial and bank records. Contractor agrees to employ standard business accounting practices and to otherwise

maintain records sufficient to demonstrate that the Contractor Funds provided have been expended in accordance with ARPA, the FR and this Agreement. Records must be clearly identifiable and related to this Agreement and provide sufficient information to detail how each expenditure complies with ARPA, the FR, and this Agreement. Contractor shall track and document its expenditures using the categories of expenditures as provided in the FR, and in a manner that allows the Board to comply with the Board's reporting requirement in the FR and as further detailed by the Treasury in current and subsequent memoranda and guidance, all of which are hereby incorporated by reference into this Agreement.

9.2 The Board, the Treasury, the Comptroller General of the United States, or any of their authorized representatives, will have access to and the right at any time during normal business hours to examine, monitor, audit, excerpt, transcribe, and copy any records or files of Contractor involving transactions relating to this Agreement or any Subcontract Agreement(s), in any way. Contractor agrees to permit any of the forgoing parties to reproduce by any means or to copy excerpts or transcriptions as reasonably needed and agrees to cooperate with all such requests.

9.3 Contractor agrees to provide the Board, the Treasury, or an authorized representative of either, with access to construction or other work sites pertaining to work being completed under this Agreement.

9.4 Contractor agrees that the reporting and record keeping requirements specified in this Agreement are a material element of performance and that if, in the opinion of the Board, Contractor's record keeping practices and/or reporting to the Board are not conducted in a timely and satisfactory manner, Contractor shall be liable for the return of all of the Contractor Funds to the Board, upon demand by the Board.

9.5 Contractor and its Subcontractor(s) shall retain all records and documents relevant in any way to this Agreement until December 31, 2031.

9.6 In a manner substantially similar to Contractor's record keeping obligations found in this Section 9, Contractor shall require that its Subcontractor(s) document and track uses of the Contractor Funds, or determinations of eligibility for the Contractor Funds, and provide all such documentation to Contractor.

9.7 If Contractor fails to document any expenditure of the Contractor Funds by Contractor or its Subcontractors, as provided in this Section 9, Contractor will repay the Board all the Contractor Funds spent on unsupported or undocumented expenditures.

9.8 Contractor will fully cooperate with the Board, the Treasury, and the State of Connecticut, or any other authorized state or federal entity, in any investigations or audits into the use of the Contractor Funds.

9.9 All of the reports, information, data, etc., prepared or assembled by the Contractor or its Subcontractor(s) under this Agreement are confidential, and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the Board.

SECTION 10
REPORTING

10.1 The Contractor shall timely provide to the Board, Quarterly Reports as more fully described in Attachments D, and E. Additionally, Contractor shall promptly provide to the Board any requested data, information, documentation, and detail to assist the Board in its reporting requirements under ARPA or to substantiate the payment or request for payment of Contractor Funds.

10.2 Contractor shall register Contractor's Unique Entity Identifier (UEI) number at SAM.gov and maintain such number during the Contract Period.

10.3 Contractor shall include provisions similar to this Section 10 in its agreements with its Subcontractors, requiring the same level of record keeping that applies to Contractor.

SECTION 11
EQUAL OPPORTUNITY
DUTY NOT TO DISCRIMINATE

11.1 In performance of its obligations under this Agreement, Contractor shall not discriminate in any manner on the basis of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, intellectual disability, mental disability, learning disability, physical disability, including, but not limited to, blindness or deafness, status as a veteran or status as a victim of domestic violence. Contractor shall include provisions similar to this Section 11 in its agreements with Subcontract Agreement.

11.2 Contractor shall comply with Executive Order 11246, "Equal Employment Opportunity," as amended by EO 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR Chapter 60, "Office of Federal Agreement Compliance Programs, Equal Employment Opportunity, Department of Labor."

11.3 In a manner consistent with 2 CFR §200.321, and Executive Orders 11625, 12432, and 12138, Contractor must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

11.4 Affirmative steps required pursuant to Section 11.3 of this Agreement must include:

a. placing qualified small and minority businesses and women's business enterprises on solicitation lists;

b. assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

c. dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

e. establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;

f. using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and

g. requiring all Subcontract Agreements to take the affirmative steps listed in this Section 11.

11.5 Contractor shall comply with:

a. 42 U.S.C. §§ 2000d et seq. and the United States Treasury Department's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;

b. The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and the United States Treasury Department's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance;

c. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;

d. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;

e. Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

11.6 Contractor shall require all of its Subcontractors to comply with this Section 11.

SECTION 12
COMPLIANCE WITH OTHER APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS

12.1 In addition to the laws, rules, and regulations specified in this Agreement, Contractor will comply with all applicable federal, state, and local laws, rules, codes, regulations, and ordinances, including Sections 12 ½ and 12 ¼ of the Ordinances of the City of New Haven.

12.2 Contractor understands, acknowledges and agrees that the following federal laws and

regulations apply to this Agreement without limitation:

a. the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Agreement and subject to such exceptions as may be otherwise provided by Treasury. Subpart F, 2 C.F.R. Part 200.500, et seq., "Audit Requirements," shall apply to this Agreement.

b. 41 U.S.C. § 4712, "Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information" (protections for whistleblowers), which prohibits Contractor from discharging, demoting, or discriminating against an employee as a reprisal for disclosing to a person or body information that the employee reasonably believes is evidence of gross mismanagement of a federal agreement, a gross waste of federal funds, an abuse of authority relating to a federal agreement, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal agreement (including the competition for or negotiation of an agreement);

c. 2 C.F.R. Part 25, "Universal Identifier and System for Award Management" (SAM) and as set forth in Section 10.2 of this Agreement;

d. 2 C.F.R. Part 170, "Reporting and Executive Compensation Information;"

e. 2 C.F.R. Part 180, "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," and 2 C.F.R. Part 3000, "Nonprocurement Debarment and Suspension." Accordingly:

(i) Contractor certifies, by signature to this Agreement, accepting Contractor Funds under this Agreement, or performing obligations under this Agreement, that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal or state department or agency. If Contractor is unable to certify to any portion of this statement, Contractor shall attach an explanation to this Agreement.

(ii) the certification(s) in this Section 11 are a material representation of fact relied upon by the Board. If it is later determined that Contractor did not comply with 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part 3000, subpart C, in addition to remedies available to the Board, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment;

(iii) this Agreement is a covered transaction for purposes of 2 C.F.R. Part 180 and 2 C.F.R. Part 3000. Accordingly, Contractor is required to verify that none of Contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935);

(iv) Contractor must comply with 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part

3000, subpart C, and shall include a requirement that all Subcontract Agreements comply with this Section (e).

f. Federal procurement rules. When procuring goods or services using Contractor Funds, Contractor shall comply with all applicable federal procurement rules, as a "non-Federal entity," including but not limited to 2 C.F.R. §§ 200.318 through 200.327, as well as Appendix II to 2 C.F.R. Part 200. Contractor shall maintain records sufficient to detail the history of procurement. These records will include, but are not limited to, the following: rationale for the method of procurement, selection of agreement type, contractor selection or rejection, and the basis for the Agreement price. Contractor shall include a requirement that all Subcontract Agreements comply with this Section 12(f).

g. 31 U.S.C. § 1352, "Limitation on Use of Appropriated Funds to Influence Certain Federal Agreement and Financial Transactions," commonly known as the "Byrd Anti-Lobbying Amendment." Contractor certifies that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any federal agreement, or any other award covered by 31 U.S.C. § 1352. Contractor shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from Contractor to the recipient who in turn will forward the certification(s) to the awarding agency.

h. "Agreement Work Hours and Safety Standards," 42 U.S.C. §§ 3701 – 3708. All Agreements equal to or in excess of $100,000 that involve the employment of mechanics or laborers shall include a provision for compliance with 40 U.S.C. § 3702 ("Work Hours") and § 3704 ("Health and Safety Standards in Building Trades and Construction Industry"), as supplemented by Department of Labor regulations (29 C.F.R. Part 5). Pursuant to 40 U.S.C. § 3702, Contractor and all Contractor's Subcontractors shall be required to compute the wages of every mechanic and laborer based on a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 ½ times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or agreements for transportation or transmission of intelligence. Contractor shall include a requirement that all Subcontract Agreements comply with this Section 12(h).

(i). 42 U.S.C. § 7401, et seq. Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended. Contractor agrees to report each violation of the Clean Air Act to the Board and understands and agrees that the Board will, in turn, report each violation as required to assure notification to the appropriate Environmental Protection Agency Regional Office. Contractor agrees to include these requirements in each Subcontract Agreement or Subcontract Agreement exceeding

$150,000 financed in whole or in part with the Contractor Funds. Contractor shall include a requirement that all Subcontractor Agreements comply with this Section 12(i).

(j). 33 U.S.C. 1251 et seq. Contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended. Contractor agrees to report each violation of the Federal Water Pollution Act to the Board and understands and agrees that the Board will, in turn, report each violation as required to assure notification to the appropriate Environmental Protection Agency Regional Office. Contractor shall include a requirement that all Subcontract Agreements comply with this Section 12(j).

(k). Public Law 115-232, Section 889, for work, services, or goods provided to the Board under this Agreement. Contractor shall not procure or obtain, or enter, extend, or renew an agreement to procure or obtain equipment, services, or systems that use "covered telecommunications equipment or services" as a substantial or essential component of any system, or as critical technology as part of any system. "Covered telecommunications equipment or services" include telecommunications or video surveillance equipment and services produced by Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, and Dahua Technology Company, or any other company, including affiliates and subsidiaries, owned or controlled by the People's Republic of China. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, the following are prohibited to be used:

(i) video surveillance and telecommunications equipment produced by Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, and Dahua Technology Company, or any other company, including affiliates and subsidiaries of such entities;

(ii) telecommunications or video surveillance services provided by or used by such entities listed in this section; and

(iii) telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Contractor shall include a requirement that all Subcontract Agreements comply with this Section 12(k).

12.3 Federal Funding Accountability and Transparency Act ("FFATA"). Contractor, where applicable, shall follow and abide by all requirements of the FFATA, (Public Law 109-282; September 26, 2006) as applicable.

12.4 Anti-Kickback Rules. Salaries of architects, draftsmen, technical engineers, and technicians

performing work under this Agreement shall be paid unconditionally and not less often than once a month without deductions or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the "Anti-Kickback Act" of June 13, 1934, as now codified in 18 U.S.C. § 874 and 40 U.S.C. § 3145. The Contractor shall comply with applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all Subcontract Agreements covering work under this Agreement to ensure compliance by Contractor's Subcontractors with such regulations and shall be responsible for the submission of affidavits required of Subcontract Agreements thereunder except as the Secretary of Labor may specifically provide for variations or exemptions from the requirements thereof.

12.5 Hatch Act. Contractor agrees to comply with the provisions of the Hatch Act (Title 5 USC, Sections 1501-1508), which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

12.6 Connecticut General Statutes, Title 42, Chapter 738a, "Foreign Discriminatory Boycotts." To the extent that this Agreement has a total value of $100,000 or more and that Contractor has ten (10) or more full-time employees, by signing this Agreement, Contractor certifies that it has read, understood, and will comply with Connecticut General Statutes Title 42 Chapter 738a, "Foreign Discriminatory Boycotts," is not involved in any prohibited boycott, and will not engage in any prohibited boycott for the duration of this Agreement.

12.7 The Contractor agrees to comply with any additional requirements set forth in Attachment C.

12.8 Contractor shall require all of its Subcontractors to comply with this Section 12.

SECTION 13
DEFAULT

It is hereby agreed, acknowledged, and understood by Contractor that any non- performance of the requirements and obligations of Contractor pursuant to this Agreement, or any breach of any term or condition of this Agreement by Contractor, shall constitute cause for the Board to declare Contractor in default of this Agreement and to terminate the Agreement for Cause under Section 15.1 of this Agreement.

SECTION 14
FALSE STATEMENTS

Contractor understands that making false statements or claims in connection with this Agreement shall be cause for immediate termination of this Agreement, may be a violation of federal and state law, and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or Agreements, and/or any other remedy available by law.

SECTION 15
TERMINATION OF THE AGREEMENT

15.1 Termination for Cause – Right to Cure. This Agreement may be terminated for cause by the Board upon written notice of violations, default, and termination for cause ("Written Notice of Violations, Default, and Termination for Cause") delivered to Contractor. Contractor agrees that the Written Notice of Violations, Default, and Termination may be delivered to the Contractor electronically. Contractor will be given five (5) Days after the date listed upon the Written Notification of Violations, Default, and Termination to cure and cease the violations, after which, should the violations not be cured, ceased, or otherwise remedied in a manner approved by, and to the complete satisfaction of the Board, the Board, in its sole discretion, may terminate this Agreement for cause effective upon the date listed on the Written Notice of Violations, Default, and Termination.

15.2 Termination for Cause – Immediate. The Board may immediately terminate this Agreement for cause if the Board determines that the Contractor engaged in fraud, misrepresentation, misappropriation, and/or gross mismanagement as determined by the Board in its sole discretion. The Board shall deliver the Written Notice of Violations, Default, and Termination in such case (which notice may be delivered electronically), to the Contractor and the termination of this Agreement will become effective upon delivery, and there shall be no right of the Contractor to cure.

15.3 Upon Termination of this Agreement for Cause under Section 15.1 or 15.2, Contractor shall immediately provide to the a written report and accounting of all Contractor Funds expended up to the date of termination, including Contractor Funds expended by Subcontract Agreements, and return any remaining balance of Contractor Funds to the Board. Upon termination of this Agreement for cause under Section 15.1 or 15.2, the Board shall have the right to pursue and exercise any remedy provided by law or equity and debar/suspend Contractor from receiving future contracts or agreements from the Board. The Contractor understands, acknowledges, and agrees that the time allowed for cure under Section 15.1 of this Agreement will not diminish or eliminate Contractor's liability for damages incurred by the Board related to or caused by the Contractor's violations as set forth in the Written Notice of Violations, Default, and Termination.

15.4 If, after Termination of this Agreement for Cause, it is determined that Contractor was not in default, the rights and obligations of the Parties shall be the same as if the termination had been issued for convenience as provided in this Agreement. The rights and remedies contained in this Section are in addition to any other rights and remedies provided by law or under this Agreement.

15.5 Termination Due to Non-Appropriation/Reduction of Funds or Changes in the Law. Upon twenty-four (24) hours written notice of Termination Due to Non-Appropriation/Reduction of Funds or Changes in the Law delivered to Contractor (which notice may be delivered electronically), this Agreement may be terminated in whole or in part if the Board determines in its sole discretion that:

a. a change in Federal or State legislation or applicable laws materially affects the ability of either the Board or the Contractor to perform under the terms of this Agreement; or

b. that a change in available funds affects the Board's ability to pay under this Agreement.

A non-appropriation/reduction of funds or change in the law as used in this Section 15.5 includes, but is not limited to, a non-appropriation/reduction or change in ARPA funding for any reason, including as a result of a legislative act or by order of the President of the United States, the Governor of the

State of Connecticut, or the Mayor of the City. Upon delivery of written notice of Termination Due to Non-Appropriation/Reduction of Funds or Changes in the Law to the Contractor under this Section 15.5, the Contractor shall provide to the Board a written report and accounting of all Contractor Funds expended up to the date of the written notice of Termination Due to Non- Appropriation/Reduction of Funds or Changes in the Law, including Contractor Funds expended by Subcontract Agreements, and return any remaining balance of Contractor Funds to the Board. The effective date of termination under this Section 15.5 shall be twenty-four (24) hours after the date listed upon the written notice of Termination Due to Non-Appropriation/Reduction of Funds or Changes in the Law that the Board delivers to the Contractor. Contractor agrees that the Board's Termination Due to Non-Appropriation/Reduction of Funds or Changes in the Law shall not be deemed a termination for default nor shall it entitle Contractor, or Contractor's Subcontractors to any rights or remedies provided by law or this Agreement for breach of this Agreement by the Board or entitle Contractor or Contractor's Subcontractors any other claim or cause of action against the Board. To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless the Board from and against any and all actions, lawsuits, claims, damages, losses, judgements, liens, costs, expenses and reasonable counsel and consultant fees claimed by a Contractor Subcontractor, for Termination Due to Non- Appropriation/Reduction of Funds or Changes in the Law of this Agreement under this Section 15.5.

15.6 Termination for Convenience. The Board may terminate this Agreement for any reason or for no reason, upon at least thirty (30) Days' prior written notice of Termination for Convenience to Contractor (which notice may be delivered electronically) stating Board's intention to terminate this Agreement. Upon delivery of the written notice of Termination for Convenience under this Section 15.6, Contractor shall, within thirty (30) days of the date listed on the written notice of Termination for Convenience, provide to the Board a written report and accounting of all Contractor Funds expended up to the date of the written notice of Termination for Convenience, including Contractor Funds expended by Subcontract Agreements, and return any remaining balance of Contractor Funds to the Board. Contractor agrees that the Board's Termination for Convenience shall not be deemed a termination for default, nor shall it entitle Contractor or Contractor's Subcontractors to any rights or remedies provided by law or this Agreement for breach of this Agreement by the Board, or entitle Contractor or Contractor's Subcontractors any other claim or cause of action against the Board. To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless the Board from and against any and all actions, lawsuits, claims, damages, losses, judgements, liens, costs, expenses and reasonable counsel and consultant fees claimed by a Contractor Subcontractor for Termination for Convenience of this Agreement under this Section 15.7.

SECTION 16
REIMBURSEMENT

Notwithstanding the provisions of Section 15 of this Agreement, Contractor shall reimburse the Board for any Contractor Funds that are determined by the Board or the Treasury to have been not eligible, misused, or misappropriated, or not expended during the Contract Period. If the Board or the Treasury determines that Contractor has breached or failed to comply with any provision of this Agreement, or that Contractor has failed to comply with ARPA or the FR, Contractor will reimburse all or a portion of the Contractor Funds, with or without termination of this Agreement within forty-five (45) Days of the date written notice under this section (which notice may be delivered

electronically) is delivered to Contractor. The Board reserves the right to recover such Contractor Funds by any legal means. Contractor shall indemnify and hold harmless the Board for all suits, actions, claims, and related costs incurred by the Board in recovering such Contractor Funds, irrespective of whether such Contractor Funds are actually recovered.

SECTION 17
LICENSING AND STANDARD COMPLIANCE

By way of execution of this Agreement, Contractor acknowledges and affirms that Contractor currently meets all applicable licensing or other standards required by federal and state laws or regulations and ordinances of any municipality in which Contractor operates and will continue to comply with such licensing or other applicable standards and ordinances for the duration of this Agreement. Failure to secure or maintain a license is grounds for termination for cause of this Agreement. Contractor acknowledges that it is responsible for familiarizing itself with all such laws, regulations and ordinances complying with all of them.

SECTION 18
PUBLIC INFORMATION

Contractor agrees that this Agreement, Contractor's proposal, and any other document or record provided to the Board in relation to this Agreement, are public documents and may be available for public and private distribution in accordance with the State of Connecticut's General Records Retention Schedules for Municipalities and are subject to disclosure in accordance with the provisions of the State of Connecticut Freedom of Information Act. Contractor gives the Board express permission to make copies of and disclose this Agreement, invoices, and supporting documentation in accordance with the State of Connecticut's General Records Retention Schedules for Municipalities.

SECTION 19
OVERPAYMENT/AUDIT EXCEPTIONS/DISALLOWANCES

Contractor agrees that if the Board or the Treasury determines that payments to Contractor or the use of Contractor Funds by Contractor or by Contractor's Subcontractors were incorrectly reported or were expended in a manner inconsistent with ARPA, the FR, this Agreement, and other applicable laws, Contractor will return to the Board funding in the amount equal to the amount of Contractor Funds found to be improperly expended. Upon written request delivered to Contractor (which delivery may be made electronically) the Contractor will immediately refund to the Board any overpayments as determined by the Board, the Treasury, or any audit and contemporaneously provide a complete written accounting of all Contractor Funds expended by the Contractor and Contractor's Subcontractors.

SECTION 20
WAIVER

The Board and Contractor agree that a waiver of any right, power, or privilege by either the Board or the Contractor shall not be construed as a waiver of any subsequent right, power, or

privilege by the Board or the Contractor.

SECTION 21
ORDER OF PRECEDENCE

21.1 In the event of any conflict between the terms and conditions of this Agreement and ARPA and the FR, or any conflict between the terms and conditions set forth in the body of this Agreement and any Attachment to this Agreement, the order of precedence shall be:

a. ARPA and the FR;

b. this Agreement;

c. Attachment A.

21.2 Except as set forth in the order of precedents described in Section 21.1 above, any provision which purports to limit the rights of the Board and attached to this Agreement shall be null and void.

SECTION 22
SURVIVAL OF TERMS

22.1 Termination or expiration of this Agreement shall not extinguish or prejudice the Board's right to recoup or otherwise recover Contractor Funds from Contractor if the Treasury finds that the Contractor Funds provided to Contractor were provided to Contractor, or expended by Contractor, in violation of ARPA, including the FR.

22.2 Additionally, termination or expiration of this Agreement shall not extinguish or prejudice the Board's right to enforce this Agreement with respect to any default or liability under this Agreement and its Attachments.

SECTION 23
SEVERABILITY

The invalidity or unenforceability of any provision, term, or condition of this Agreement shall not affect the validity or enforceability of any other provision, term, or condition of this Agreement, which shall remain in full force and effect.

SECTION 24
ERRORS AND OMISSIONS

Contractor shall not take advantage of any errors and/or omissions in this Agreement. Contractor must promptly notify the Board of any errors and/or omissions that are discovered, and Contractor and the Board (at the Board's discretion) shall enter into an agreement rectifying such error or omission, to be attached to this Agreement.

SECTION 25
ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all other prior and contemporaneous agreements and understandings between the Parties, whether oral or written.

SECTION 26
EFFECTIVE DATE AND TERMINATION

This Agreement is effective upon the Effective Date (the "Effective Date") and will terminate one (1) calendar year following the end of the Contract Period. Nothing in Section 26 shall relieve the Contractor from completing the Scope of Services set forth in Attachment A during the Contract Period. It is understood and agreed by the Contractor that in no event will the Board or City obligate any additional ARPA funds after December 31, 2024, and it is further understood that in no event will the Board or City pay any ARPA funds to the Contractor under this Agreement after December 31, 2026.

SECTION 27
MISCELLANEOUS

27.1 Rights to Inventions. Agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government, the Board, and Contractor in any resulting invention in accordance with 37 CFR part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Agreements, Agreements, and Cooperative Agreements," and any applicable implementing regulations.

27.2 Buy USA – Domestic Preference for Certain Procurements Using Federal Funds. Contractor shall, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this Section 27.2 shall be included in any Contractor Subcontract Agreement. For the purposes of this Section 27.2:

a. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

b. "Manufactured products" means items and construction materials composed in whole or in part of non- ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

27.3 Procurement of Recovered Materials

a. In the performance of this Agreement, Contractor shall make maximum use of products containing recovered materials that are items designated by the United States Environmental Protection Agency (the "EPA") unless the product cannot be acquired:

(i) competitively within a timeframe providing for compliance with this Agreement performance schedule;

(ii) meeting Agreement performance requirements of this Agreement; or

(iii) at a reasonable price.

b. Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines website, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act, (Public Law 89–272; October 20, 1965 and as amended through Public Law 117-58, November 15, 2021).

27.4 Publications. Any publications produced with Contractor Funds must display the following language:

"This project [is being] [was] supported, in whole or in part, by Federal Award Identification Number SLFRP3212 awarded to the City of New Haven by the U.S. Department of the Treasury."

27.5 Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Contractor is encouraged to adopt and enforce on-the-job seat belt policies and programs for Contractor's employees when operating company-owned, rented, or personally owned vehicles.

27.6 Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Contractor is encouraged to adopt and enforce policies that ban text messaging while driving and establish workplace safety policies to decrease accidents caused by distracted drivers.

27.8 Personnel

a. The Contractor represents that it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the Board.

b. All the services required hereunder will be performed by the Contractor or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State or local law to perform such services.

c. No person who is serving a sentence in a penal or correctional institution shall be

employed on work under this Agreement. The foregoing sentence shall not be interpreted to interfere with the Contractor's compliance with the Board's Ban the Box requirements.

27.9 Discrimination Because of Certain Labor Matters Related to Construction Agreements. No person employed on the work covered by this Agreement shall be discharged or in any way discriminated against because it has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or related to the labor standards applicable hereunder to its employer.

27.10 Withholding of Salaries. If, in the performance of this Agreement, there is any underpayment of salaries by the Contractor or by any Subcontractor, the Board shall withhold from the Contractor out of payments due to him an amount sufficient to pay to employees underpaid the difference between the salaries required hereby to be paid and the salary actually paid such employees for the total number of hours worked. The amounts withheld shall be disbursed by the Board for and on account of the Contractor or Subcontractor to the respective employees to whom they are due.

27.11 Claims and Disputes Pertaining to Salary Rates. Claims and disputes pertaining to salary rates or to classifications of architects, draftsmen, technical engineers, and technicians performing work under this Agreement shall be promptly reported in writing by the Contractor to the Board, and the City's decision regarding such claims and disputes shall be final. Particularly with respect to this Section and Section 5 above, the Board reserves the right to inspect Contractor's records with respect to this Agreement and specifically, without limiting the generality of the foregoing, payroll and employee records with respect to the work performed pursuant to this Agreement.

SECTION 28
INSURANCE

28.1 The Contractor shall purchase from and maintain in a company or companies with an A- or greater A.M. Best & Co. rating, acceptable to the Board and lawfully authorized to do business in Connecticut.

28.2 The insurance required from the Contractor to satisfy this Agreement is set forth in the "City of New Haven Risk Insurance Template 098 ("Rider"), which Rider is attached and fully incorporated and made part of this Agreement. Subject to the requirements set forth in Section 28.6, it shall be the Contractor's sole responsibility to ensure that the insurance required by this Agreement is maintained during the Contract Period. To the extent that any insurance policy required by this Agreement ends before the Contract Period, the Contractor shall provide the Board with updated proof of the insurance required by the Rider that will, at a minimum, cover the remaining term of the Contract Period. The updated proof of insurance will be provided to the Board no later than thirty (30) days before the expiration of any insurance required by this Agreement.

28.3 The limits of Commercial General Liability insurance required by the Rider can be provided by a combination of an Umbrella and/or Excess Liability policy(ies).

28.4 The coverage required by this Section 28 must include the following endorsements:

a. Blanket Contract Agreement Liability for liability assumed under this Agreement;

b. Severability of Interests; and

c. That the insurance provided is to be primary for the Board, and all other indemnities named in this Agreement.

28.5 The insurance required pursuant to this Section 28 shall be written for not less than the limits of liability specified herein or as required by law, whichever coverage is greater. Subject to Section 28.6, the insurance required by this Section 28 shall extend for the length of the Contract Period.

28.6 Insurance coverage written on an occurrence basis shall be maintained without interruption throughout the Contract Period from the Effective Date. If liability coverage is written on a claims-made basis, "tail" or "extended reporting period" coverage will be required at the expiration of the Contract Period for a duration of twenty-four (24) months, or the maximum time reasonably available in the marketplace. The Contractor shall furnish certification of "tail" coverage as described or continuous "claims- made" liability coverage for twenty-four (24) months following the expiration of the Term. Continuous claims-made coverage will be acceptable in lieu of "tail" coverage, provided its retroactive date is on or before the Effective Date. If continuous claims-made coverage is used, the Contractor shall be required to keep the coverage in effect for the duration of not less than twenty-four (24) months from the date of expiration of the Term or, if appropriate, from earlier termination of this Agreement. For all policies required hereunder Contractor hereby waives (or shall cause to be waived) subrogation against the Board and any and all other indemnitees provided for in this Agreement, and shall name the Boad as Certificate Holder and, except for Worker's Compensation and Professional Liability, an additional insured. Further, each such policy shall provide that the insurance company will endeavor to give a minimum of thirty (30) days' written notice to the Board prior to any modification or cancellation (except for reason of non-payment of premium which shall be ten (10) days' notice) of any such insurance coverage and such notice shall be directed to the Board in accordance with the notice provisions of the Agreement.

28.7 The Contractor shall notify the Board in writing whenever fifty percent (50%) of the aggregate limits required hereunder are eroded during the required coverage period (the "Insurance Erosion Notice"). The Insurance Erosion Notice will be provided to the Board within seven (7) Days of occurrence and the Contractor shall supplement the Insurance Erosion Notice as additional aggregate limits of erosion greater than fifty (50%) occur. If the aggregate limit is eroded to the full limit, The Contractor agrees that the Contractor will immediately inform The Board through the Insurance Erosion Notice and immediately reinstate or purchase additional limits to meet the minimum limit requirements stated herein. Any premium(s) for such shall be paid by the Contractor.

28.8 Unless requested otherwise by the Board, Contractor and Contractor's insurer shall waive governmental immunity as defense and shall not use the defense of governmental immunity in the adjustment of claims or in the defense of any suit brought against the Board.

28.9 Any deductible or self-insured retention must be declared to, and approved by, the Board in writing. All deductibles or self-insured retentions are the sole responsibility of Contractor to pay and/or to indemnify the Board.

28.10 The Contractor agrees to provide proof of insurance in a manner acceptable to the Board and as set forth in this Section at the time of the closing of this Recipient Agreement. The Contractor agrees to provide proof of insurance acceptable to the Board and as set forth in Section 28(h) immediately upon procurement, but in any case no more than seven (7) Days from procurement.

SECTION 29
NOTICES

Except as otherwise provided in this Agreement, any notice or approval required or permitted to be given under this Agreement shall be in writing and shall be given by certified mail return receipt requested or by overnight delivery courier or such other means as may be agreed to by the parties in writing with a copy addressed to the party for whom it is intended as follows:

IF TO CONTRACTOR:
P.O Box 2419
Meriden, CT 06450
Attn: Eric Francis, CEO
eric@trifectaecosystems.com

IF TO THE BOARD:
Board of Education
165 Church St, New Haven, CT 06510
Attn: Robert McCain, Science Department Supervisor
robert.mccain@new-haven.k12.ct.us

With a copy to:
Office of the Corporation Counsel
City of New Haven
165 Church Street, 4th Floor
New Haven, Connecticut, 06510
Attn: Michael P. Bowler, Assistant Corporation Counsel
mbowler@newhavenct.gov

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SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Board and Contractor have executed this Agreement, and Contractor certifies that all representations made by Contractor are true and correct and that Contractor will abide by the terms and conditions of this Agreement.

CONTRACTOR

TRIFECTA ECOSYSTEMS, INC.

By:_____
Eric Francis
CEO

Date:_____

BOARD

CITY OF NEW HAVEN
BOARD OF EDUCATION

By: _____
Dr. OrLando Yarborough III
President

Date:_____

Approved for Form and Correctness

By: _____
Michael P. Bowler
Assistant Corporation Counsel

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ATTACHMENT A

Scope of Services

Project Budget

Compensation Schedule from Contract Funds

Quarterly Reporting

TRIFECTA ECOSYSTEMS, INC.

2025-CON-0174

ATTACHMENT A
STATEMENT OF
WORK
SCOPE OF SERVICES

I. Title and Contract Description: This Section I summarizes the purpose of the Contract, and includes a Contract title and description, and a list of funding sources. It is not intended to define the actual scope of work to be performed by the Contactor which is contained in Section II below.

The Contractor agrees to fulfill a Contract entitled: High School In the Community Connecticut Grown for Connecticut Kids Grant Proposal funded by the American Rescue Plan Act.

Through the work of this Contract, the Contractor shall establish a shipping container farm with a focus on 75% mushroom and 25% greens production to significantly enhance High School in the Community's farm-to-school program, providing students with a dynamic and comprehensive experience in advanced agricultural techniques, resonating with the school's theme of leadership and social justice.

As a result of this Contract, the Contractor shall enhance student engagement in sustainable agriculture, business management, and social entrepreneurship by the end of the 2026 school year with at least 75% of students demonstrating improved knowledge, skills, and awareness of social and environmental impacts. Additionally, the Contractor shall achieve operational and financial sustainability of the Weekly Harvest Micro Business program by December 2025, with a target of $5,000 in revenue and over 80% customer satisfaction emphasizing social enterprise aspects in business operations. A customer base of 50+ shall be established in the first year, focusing on quality, reliability, and educational/social value with a 70% retention rate, building strong, community-focused relationships.

II. Contract Amount, Completion Date and Tasks:

The Contract amount shall not exceed $250,000.00. The Contract shall be completed by April 14, 2026. The Contractor shall perform the Contract tasks at 175 Water St, New Haven, CT 06511.

Contractor is solely responsible for the performance of this Contract. Contractor shall monitor the performance of any subcontractors retained to assist with performance. Contractor shall ensure that any subcontract complies with the terms of this Contract.

A. Through completion of the following tasks, the Contractor shall formalize agreement with a Subcontractor to execute elements of this project.

Tasks

1. Complete execution of agreement with Subcontractor.

B. Through completion of the following tasks, the Contractor shall purchase a shipping container to grow food and promote farm to school programs in Connecticut and prepare the site for the shipping container.

Tasks

1. Contractor may utilize Subcontractor to purchase necessary materials and supplies and equipment including the shipping container, growing medium and supplies such as seeds, etc.
2. The purchase of one (1) shipping container with a Subcontractor shall be for the purpose of growing food to be dispersed and/or sold through established farm to school relationships.
3. Engage a Subcontractor to conduct site excavation, soil grading, and general preparation of the area where the shipping container shall be sited.
4. The Subcontractor shall cause to occur the preparation of a base and the installation of four supporting piers for the shipping container.

C. Through completion of the following tasks, the Contractor shall receive delivery of the shipping container.

Tasks

1. Engage a Subcontractor to provide the crane necessary to assist in the installation of the shipping container.
2. Take delivery of the shipping container from Subcontractor.

D. Through completion of the following tasks, the Contractor shall ensure the Subcontractor establishes electrical and water components of the shipping container to existing infrastructure.

Tasks

1. The Subcontractor shall cause to occur the electrical rough-in for shipping container.
2. The Subcontractor shall cause to occur the extension of plumbing and plumbing infrastructure for shipping container.
3. Install hydroponic system growing system within shipping container from Subcontractor.

E. Through completion of the following tasks, the Contractor shall begin operation of student training program such as Weekly Harvest Micro-Business.

Tasks

1. Develop lesson plans and curriculum for students on Weekly Harvest Micro-Business including milestones for activity development, community engagement, direct classroom support, and remote and onsite assistance.
2. Train on-site staff in running and operating the shipping container growing equipment, which may include training offered by the Subcontractor.

F. Through completion of the following tasks, the Contractor shall begin planting, monitoring, and harvesting crops within the shipping container.

Tasks

1. Begin production of produce at shipping container and retain data and information compiled on production and distribution as provided in Exhibit E.
2. Purchase seeds and other planting materials for use in the shipping container.
3. Develop and utilize a crop plan.

G. Through completion of the following tasks, the Contractor shall continually produce, harvest, and distribute and/or sell crops to farm to school initiatives from the shipping container.

Tasks

1. Plan, plant, grow, harvest, and distribute and/or sell crops through farm to school programming such as delivering to High School in the Community cafeteria.

H. Through completion of the following tasks, the Contractor shall maintain accurate records of all produce grown, harvested, and distributed and/or sold from the shipping container.

Tasks

1. Complete monthly report forms each month for submission with Mid-Project and Final Reports.
2. Keep records of crop plans, total number of plants, harvest, waste, and where and how harvested crops are distributed (sold, donated, and to what market?).

I. Through completion of the following tasks, the Contractor shall train the teachers at the school on lessons and implement shipping container lessons into the curriculum.

Tasks

1. Hold a teacher training on lesson plans created from initial planning in the shipping container.
2. Integrate initial lessons into on-going school curriculums.

J. Contractor Project Manager shall attend monthly meetings with DOAG Program Coordinator where Contractor shall report on the status of all tasks and provide other information or documentation as requested by DOAG.

K. Through completion of the following tasks, the Contractor shall track the number of students impacted and the

project outcomes and impacts as described here in the final report.

Tasks

1. The Contractor shall track and compile the following information:
    a. High School in the Community / City of New Haven Project Manager
    b. Subcontractor Project Manager
    c. Number of students engaged annually across all programs
    d. Number of students engaged in sustainable agriculture coursework annually
    e. Number of students engaged in business management and social entrepreneurship classes annually
    f. Pre- and post- assessment demonstrating improved knowledge, skills, and awareness of social and environmental impacts of students at least 75%.
    g. Progress and viability of Weekly Harvest Micro Business program.
        i. Were target dates met? Why or why not?
        ii. Was it successful? Why or why not?
        iii. Will it be utilized moving forward? Why or why not?
        iv. How much revenue was generated? Goal of $5,000
        v. How many customers were created? Goal of 50+
            1. What was the retention rate?

J. Timeline

Contract Task	Anticipated Completion
Tasks in Section II, A, Tasks 1	November 13, 2024
Tasks in Section II, B, Task 1	May 1, 2025
Tasks in Section II, C, Task 1-2	May 15, 2025
Tasks in Section II, D, Task 1-3	June 30, 2025
Tasks in Section II, E, Task 1-2	September 1, 2025
Tasks in Section II, F, Task 1-3	October 15, 2025
Tasks in Section II, G, Task 1-2	November 26, 2025
Tasks in Section II, H, Task 1-2	June 1, 2024 – March 15, 2026
Tasks in Section II, I, Task 1-2	June 17, 2025
Complete and submit Mid-Project reporting requirements in accordance with Exhibit E to DOAG staff.	July 15, 2025
Complete and submit Final reporting requirements in accordance with Exhibit E to DOAG staff.	March 13, 2026

PROJECT BUDGET
COMPENSATION SCHEDULE

The maximum amount payable under this Contract is **Two Hundred Fifty Thousand Dollars ($250,000.00).**

A. The payments by the Commissioner shall allow for use of funds to meet allowable financial obligations incurred in conjunction with this Contract, prior to expiration of this Contract, provided that the total sum of all payments shall not exceed the maximum Contract amount noted above.

B. Contract funds shall be paid only after successful completion of the project including verification by DOAG that the shipping container unit is installed and operating and submission of documentation to Program Coordinator of all necessary final reporting and invoicing as further described in Exhibit E below.

C. Excise, sales, and use taxes are an unallowable expenses and will not be reimbursed whether incurred by the Contractor or any subcontractors. Such expenses are entirely the responsibility of Contractor.

D. Following completion of the Contract to the Commissioner's satisfaction, the review and approval of a final report, final financial report, and associated documentation demonstrating that all the elements of Exhibit A have been met, final payment shall be issued.

1. Final payment shall only be processed and is contingent upon receipt of detailed invoices in accordance with Exhibit E below, with any required supporting documentation, subject to review and approval by DOAG.
2. Total sum of all payments shall not exceed the total Contract award.
3. Incomplete work shall not be reimbursed under this Contract.

E. All expenses and expense documentation associated with the total Contract costs, including match expenses (cash or in-kind) if applicable, shall accompany the final financial report to justify the eligible reimbursement amount. Such expense documentation shall include the following, as applicable:

1. Detailed/itemized invoices showing a zero balance.
2. Detailed/itemized invoices with proof of payment. Proof of payment may include a copy of a cancelled check, credit card payment, among others.
3. Timesheets showing hours worked for proof of expense eligibility.
4. Bills of Lading
5. COD receipts

F. Invoices from the Contractor to DOAG identifying the amount to be paid, must include the purchase order number, Contract title, dates and description of services covered by the invoice, and shall be submitted to:

Project Coordinator
Department of Agriculture
Bureau of Ag Development & Resource Conservation
450 Columbus Blvd., Suite 703
Hartford, CT 06103
Email: Hannah.carty@ct.gov

The final invoice shall be submitted to the Program Coordinator along with the final report and final financial report at least 30 days prior to Contract end date.

G. If the Contractor cannot complete the Contract, or expends less than the previously disbursed Contract amount, the Contractor shall reimburse DOAG for any funds received for incomplete work. Any overpayments must be refunded to the DOAG through a check made payable to "State of Connecticut" within 90 days after the Contract expiration date.

H. The ability to obtain Contract funds shall terminate on April 14, 2026.

I. Budget: The Contractor shall adhere to the budget below. The Contractor is responsible for supplying as many staff hours as may be necessary to meet the Contract work requirements. The Contractor shall maintain and keep internal records of staff time. DOAG reserves the right to request internal time records if necessary. See Exhibit B above: Payment Terms for additional information. Funds shall be distributed to the Contractor as outlined in Exhibit B: Payment Terms.

Expense Category	**Contract Funds**	**Total Cost**
Salary & Fringe	$4,963.65	$4,963.65
Subcontract/Consultant	$245,036.35	$245,036.35
Subtotal	$250,000.00	$250,000.00
	Contract Amount Not to Exceed: $ 250,000.00	**Total Amount: ($ 250,000.00)**

J. Budget Justification:

i. Salaries & Fringe:
   1. Teacher Stipends: Two (2) at $1,152.00 per year for 2 years = $4,608.00
   2. Fringe at 7.72% = $355.65

ii. Subcontract/Consultant = $245,036.35
   1. Services:
      a. Farm Technician = $49,000.00
   2. Rental of Equipment:
      a. Crane for the installation and delivery of the shipping container = $7,500.00
   3. Equipment:
      a. Purchase and delivery of shipping container = $116,950.00
   4. Subcontract/Consultant:
      a. Concrete and site prep subcontractor = $4,000.00
      b. Electrical subcontractor = $7,800.00
      c. Plumbing subcontractor = $3,500.00
      d. Training subcontractor = $22,000.00
   5. Materials & Supplies:
      a. Inoculated Mushroom Bags such as Oyster Mushrooms, 13 Pallets @ $1,150.00 per pallet = $14,950.00
      b. Inoculated Mushroom Bags such as Lions Mane Mushrooms, 7 pallets @ $1,530.05 per pallet = $10,710.35
   6. Seeding and Hydroponic Consumables such as seeds, planting materials, and necessary consumable items estimated budget $8,500.00.

ATTACHMENT C
FEDERAL PROVISIONS

1. APPLICABILITY OF PROVISIONS

1.1. The Agreement to which these Federal Provisions are attached has been funded, in whole or in part, with an Award of Federal funds. In the event of a conflict between the provisions of these Federal Provisions, the Special Provisions, the body of the Agreement, or any attachments or exhibits incorporated into and made a part of the Agreement, the provisions of these Federal Provisions shall control.

1.2. The State of Connecticut is accountable to Treasury for oversight of their subrecipients, including ensuring their subrecipients comply with the SLFRF statute, SLFRF Award Terms and Conditions, Treasury's Final Rule, and reporting requirements, as applicable.

1.3. Additionally, any subrecipient that issues a subaward to another entity (2nd tier subrecipient), must hold the 2nd tier subrecipient accountable to these provisions and adhere to reporting requirements.

1.4. These Federal Provisions are subject to the Award as defined in § 2 of these Federal Provisions, as may be revised pursuant to ongoing guidance from the relevant Federal or State of Connecticut agency or institutions of higher education.

2. DEFINITIONS

2.1. For the purposes of these Federal Provisions, the following terms shall have the meanings ascribed to them below.

2.1.1. "Award" means an award of Federal financial assistance, and the Agreement setting forth the terms and conditions of that financial assistance, that a non-Federal Entity receives or administers.

2.1.2. "Entity" means:

2.1.2.1. a Non-Federal Entity;

2.1.2.2. a foreign public entity;

2.1.2.3. a foreign organization;

2.1.2.4. a non-profit organization;

2.1.2.5. a domestic for-profit organization (for 2 CFR parts 25 and 170 only);

2.1.2.6. a foreign non-profit organization (only for 2 CFR part 170) only);

2.1.2.7. a Federal agency, but only as a Subrecipient under an Award or Subaward to a non-Federal entity (or 2 CFR § 200.1); or

2.1.2.8. a foreign for-profit organization (for 2 CFR part 170 only).

2.1.3. "Executive" means an officer, managing partner or any other employee in a management position.

2.1.4. "Expenditure Category (EC)" means the category of eligible uses as defined by the US Department of Treasury in "Appendix 1 of the Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available www.treasury.gov

2.1.5. "Federal Awarding Agency" means a Federal agency providing a Federal Award to a Recipient as described in 2 CFR § 200.1

2.1.6. "Grant" means the Agreement or Grant to which these Federal Provisions are attached.

2.1.7. "Grantee" means the party or parties identified as such in the Grant to which these Federal Provisions are attached.

2.1.8. "Non-Federal Entity means a State, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a Federal Award as a Recipient or a Subrecipient.

2.1.9. "Nonprofit Organization" means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

2.1.9.1. Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;

2.1.9.2. Is not organized primarily for profit; and

2.1.9.3. Uses net proceeds to maintain, improve, or expand the operations of the organization.

2.1.10. "OMB" means the Executive Office of the President, Office of Management and Budget.

2.1.11. "Pass-through Entity" means a non-Federal Entity that provides a Subaward to a Subrecipient to carry out part of a Federal program.

2.1.12. "Prime Recipient" means the Connecticut State agency or institution of higher education identified as the Grantor in the Grant to which these Federal Provisions are attached.

2.1.13. "Subaward" means an award by a Prime Recipient to a Subrecipient funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to the Subaward unless the terms and conditions of the Federal Award specifically indicate otherwise in accordance with 2 CFR § 200.101. The term does not include payments to a Contractor or payments to an individual that is a beneficiary of a Federal program.

2.1.14. "Subrecipient" or "Subgrantee" means a non-Federal Entity (or a Federal agency under an Award or Subaward to a non-Federal Entity) receiving Federal funds through a Prime Recipient to support the performance of the Federal project or program for which the Federal funds were awarded. A Subrecipient is subject to the terms and conditions of the Federal Award to the Prime Recipient, including program compliance requirements. The term does not include an individual who is a beneficiary of a federal program.

2.1.15. "System for Award Management (SAM)" means the Federal repository into which an Entity must enter the information required under the Transparency Act, which may be found at http://www.sam.gov. "Total Compensation" means the cash and noncash dollar value earned by an Executive during the Prime Recipient's or Subrecipient's preceding fiscal year (see 48 CFR § 52.204-10, as prescribed in 48 CFR § 4.1403(a)) and includes the following:

2.1.15.1. Salary and bonus;

2.1.15.2. Awards of stock, stock options, and stock appreciation rights, using the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2005) (FAS 123R), Shared Based Payments;

2.1.15.3. Earnings for services under non-equity incentive plans, not including group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of Executives and are available generally to all salaried employees;

2.1.15.4. Change in present value of defined benefit and actuarial pension plans;

2.1.15.5. Above-market earnings on deferred compensation which is not tax-qualified;

2.1.15.6. Other compensation, if the aggregate value of all such other compensation (e.g., severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the Executive exceeds $10,000.

2.1.16. "Transparency Act" means the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by § 6202 of Public Law 110-252.

2.1.17. "Uniform Guidance" means the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The terms and conditions of the Uniform Guidance flow down to Awards to Subrecipients unless the Uniform Guidance or the terms and conditions of the Federal Award specifically indicate otherwise.

2.1.18. "Unique Entity ID Number" means the twelve-character alphanumeric ID assigned to an entity by SAM.gov to uniquely identify a business entity.

3. COMPLIANCE

3.1. Grantee shall comply with all applicable provisions of the Transparency Act and the regulations issued pursuant thereto, all applicable provisions of the Uniform Guidance, and all applicable Federal Laws and regulations required by this Federal Award. Any revisions to such provisions or regulations shall automatically become a part of these Federal Provisions, without the necessity of either party executing any further instrument. The State of Connecticut, at its discretion, may provide written notification to Grantee of such revisions, but such notice shall not be a condition precedent to the effectiveness of such revisions.

3.2. Per US Treasury Final Award requirements, grantee programs or services must not include terms or conditions that undermine efforts to stop COVID-19 or discourage compliance with recommendations and CDC guidelines.

4. SYSTEM FOR AWARD MANAGEMENT (SAM) AND UNIQUE ENTITY IDENTIFIER (UEI) REQUIREMENTS

4.1. SAM. Grantee shall maintain the currency of its information in SAM until the Grantee submits the final financial report required under the Award or receives final payment, whichever is later. Grantee shall review and update SAM information at least annually after the initial registration, and more frequently if required by changes in its information.

4.2. UEI. Grantee shall provide its UEI number to its Prime Recipient, and shall update Grantee's information in SAM at least annually after the initial registration, and more frequently if required by changes in Grantee's information.

5. TOTAL COMPENSATION

5.1. Grantee shall include Total Compensation in SAM for each of its five most highly compensated Executives for the preceding fiscal year if:

5.1.1. The total Federal funding authorized to date under the Award is $30,000 or more; and

5.1.2. In the preceding fiscal year, Grantee received:

5.1.2.1. 80% or more of its annual gross revenues from Federal procurement Agreements and Subcontractors and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and

5.1.2.2. $30,000,000 or more in annual gross revenues from Federal procurement Agreements and Subcontractors and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and

5.1.2.3. 5.1.2.3 The public does not have access to information about the compensation of such Executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. §§ 78m(a), 78o(d) or § 6104 of the Internal Revenue Code of 1986.

6. REPORTING

6.1. If Grantee is a Subrecipient of the Award pursuant to the Transparency Act, Grantee shall report data elements to SAM and to the Prime Recipient as required in this Exhibit. No direct payment shall be made to Grantee for providing any reports required under these Federal Provisions and the cost of producing such reports shall be included in the Grant price. The reporting requirements in this Exhibit are based on guidance from the OMB, and as such are subject to change at any time by OMB. Any such changes shall be automatically incorporated into this Grant and shall become part of Grantee's obligations under this Grant.

7. **EFFECTIVE DATE AND DOLLAR THRESHOLD FOR FEDERAL REPORTING**

7.1. Reporting requirements in § 8 below apply to all awards made under SLFRF. If the total award is $50,000 and above, the award is subject to FFATA reporting which will be completed by UST.

7.2. The procurement standards in §9 below are applicable to new Awards made by Prime Recipient as of December 26, 2015. The standards set forth in §11 below are applicable to audits of fiscal years beginning on or after December 26, 2014.

8. **SUBRECIPIENT REPORTING REQUIREMENTS**

8.1. Grantee shall report as set forth below. Reports are expected to align with a single expenditure category (e.g., EC 2.34).

8.1.1. Grantee shall use the SLFRF Subrecipient Quarterly Report Workbook as referenced in Exhibit E to report to the Grantor.

EC 1 – Public Health

All Public Health Projects (1.1 through 1.14)

a) Description of structure and objectives
b) Description of relation to COVID-19
c) Identification of impacted and/or disproportionately impacted communities
d) Capital Expenditures
   i. Presence of capital expenditure in project
   ii. Total projected capital expenditure
   iii. Type of capital expenditure (from list of enumerated uses in Treasury guidance)
   iv. Written justification (Required when total project cost is $1 million or more)
   v. Labor reporting (Required when total project cost is $10 million or more)

COVID-19 Interventions and Mental Health (1.4, 1.11, 1.12, 1.13)

a) Amount of total project used for evidence-based programs
b) Evaluation plan description

COVID-19 Small Business Economic Assistance (1.8)

a) Number of small businesses served

COVID-19 Assistance to Non-Profits (1.9)

a) Number of non-profits served

COVID-19 Aid to Travel, Tourism, and Hospitality or Other Impacted Industries (1.10)

a) Sector of employer
b) Purpose of funds

EC 2 – Negative Economic Impacts

All Negative Economic Impacts Projects (2.1 through 2.37)

a) Description of project structure and objectives
b) Description of project's response to COVID-19
c) Identification of impacted and/or disproportionately impacted communities
d) Amount of total project used for evidence-based programs and description of evaluation plan *(not required for 2.5, 2.8, 2.21-2.24, 2.27-2.29, 2.31, 2.34-2.36)*
e) Capital Expenditures
   i. Presence of capital expenditure in project
   ii. Total projected capital expenditure
   iii. Type of capital expenditure (from list of enumerated uses in the Treasury guidance)
   iv. Written justification (Required when total project cost is $1 million or more)
   v. Labor reporting (Required when total project cost is $10 million or more)

Household Assistance (2.1, 2.3-2.8)

a) Number of households served

Assistance to Unemployed or Underemployed Workers (2.10)

a) Number of workers enrolled in sectoral job training programs
b) Number of workers completing sectoral job training programs
c) Number of people participating in summer youth employment programs

Healthy Childhood Environments (2.11-2.13)

a) Number of children served by childcare and early learning *(Federal guidance may change this requirement in July 2022)*
b) Number of families served by home visiting *(Federal guidance may change this requirement in July 2022)*

Education Assistance (2.14, 2.24-2.27)

a) National Center for Education Statistics ("NCES") School ID or NCES District ID
b) Number of students participating in evidence-based programs *(Federal guidance may change this requirement in July 2022)*

Housing Support (2.2, 2.15-2.18)

a) Number of people or households receiving eviction prevention services *(Federal guidance may change this requirement in July 2022)*
b) Number of affordable housing units preserved or developed *(Federal guidance may change this requirement in July 2022)*

Small Business Economic Assistance (2.29-2.33)

a) Number of small businesses served

Assistance to Non-Profits (2.34)

a) Number of non-profits served

Aid to Travel, Tourism, and Hospitality or Other Impacted Industries (2.35-2.36)

a) Sector of employer
b) Purpose of funds
c) If other than travel, tourism and hospitality (2.36) – description of hardship

EC 3 – Public Health – Negative Economic Impact: Public Sector Capacity

Payroll for Public Health and Safety Employees (EC 3.1)

a) Number of government FTEs responding to COVID-19

Rehiring Public Sector Staff (EC 3.2)

a) Number of FTEs rehired by governments

EC 4 – Premium Pay

All Premium Pay Projects

a) List of sectors designated as critical by the chief executive of the jurisdiction, if beyond those listed in the final rule
b) Numbers of workers served
c) Employer sector for all subawards to third-party employers
d) Written narrative justification of how premium pay is responsive to essential work during the public health emergency for non-exempt workers or those making over 150 percent of the state/county's average annual wage
e) Number of workers to be served with premium pay in K-12 schools

EC 5 – Infrastructure Projects

All Infrastructure Projects

a) Projected/actual construction start date (month/year)

b) Projected/actual initiation of operations date (month/year)
c) Location (for broadband, geospatial data of locations to be served)
d) Projects over $10 million
    i. Prevailing wage certification or detailed project employment and local impact report
    ii. Project labor agreement certification or project workforce continuity plan
    iii. Prioritization of local hires
    iv. Community benefit agreement description, if applicable

Water and sewer projects (EC 5.1-5.18)

a) National Pollutant Discharge Elimination System (NPDES) Permit Number (if applicable; for projects aligned with the Clean Water State Revolving Fund)
b) Public Water System (PWS) ID number (if applicable; for projects aligned with the Drinking Water State Revolving Fund)
c) Median Household Income of service area
d) Lowest Quintile Income of the service area

Broadband projects (EC 5.19-5.21)

a) Confirm that the project is designed to, upon completion, reliably meet or exceed symmetrical 100 Mbps download and upload speeds.
    i. If the project is not designed to reliably meet or exceed symmetrical 100 Mbps download and upload speeds, explain why not, and
    ii. Confirm that the project is designed to, upon completion, meet or exceed 100 Mbps download speed and between at least 20 Mbps and 100 Mbps upload speed, and be scalable to a minimum of 100 Mbps download speed and 100 Mbps upload speed.
b) Additional programmatic data will be required for broadband projects and will be defined in a subsequent version of the US Treasury Reporting Guidance, including, but not limited to *(Federal guidance may change this requirement in July 2022)*:
    i. Number of households (broken out by households on Tribal lands and those not on Tribal lands) that have gained increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, with the number of households with access to minimum speed standard of reliable 100 Mbps symmetrical upload and download and number of households with access to minimum speed standard of reliable 100 Mbps download and 20 Mbps upload
    ii. Number of institutions and businesses (broken out by institutions on Tribal lands and those not on Tribal lands) that have projected increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, in each of the following categories: business, small business, elementary school, secondary school, higher education institution, library, healthcare facility, and public safety organization, with the number of each type of institution with access to the minimum speed standard of reliable 100 Mbps symmetrical upload and download; and number of each type of institution with access to the minimum speed standard of reliable 100 Mbps download and 20 Mbps upload.
    iii. Narrative identifying speeds/pricing tiers to be offered, including the speed/pricing of its affordability offering, technology to be deployed, miles of fiber, cost per mile, cost per passing, number of households (broken out by households on Tribal lands and those not on Tribal lands) projected to have increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, number of households with access to minimum speed standard of reliable 100 Mbps

symmetrical upload and download, number of households with access to minimum speed standard of reliable 100 Mbps download and 20 Mbps upload, and number of institutions and businesses (broken out by institutions on Tribal lands and those not on Tribal lands) projected to have increased access to broadband meeting the minimum speed standards in areas that previously lacked access to service of at least 25 Mbps download and 3 Mbps upload, in each of the following categories: business, small business, elementary school, secondary school, higher education institution, library, healthcare facility, and public safety organization. Specify the number of each type of institution with access to the minimum speed standard of reliable 100 Mbps symmetrical upload and download; and the number of each type of institution with access to the minimum speed standard of reliable 100 Mbps download and 20 Mbps upload.

All Expenditure Categories

a) Program income earned and expended to cover eligible project costs

8.1.2. A Subrecipient shall report the following data elements to Prime Recipient no later than five calendar days after the end of the month following the month in which the Subaward was made.

8.1.2.1. Subrecipient UEI Number;

8.1.2.2. Subrecipient UEI Number if more than one electronic funds transfer (EFT) account;

8.1.2.3. Subrecipient parent's organization UEI Number;

8.1.2.4. Subrecipient's address, including: Street Address, City, State, Country, Zip + 4, and Congressional District;

8.1.2.5. Subrecipient's top 5 most highly compensated Executives if the criteria in §4 above are met; and

8.1.2.6. Subrecipient's Total Compensation of top 5 most highly compensated Executives if the criteria in §4 above met.

8.1.3. To Prime Recipient. A Subrecipient shall report to its Prime Recipient, the following data elements:

8.1.3.1. Subrecipient's UEI Number as registered in SAM.

8.1.3.2. Primary Place of Performance Information, including: Street Address, City, State, Country, Zip code + 4, and Congressional District.

8.1.3.3. Narrative identifying methodology for serving disadvantaged communities. See the "Project Demographic Distribution" section in the "Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available at www.treasury.gov. This requirement is applicable to all projects in Expenditure Categories 1 and 2.

8.1.3.4. Narrative identifying funds allocated towards evidenced-based interventions and the evidence base. See the "Use of Evidence" section in the "Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds" report available at www.treasury.gov. See section 8.1.1 for relevant Expenditure Categories.

8.1.3.5. Narrative describing the structure and objectives of the assistance program and in what manner the aid responds to the public health and negative economic impacts of COVID-19. This requirement is applicable to Expenditure Categories 1 and 2. For aid to travel, tourism, and hospitality or other impacted industries (EC 2.11-2.12), also provide the sector of employer, purpose of funds, and if not travel, tourism and hospitality a description of the pandemic impact on the industry.

8.1.3.6. Narrative identifying the sector served and designated as critical to the health and well-being of residents by the chief executive of the jurisdiction and the number of workers expected to be served. For groups of workers (e.g., an operating unit, a classification of worker, etc.) or, to the

extent applicable, individual workers, other than those where the eligible worker receiving premium pay is earning (with the premium pay included) below 150 percent of their residing state or county's average annual wage for all occupations, as defined by the Bureau of Labor Statistics Occupational Employment and Wage Statistics, whichever is higher, OR the eligible worker receiving premium pay is not exempt from the Fair Labor Standards Act overtime provisions, include justification of how the premium pay or grant is responsive to workers performing essential work during the public health emergency. This could include a description of the essential workers' duties, health or financial risks faced due to COVID-19 but should not include personally identifiable information. This requirement applies to EC 4.1, and 4.2.

8.1.3.7. For infrastructure projects (EC 5) or capital expenditures in any expenditure category, narrative identifying the projected construction start date (month/year), projected initiation of operations date (month/year), and location (for broadband, geospatial location data).

8.1.3.7.1. For projects over $10 million:

8.1.3.7.1.1. Certification that all laborers and mechanics employed by Contractors and Subcontractors in the performance of such project are paid wages at rates not less than those prevailing, as determined by the U.S. Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code (commonly known as the "Davis-Bacon Act"), for the corresponding classes of laborers and mechanics employed on projects of a character similar to the Agreement work in the civil subdivision of the State (or the District of Columbia) in which the work is to be performed, or by the appropriate State entity pursuant to a corollary State prevailing-wage-in-construction law (commonly known as "baby Davis-Bacon Act"). If such certification is not provided, a recipient must provide a project employment and local impact report detailing (1) the number of employees of Contractors and sub-contractors working on the project; (2) the number of employees on the project hired directly and hired through a third party; (3) the wages and benefits of workers on the project by classification; and (4) whether those wages are at rates less than those prevailing. Recipients must maintain sufficient records to substantiate this information upon request.

8.1.3.7.1.2. A Subrecipient may provide a certification that a project includes a project labor agreement, meaning a pre-hire collective bargaining agreement consistent with section 8(f) of the National Labor Relations Act (29 U.S.C. § 158(f)). If the recipient does not provide such certification, the recipient must provide a project workforce continuity plan, detailing: (1) how the Subrecipient will ensure the project has ready access to a sufficient supply of appropriately skilled and unskilled labor to ensure high-quality construction throughout the life of the project; (2) how the Subrecipient will minimize risks of labor disputes and disruptions that would jeopardize timeliness and cost-effectiveness of the project; and (3) how the Subrecipient will provide a safe and healthy workplace that avoids delays and costs associated with workplace illnesses, injuries, and fatalities; (4) whether workers on the project will receive wages and benefits that will secure an appropriately skilled workforce in the context of the local or regional labor market; and (5) whether the project has completed a project labor agreement.

8.1.3.7.1.3. Whether the project prioritizes local hires.

8.1.3.7.1.4. Whether the project has a Community Benefit Agreement, with a description of any such agreement.

8.1.4. Subrecipient also agrees to comply with any reporting requirements established by the US Treasury, and the State of Connecticut Office of Policy and Management. The State of Connecticut may need additional reporting requirements after this agreement is executed. If there are additional reporting requirements, the State will provide notice of such additional reporting requirements via an amendment.

9. PROCUREMENT STANDARDS

9.1. Procurement Procedures. A Subrecipient shall use its own documented procurement procedures which reflect applicable State, local, and Tribal laws and applicable regulations, provided that the procurements conform to applicable Federal law and the standards identified in the Uniform Guidance, including without limitation, 2 CFR §§ 200.318 through 200.327 thereof.

9.2. Domestic preference for procurements (2 CFR § 200.322). As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all Agreements and purchase orders for work or products under this award.

9.3. Procurement of Recovered Materials. If a Subrecipient is a State Agency or an agency of a political subdivision of the State, its Contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency ("EPA") at 40 CFR part 247, that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

10. ACCESS TO RECORDS

10.1. A Subrecipient shall permit Prime Recipient and its auditors to have access to Subrecipient's records and financial statements as necessary for Recipient to meet the requirements of 2 CFR § 200.332 (Requirements for pass-through entities), 2 CFR 200.300 (Statutory and national policy requirements) through 2 CFR § 200.309 (Period of performance), and Subpart F-Audit Requirements of the Uniform Guidance.

11. SINGLE AUDIT REQUIREMENTS

11.1. If a Subrecipient expends $750,000 or more in Federal Awards during the Subrecipient's fiscal year, the Subrecipient shall procure or arrange for a single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the federal Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507). 2 CFR § 200.501.

11.1.1. Election. A Subrecipient shall have a Single Audit conducted in accordance with Uniform Guidance 2 CFR § 200.514 (Scope of audit), except when it elects to have a program-specific audit conducted in accordance with 2 CFR § 200.507 (Program-specific audits). The Subrecipient may elect to have a program-specific audit if Subrecipient expends Federal Awards under only one Federal program (excluding research and development) and the Federal program's statutes, regulations, or the terms and conditions of the Federal award do not require a financial statement audit of Prime Recipient. A program-specific audit may not be elected for research and development unless all of the Federal Awards expended were received from Recipient and Recipient approves in advance a program-specific audit.

11.1.2. Exemption. If a Subrecipient expends less than $750,000 in Federal Awards during its fiscal year, the Subrecipient shall be exempt from Federal audit requirements for that year, except as noted in 2 CFR § 200.503 (Relation to other audit requirements), but records shall be available for review or audit by appropriate officials of the Federal agency, the State, and the Government Accountability Office.

11.1.3. Subrecipient Compliance Responsibility. A Subrecipient shall procure or otherwise arrange for the audit required by Subpart F of the Uniform Guidance and ensure it is properly performed and submitted when due in accordance with the Uniform Guidance. Subrecipient shall prepare appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with 2 CFR § 200.510 (Financial statements) and provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required by Uniform Guidance Subpart F-Audit Requirements.

12. GRANT PROVISIONS FOR SUBRECIPIENT AGREEMENTS

12.1. In addition to other provisions required by the Federal Awarding Agency or the Prime Recipient, Grantees that are Subrecipients shall comply with the following provisions. Subrecipients shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Grant.

12.1.1. [Applicable to federally assisted construction Agreements.] Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all Agreements that meet the definition of "federally assisted construction Agreement" in 41 CFR Part 60-1.3 shall include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, Office of Federal Agreement Compliance Programs, Equal Employment Opportunity, Department of Labor.

12.1.2. [Applicable to on-site employees working on government-funded construction, alteration and repair projects.] Davis-Bacon Act. Davis-Bacon Act, as amended (40 U.S.C. §§ 3141-3148).

12.1.3. Rights to Inventions Made Under a grant or agreement. If the Federal Award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the Prime Recipient or Subrecipient wishes to enter into an Agreement with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Prime Recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Agreements and Cooperative Agreements," and any implementing regulations issued by the Federal Awarding Agency.

12.1.4. Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. §§ 1251-1387), as amended. Agreements and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal awardees to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).

12.1.5. Debarment and Suspension (Executive Orders 12549 and 12689). An award or contract (see 2 CFR § 180.220) must not be made to parties listed on the government wide exclusions in SAM, in accordance with the OMB guidelines at 2 CFR § 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

12.1.6. Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal Agreement, grant or any other award covered by 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

12.1.7. Never Agreement with the enemy (2 CFR § 200.215). Federal awarding agencies and recipients are subject to the regulations implementing "Never Agreement with the enemy" in 2 CFR part 183. The regulations in 2 CFR part 183 affect covered Agreements, grants and cooperative agreements that are expected to exceed $50,000 within the period of performance, are performed outside the United States and its territories, and are in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.

12.1.8. Prohibition on certain telecommunications and video surveillance services or equipment (2 CFR § 200.216). Grantee is prohibited from obligating or expending loan or Grant Funds on certain telecommunications and video surveillance services or equipment pursuant to 2 CFR § 200.216.

12.1.9. Title VI of the Civil Rights Act. The Subgrantee, Contractor, Subcontractor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d, *et seq.*), as implemented by the Department of Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S. C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CRF Part 22, and herein incorporated by reference and made part of this Agreement or agreement.

13. CERTIFICATIONS

13.1. Subrecipient Certification. Subrecipient shall sign a "State of Connecticut Agreement with Recipient of Federal Recovery Funds" Certification Form in **Exhibit D** and submit to State Agency with signed grant agreement.

13.2. Unless prohibited by Federal statutes or regulations, Prime Recipient may require Subrecipient to submit certifications and representations required by Federal statutes or regulations on an annual basis. 2 CFR § 200.208. Submission may be required more frequently if Subrecipient fails to meet a requirement of the Federal award. Subrecipient shall certify in writing to the State at the end of the Award that the project or activity was completed or the level of effort was expended. 2 CFR § 200.201(3). If the required level of activity or effort was not carried out, the amount of the Award must be adjusted.

14. EXEMPTIONS

14.1. These Federal Provisions do not apply to an individual who receives an Award as a natural person, unrelated to any business or non-profit organization he or she may own or operate in his or her name.

14.2. A Grantee with gross income from all sources of less than $300,000 in the previous tax year is exempt from the requirements to report Subawards and the Total Compensation of its most highly compensated Executives.

15. EVENT OF DEFAULT AND TERMINATION

15.1. Failure to comply with these Federal Provisions shall constitute an event of default under the Grant and the State of Connecticut may terminate the Grant upon thirty (30) calendar days prior written notice if the default remains uncured five calendar days following the termination of the thirty (30) day notice period. This remedy will be in addition to any other remedy available to the State of Connecticut under the Grant, at law or in equity.

15.2. Termination (2 CFR § 200.340). The Federal Award may be terminated in whole or in part as follows:

15.2.1. By the Federal Awarding Agency or Pass-through Entity, if a Non-Federal Entity fails to comply with the terms and conditions of a Federal Award;

15.2.2. By the Federal awarding agency or Pass-through Entity, to the greatest extent authorized by law, if an award no longer effectuates the program goals or agency priorities;

15.2.3. By the Federal awarding agency or Pass-through Entity with the consent of the Non-Federal Entity, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated;

15.2.4. By the Non-Federal Entity upon sending to the Federal Awarding Agency or Pass-through Entity written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the Federal Awarding Agency or Pass-through Entity determines in the case of partial termination that the reduced or modified portion of the Federal Award or Subaward will not accomplish the purposes for which the Federal Award was made, the Federal Awarding Agency or Pass-through Entity may terminate the Federal Award in its entirety; or

15.2.5. By the Federal Awarding Agency or Pass-through Entity pursuant to termination provisions included in the Federal Award.

ATTACHMENT C
CONTRACTOR TERMS

1) Subrecipients shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Grant:
   a) [Applicable to federally assisted construction Agreements.] Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all Agreements that meet the definition of "federally assisted construction Agreement" in 41 CFR Part 60-1.3 shall include the equal opportunity clause provided under 41 CFR § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, Office of Federal Agreement Compliance Programs, Equal Employment Opportunity, Department of Labor.
   b) [Applicable to on-site employees working on government-funded construction, alternation, and repair projects.] Davis-Bacon Act. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148).
   c) Rights to Inventions Made Under a grant or agreement. If the Federal Award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the Prime Recipient or Subrecipient wishes to enter into an Agreement with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Prime Recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Agreements and Cooperative Agreements," and any implementing regulations issued by the Federal Awarding Agency.
   d) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended. Agreements and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal awardees to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).
   e) Debarment and Suspension (Executive Orders 12549 and 12689). An award or contract (see 2 CFR § 180.220) must not be made to parties listed on the government wide exclusions in SAM, in accordance with the OMB guidelines at 2 CFR § 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
   f) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or

organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal Agreement, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

g) Never Agreement with the enemy (2 CFR § 200.215). Federal awarding agencies and recipients are subject to the regulations implementing "Never Agreement with the enemy" in 2 CFR part 183. The regulations in 2 CFR part 183 affect covered Agreements, grants and cooperative agreements that are expected to exceed $50,000 within the period of performance, are performed outside the United States and its territories, and are in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.

h) Prohibition on certain telecommunications and video surveillance services or equipment (2 CFR § 200.216). Grantee is prohibited from obligating or expending loan or Grant Funds on certain telecommunications and video surveillance services or equipment pursuant to 2 CFR 200.216.

i) Title VI of the Civil Rights Act. The Subgrantee, Contractor, Subcontractor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d, *et seq.*), as implemented by the Department of Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S. C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CRF Part 22, and herein incorporated by reference and made part of this Agreement or agreement.

Compensation Schedule and Quarterly Reporting

The Funds to be made available to Contractor pursuant to this Agreement shall be **Two Hundred and Forty-Five Thousand, Thirty-Six Dollars and Thirty-Seven Cents ($245,036.37)**, from City fund **25606511-56697-0066**, through Purchase Order **96509304-004**, which Funds shall be used by Contractor solely in accordance with this Agreement and the Contractor's Scope of Services.

The terms, conditions, and payment schedule for the Contractor are set forth in Attachment A.

The Contractor shall prepare Quarterly Reports on Attachments B and C and deliver them to the Board in accordance with the provisions of Section 10 of this Agreement. "Quarterly" shall mean not later than the fifteenth day of the following end of each fiscal quarter (i.e. January 15, April 15, July 15, and October 15). In accordance with Section 10.1, the Contractor shall provide to the Board any additional data, information, and documentation that the Board requests either to assist the Board in reimbursing the Contractor or to assist the Board in its reporting requirements.

ATTACHMENT B

This form is required only for agreements exceeding $100,000 -

31 CFR Part 21 – New Restrictions on Lobbying - CERTIFICATION REGARDING LOBBYING The undersigned certifies, to the best of their knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, contract, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, contract, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the contract documents for all subcontracts, at all tiers (including subcontracts, subcontracts, and contracts under contracts, loans, and cooperative agreements), and that all contractors shall certify and disclose accordingly.

4. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure. Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, Contractor understands and agrees that the provisions of 31 U.S.C. Ch. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____ Date: _____

Signature of Contractor's authorized official

_____

(Print name of person signing above)

_____

(Print title of person signing above)

ATTACHMENT C

City of New Haven
Office of Management and Budget
Justin M. Elicker, Mayor

AMERICAN RESCUE PLAN ACT (ARPA) QUARTERLY PERFORMANCE REPORT CONTRACTOR FORM

State, territorial, metropolitan city, county, Tribal governments, and Non-Entitlement Units that receive funding from the State and Local Fiscal Recovery Funds Programs are required to meet compliance and reporting responsibilities. This ensures an equitable, transparent, and responsible recovery for all Americans. Contractors who are awarded funding through the American Rescue Plan are required to provide quarterly data pertaining to the program for which they are awarded. Please note, the City may request additional information outside of this report per the Department of Treasury guidance and the Contractor is required to comply.

SECTION 1-SUMMARY OF CONTRACTOR INFORMATION:

Legal Name	
Address Line 1	
Address Line 2	
Address Line 3	
City	
Zip	
State	
Point of Contact Name & Email Address	
Is the Contractor registered in SAM.gov? (Enter "Yes" or "No"	Choose an item.
If yes, please provide SAM Unique Entity ID	
If no	
1. In the preceding fiscal year, did the recipient receive 80% or more of its annual gross revenue from federal funds?	Choose an item.
2. In the preceding fiscal year, did the recipient receive $25 million or more of its annual gross revenue from federal funds?	Choose an item.
3. Is the "total compensation" for the organization's five highest paid officers publicly listed or otherwise listed in SAM.gov?	Choose an item.

City of New Haven
Office of Management and Budget
Justin M. Elicker, Mayor

If your cumulative award was **greater than $50,000**, please fill out section 2A. If your cumulative award was **less than $50,000**, please fill out section 2B. **The Contractor should only fill out either 2A or 2B. Section 2C is required for both cumulative award amount types (<$50K, >$50K)**

SECTION 2A-PLEASE PROVIDE GENERAL INFORMATION FOR EACH OR DIRECT PAYMENT OF FEDERAL FUNDING GREATER THAN $50,000 PROVIDED UNDER THIS PROGRAM. YOU WILL NEED TO PROVIDE DETAILED INFORMATION ON THE AMOUNT, DATE, PERIOD AND PLACE OF PERFORMANCE, AND A BRIEF DESCRIPTION OF THE OR DIRECT PAYMENT AND ITS UNDERLYING ELIGIBLE USE. IN ADDITION, YOU WILL ALSO ASSOCIATE THE OR DIRECT PAYMENT WITH THE RELEVANT PROJECT/FAIN AND CONTRACTOR.ECTION 2A-SUMMARY OF ARPA INFORMATION:

Number *(provided by the City)*	
Type	Choose an item.
Amount (Obligation)	
Date	
Period of Performance Start	
Period of Performance End	
Quarterly Reporting Period	
Place of Performance Address 1	
Place of Performance Address 2	
Place of Performance Address 3	
Place of Performance City	
Place of Performance State	
Place of Performance Zip+4	

SECTION 2B-SUMMARY OF ARPA INFORMATION:

City of New Haven
Office of Management and Budget
Justin M. Elicker, Mayor

For disbursements **less than $50,000**, please provide the aggregate expenditures and obligations for the current reporting period and total to date. Your organization must assign project and identifiers to each aggregate expenditure.

Project Name*	
Project Identification Number	
Type (Aggregates)	
Project Expenditure Category**	
Total Period Expenditure Amount	
Total Period Obligation Amount	
Period of Performance Start	
Period Performance End	
Quarterly Reporting Period	

SECTION 2C-PROJECT OBLIGATIONS, EXPENDITURES, AND STATUS:

For both cumulative awards greater than $50,000 and less than $50,000: once a project is entered into the Treasury Portal, the recipient will be able to report on the project's obligations and expenditures. Recipients will be asked to report:

Cumulative Obligation	
Cumulative Expenditure	
Project Status	Choose an item.
Program Income Earned (if applicable)	
Program Income Expended (if applicable)	

City of New Haven
Office of Management and Budget
Justin M. Elicker, Mayor

SECTION 3-PROJECT DESCRIPTION

Brief description of and its underlying eligible use (750 characters):
A description of the overall and expected outputs and outcomes or results of the funded , including significant deliverables and, if appropriate, associated units of measure. The purpose and outcomes or results should be stated in terms that allow an understanding that the constitutes an eligible use of funds.

**Projects are defined as a grouping of closely related activities that together are intended to achieve a specific goal or are directed toward a common purpose.*

*** Assigned by the City of New Haven at onset of program.*

OVERALL PROJECT DEMOGRAPHICS:

Race:	Total Served
Asian	
Black (not of Hispanic origin)	
Hispanic or Latino	
Native Hawaiian or Other Pacific Islander	
American Indian or Alaska Native	
White (not of Hispanic origin)	
Total	

**please refer to Appendix A, Demographic Descriptions for definitions (Source: City of New Haven Equal Opportunity Information)*

Ethnicity:	Total Served
Hispanic	
Not Hispanic	
Total	

Income Level by Area Median Income*:	Total Served
Less than 30% AMI	
31-50% AMI	
51-80% AMI	
Greater than 81% AMI	
Total	

**please refer to the attached 2021 New Haven-Meriden, CT HUD Metro FMR Area for Income Limits*

Age:	Total Served
Under 17	
18-24	
24-40	
Over 41	
Total	

Gender Identity:	Total Served
Male	
Female	
Non-Binary	
Client refused	
Data not collected	
Total	

ATTACHMENT D

City of New Haven
Office of Management and Budget
Justin M. Elicker, Mayor

PROHIBITIONS VERIFICATION:

By checking these boxes, the [NAME REVIEWING PERSONNEL HERE] attests that the statements are true.

- ☐ Project does not contravene the statutory purpose of ARP, including program, service, or capital expenditure that includes a term or condition that undermines efforts to stop the spread of COVID-19
- ☐ No Conflict of Interest
- ☐ Complies with all state and federal laws and local ordinance
- ☐ No pension fund deposit
- ☐ No borrowings or debt service
- ☐ No financial reserves

CERTIFICATION

_____

Name

098	City of New Haven Risk Template (rev. 04/2022)

Construction / Service / Repair & On Calls | Basic

Standard Construction Service On Call work, no Professional or Pollution

Contractor/Vendor shall agree to always maintain in force during the contract the following minimum coverage and shall name the City of New Haven as an Additional Insured (1) on a primary and non-contributory basis to all policies except Workers Compensation and Professional Liability. All policies, except Professional Liability, should also include a Waiver of Subrogation. (1). Insurance shall be written with Carriers approved in the State of Connecticut and with a minimum AM Best's rating of "A-"VIII.

		Minimum Limits (dollar amount indicates required minimum)	Additional Insured (Y indicates required)	Waiver of Subrogation (Y indicates required)
General Liability				
	Each Occurrence	$1,000,000	Y	Y
	Combined Aggregate	$2,000,000	Y	Y
	Products/Completed Operations Aggregate	$2,000,000	Y	Y
	Abuse & Molestation	*		
Auto Liability (includes all owned, hired & non-owned autos	Combined Single Limit Each accident including endorsements			
Excess/Umbrella Liability				
	Each Occurrence			
	Combined Aggregate			
Workers' Compensation & Employers' Liability (EL)	Statutory Limits			
	EL EACH			
	EL DISEASE			
	EL POLICY			
Professional Liability				
Pollution Liability				
Cyber Liability				
Medical Malpractice				
Garage Keepers Liability				
Drone Liability				

If any policy is written on a "Claims Made" basis, the policy must be continually renewed for a minimum of two years from the completion date of this contract. If the policy is replaced and/or the retroactive date is changed, then the expiring policy must be endorsed to extend the reporting period for claims for the policy in effect during the contract for two) years from the completion date.

Original, completed Certificates of Insurance must be presented to the City of New Haven via Certificial prior to contract issuance. Contractor/Vendor agrees to provide replacement/renewal certificates at least 30 days prior to the expiration date of the policies. Should any of the polices be cancelled, limits reduced, or coverage altered, 30 days written notice must be given to the City.

Notes

(1) Additional Insured & Waiver of Subrogation boxes must be checked off on the COI.
(2) *If contractor/vendor will be providing a service in proximity or serving youth under the age of 21, Abuse and Molestation coverage must be included.
(3) City of New Haven is the Certificate holder and the additional insured.

City of New Haven
200 Orange Street Rm 301
New Haven, CT 06510

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026

Submitted by: Science Supervisor

REPORT: 1680-08
ADVICE: Approval

BACKGROUND:
This request for approval by the Board of Alders would authorize an agreement with Trifecta Ecosystems – Connecticut Department of Agriculture, CT Grown for CT Kids Program for High School in the Community.

The service would support the installation of a climate-controlled shipping-container mushroom farm at a district high school located within **High School in the Community**. This innovative project is designed to provide students with authentic, hands-on learning experiences centered on agriculture, sustainability, nutrition, and entrepreneurship, while also strengthening career and technical pathways within the district.

The initiative is designed to align with the mission of High School in the Community. It aims to transform an underutilized space into a productive, revenue-generating learning environment where students engage directly in food production, environmental stewardship, and small-business operations.

The mushroom container farm will serve as a living laboratory, exposing students to modern agricultural practices—including controlled-environment agriculture, hydroponic and aquaponic systems, and traditional growing methods—while reinforcing science, technology, engineering, and math skills. Students will gain real-world experience in cultivation, data collection, quality control, logistics, and sustainability planning.

Central to this initiative is the integration of the **Weekly Harvest Micro-Business Experience**, which enables students to participate in the full farm-to-market cycle. Through this model, students will learn budgeting, marketing, workforce collaboration, and customer engagement, developing essential skills that prepare them for postsecondary education and careers in agriculture, bioscience, food systems, and entrepreneurship.

The shipping container farm would be implemented in partnership with Trifecta Ecosystems Inc., the vendor as presented. Trifecta Ecosystems, Inc. specializes in modular, controlled-environmental agriculture systems designed for educational and community-based settings.

Note: Upon investigation of this item staff learned that this project has already been implemented but ARPA funds have not yet been fully expected for related project charges. This approval is required to complete the administration of the project.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

Economic Opportunities for All

Goal 1: Connect New Haven's workers to good jobs and economic opportunities in the City.

- Strategy 1.1: Support and expand workforce development and job placement programs and continue to coordinate with those programs to develop new training pathways.
- Strategy 1.4: Promote vocational training opportunities for local youth in New Haven's most competitive and emerging industry sectors.

Goal 2: Strengthen New Haven's position as a regional employment center by building on economic strengths across multiple sectors.

- Strategy 2.7: Enrich and contribute to innovation by supporting food-based business, craft products and cultural equity.

Climate & Ecological Connections

Goal 5: Expand farming and gardening opportunities for all.

- Strategy 5.5: Increase access to information, resources, and opportunities related to food and agriculture.

Civic Services & Experiences

Goal 10: Improve quality and use of school buildings to better meet the needs of students and the community.

- Strategy 10.3: Improve schools to better support community engagement and provide multi-use spaces.

Per the applicant, this project represents a strategic investment in workforce development, sustainability, and student engagement. By aligning innovative agricultural education with economic and community impact, the shipping-container mushroom farm advances the City's goals of expanding green workforce opportunities while creating meaningful, career-connected learning experiences for New Haven students. Authorization of the agreement with Trifecta Ecosystems would enable High School in the Community to achieve these goals.

The City Plan Commission recommends the following:

- That the applicant submit a site plan to City Plan staff for review
- That the applicant reaches out to the building department for review of building code requirements
- Clarification of whether this shipping container and associated programming is temporary or will be a permanent fixture at High School in the Community

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

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

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

Agenda Date: **Version:** 3 **Status:** Passed as Amended

In Control: Board of Alders **File Type:** Order

WHEREAS, as part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station, with a ground-source heat pump to serve as the station's primary source of heating and cooling;

WHEREAS, in the competitive nationwide CPRG solicitation, the City's proposal was selected;

WHEREAS, a key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects;

WHEREAS, the City's proposal will receive $9,471,615 in funding from EPA to pay for the portion of the project costs that would not be eligible for reimbursement through incentives available for geothermal projects from Energize CT and the Inflation Reduction Act (IRA);

WHEREAS, the City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage and apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410;

WHEREAS, the City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement;

WHEREAS, through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing at a 3% interest rate and conventional financing rate of 4.25%;

WHEREAS, interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act and utility incentives for its share project costs;

WHEREAS, bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling;

WHEREAS, this system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven that the Mayor, is authorized to borrow up to $7,114,410 in bridge loan financing from the Connecticut

Green Bank with an interest rate of up to four and one quarter percent (4.25%), a term of up to four (4) years and an option to extend the agreement on the same terms for up to two (2) one (1) year periods. The Mayor is also authorized to execute such documentation as is necessary to complete the transaction, including, without limitation, multiyear agreements and agreements including the provision of indemnification.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 26, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Steven Winter, Executive Director of the Office of Climate & Sustainability

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERSAUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

Comments: MOTION TO AMEND Legistar File ID: LM-2024-0572

To fund the loan, the City and the Green Bank had planned to rely on funding from the US Environmental Protection Agency's Greenhouse Gas Reduction Fund (GGRF). This funding would have allowed the City an interest rate of 3% but the federal administration has moved to terminate the GGRF. In the event that litigation is not successful in unfreezing the funds, the City will be required to utilize the Green Bank's conventional financing, which has an interest rate of 4.25%. Thus this motion to amend seeks to reflect this possibility.

Coordinator's Signature:

Controller's Signature (if grant):

Mayor's Office Signature:



Docusign Envelope ID: 07CC75F5-64D2-4C2A-82C5-445202C0CEC4

CITY OF NEW HAVEN

Justin Elicker, Mayor

OFFICE OF CLIMATE AND SUSTAINABILITY
165 Church St, 2nd Floor
New Haven, CT 06510
Phone: (475) 331-3769

March 26th, 2026

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

RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM (LM-2024-0572)

Dear President Walker-Myers:

The Office of Climate and Sustainability is requesting to amend an Order previously adopted concerning the authorization of the City to enter into a bridge loan agreement with the Connecticut Green Bank to finance the construction of the City's networked geothermal system serving Union Station and the first phase of the Union Square development.

Order LM 2024-0572 was favorably recommended by the City Services and Environmental Policy Committee on October 8th, 2024 and approved by the Board of Alders on November 7th, 2024.

To fund the loan, the City and the Green Bank had planned to rely on funding from the US Environmental Protection Agency's Greenhouse Gas Reduction Fund (GGRF). This funding would have allowed the City to access an interest rate of 3% but the federal administration has moved to terminate the GGRF. In the event that litigation is not successful in unfreezing the GGRG funds, the City will be required to utilize the Green Bank's conventional financing, which has an interest rate of 4.25%. While this interest rate is higher than the GGRF rate, due to the compression of our construction schedule the overall financing cost is estimated to be similar to the original projection.

Therefore we respectfully request your honorable Board's favorable action on the attached amended Order (LM 2024-0572), which will allow the project to close its construction financing and proceed with bidding and contractor selection for the geothermal ground loop.

Thank you for your consideration of this matter. If you have any questions or concerns, please feel free to contact me at (475) 331-3769.

Docusign Envelope ID: 07CC75F5-64D2-4C2A-82C5-445202C0CEC4

Respectfully submitted,

DocuSigned by:



DE3CF52C7E60461...

Steven Winter

Executive Director

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

..body
WHEREAS, as part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station, with a ground-source heat pump to serve as the station's primary source of heating and cooling;

WHEREAS, in the competitive nationwide CPRG solicitation, the City's proposal was selected;

WHEREAS, a key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects;

WHEREAS, the City's proposal will receive $9,471,615 in funding from EPA to pay for the portion of the project costs that would not be eligible for reimbursement through incentives available for geothermal projects from Energize CT and the Inflation Reduction Act (IRA);

WHEREAS, the City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage and apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410;

WHEREAS, the City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement;

WHEREAS, through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing at a 3% interest rate and conventional financing rate of 4.25%;

WHEREAS, interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act and utility incentives for its share project costs;

WHEREAS, bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling;

WHEREAS, this system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven that the Mayor, is authorized to borrow up to $7,114,410 in bridge loan financing from the Connecticut Green Bank with an interest rate of up to four and one quarter percent (4.25%), a term of up to four (4) years and an option to extend the agreement on the same terms for up to two (2) one (1) year periods. The Mayor is also authorized to execute such documentation as is necessary to complete

the transaction, including, without limitation, multiyear agreements and agreements including the provision of indemnification.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **March 26, 2026**

FROM: Department/Office Office of Climate and Sustainability

Person Steven Winter Telephone 475-331-3769

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:

Title of the Legislation

ORDER OF THE NEW HAVEN BOARD OF ALDERSAUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

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 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:	March 26, 2026		
FROM (Dept.):	Office of Climate and Sustainability		
CONTACT:	Steven Winter, Executive Director	**PHONE**	(475) 331-3769

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERSAUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	N/A			
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time	**$71,114**			
3. Annual	**$263,516**			

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

NO	X
YES	

1. One-time

2. Annual

Other Comments: The City will utilize a $7,114,410 bridge loan with a 4 year term and a 3% interest rate to borrow funds from the Connecticut Green Bank (CTGB). A 3 year period is anticipated to complete the construction of the project, obtain reimbursement from Energize CT and the federal government, and repay the principal to the CTGB. There is a one-time facility fee of $71,114.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: September 13th, 2024

Meeting Submitted For: September 16th, 2024

Regular or Suspension Agenda: Regular

Submitted By: Steven Winter, Executive Director of Climate & Sustainability

Title of Legislation:

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

Comments: Legistar File ID: LM-2024-0572

Coordinator's Signature:



Controller's Signature (if grant):

Mayor's Office Signature:



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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

CITY OF NEW HAVEN

Justin Elicker, Mayor

OFFICE OF CLIMATE AND SUSTAINABILITY
165 Church St, 2nd Floor
New Haven, CT 06510
Phone: (475) 331-3769

September 13th, 2024

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

RE: ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM

Dear Honorable Tyisha Walker-Myers,

As part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station with a ground-source heat pump to serve as the station's primary source of heating and cooling. In addition to shifting Union Station away from on-site fossil fuel use, the proposed networked geothermal system would also provide geothermal capacity for space conditioning and domestic hot water to an estimated 1,000 units of new residential construction to be built across the street from the station at the new development planned by Elm City Communities.

Following a highly competitive nationwide request for proposals, the City's proposal to EPA was selected for funding through CPRG. A key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects. The City's proposal will receive $9,471,615 in funding from EPA to pay for the portion of the project costs that would not be eligible for reimbursement through incentives available for geothermal projects from Energize CT and the Inflation Reduction Act (IRA). The City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage/apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410.

The City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement. Through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing

at a 3% interest rate. The City anticipates needing a bridge loan with a 4 year term to complete the construction of the project, obtain reimbursement from Energize CT and the federal government, and repay the principal. In the event that project completion is delayed, the City has requested the option to extend the bridge loan on the same terms for up to 2 one year periods.

Interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act for its share of project costs. If the City were to utilize municipal bonds to pay for its share of project costs, its Inflation Reduction Act reimbursement would be reduced by 15% as tax-exempt bonds are not eligible for full reimbursement payments.

Bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling. This system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents.

Thank you for your consideration of this matter. If you have any questions or concerns, please feel free to contact me at (203) 946-8582.

Respectfully submitted,

Steven Winter



Executive Director

..TITLE
ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

..BODY
WHEREAS, as part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station, with a ground-source heat pump to serve as the station's primary source of heating and cooling;

WHEREAS, following a highly competitive nationwide request for proposals, the City's proposal to EPA was selected for funding through CPRG;

WHEREAS, a key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects;

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WHEREAS, the City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage and apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410;

WHEREAS, the City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement;

WHEREAS, through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing at a 3% interest rate;

WHEREAS, interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act for its share project costs;

WHEREAS, bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling;

WHEREAS, this system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents;

NOW, THEREFORE, be it ORDERED by Board of Alders of the City of New Haven that the Mayor, is authorized to borrow up to $7,114,410 in bridge loan financing from the Connecticut Green Bank with a three percent (3%) interest rate and a four (4) year term and an option to extend the agreement on the same terms for up to two (2) one (1) year periods. The Mayor is also

authorized to execute such documentation as is necessary to complete the transaction, including, without limitation the provision of indemnification.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: September 13th, 2024

FROM: Department/Office Office of Climate and Sustainability

Person Steven Winter Telephone 475-331-3769

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:

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Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

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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:	September 12, 2024		
FROM (Dept.):	Office of Climate and Sustainability		
CONTACT:	Steven Winter, Executive Director	**PHONE**	(475) 331-3769

SUBMISSION ITEM (Title of Legislation):

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	N/A			
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time	**$71,114**			
3. Annual	**$213,432**			

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

NO	X
YES	

1. One-time

2. Annual

Other Comments: The City will utilize a $7,114,410 bridge loan with a 4 year term and a 3% interest rate to borrow funds from the Connecticut Green Bank (CTGB). A 4 year period is anticipated to complete the construction of the project, obtain reimbursement from Energize CT and the federal government, and repay the principal to the CTGB. The City will have the option to extend the bridge loan for up to 2 one year periods should completion of the project be delayed. There is a one time facility fee of $71,114.

Indicative Summary of Terms and Conditions
New Haven Geothermal Project
Up to $7,114,410 Bridge Loan Facility
September 13, 2024

For Discussion Purposes Only – Confidential – This is Not a Commitment

This Indicative Summary of Terms and Conditions or Summary Term Sheet describes certain of the principal terms and conditions of the proposed financing described below, is for discussion purposes only and is not to be construed in any way as a commitment or undertaking of Connecticut Green Bank, or any of its subsidiaries or affiliates (collectively, "Green Bank"), to provide a loan or any other type of financing. It is not intended as a definitive list of all our requirements in connection with the financing. This Summary Term Sheet does not constitute a commitment, a contract to provide a commitment, or an offer to enter into a contract regarding the proposed financing on these or any other terms. This Preliminary Term Sheet supersedes any and all prior correspondence, written and oral, concerning a proposed loan with regard to the proposed loan facility. The actual terms and conditions under which Green Bank may be willing to provide the loan facility to the Borrower (as hereinafter defined) shall be subject to, inter alia, (i) satisfactory completion by Green Bank of its due diligence process in scope and with results satisfactory to Green Bank in Green Bank's sole and absolute discretion, (ii) the accuracy and completeness of all representations that Borrower makes to Green Bank, (iii) obtaining necessary internal credit approvals and Green Bank Board of Director authorization and the negotiation, execution and delivery of definitive documentation consistent with the proposed terms herein and otherwise satisfactory to Green Bank (iv) no change, occurrence or development shall occur or shall have occurred that has had or could reasonably be expected to have a material adverse effect on the Borrower, its respective businesses or the contemplated collateral for the proposed credit facility and (v)(1) all financial projections concerning the Borrower that have been or are hereafter made available to Green Bank by the Borrower or any of its representatives (or on your or their behalf) (the "Projections") have been or will be prepared in good faith based upon reasonable assumptions and (2) all information, other than Projections, which has been or is hereafter made available to Green Bank by the Borrower or any of its representatives (or on your or their behalf) in connection with any aspect of the transactions contemplated hereby, as and when furnished, is and will be complete and correct in all material respects and does not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein not misleading. The pricing and terms included in this Preliminary Term Sheet are based on market conditions on the date hereof and are subject to change.

Borrower: City of New Haven (the "Borrower")

Lender: Connecticut Green Bank

Project: The Union Station Area Thermal Energy Network is a geothermal network located at and serving New Haven's Union Station and certain mixed-income housing developments in close proximity thereof. The project is expected to provide [X] MMBTUs of clean heat.

Loan Facility: Up to $7,114,410 in up to [X] advances (not more than one advance per month including any advance on the closing date) during the Availability Period (defined below). Each advance must be a minimum size of $100,000 and will require usual and customary "bring down" of Representations and Warranties, officer certificate, no EoD, etc.

Availability Period: Commencing upon day whereupon 80% of EPA funds are deployed and ending on the sooner to occur of (a) the first business day on or after the 3-year anniversary of the first advance and (b) December 31, 2029. Subject to Borrower and Lender's mutual agreement, the availability period may be extended by two (2) one-year options.

Use of Proceeds: For construction costs at the Project (subject to completion of diligence), payout is subject to construction and development milestones, to be determined. The funds from the facility shall not be used for any

purpose other than the Project, including, but not limited to refinance existing creditors or for distribution to City of New Haven.

Security: Security / collateral to be further defined in the definitive documentation for the Loan Facility.

Interest Rate: 3% per annum, assuming Greenhouse Gas Reduction Funds (GGRF) can be used, calculated on a 360-day basis, payable on the first business day of the month with respect to advances outstanding during the prior month. 4.25% per annum if GGRF cannot or will not be used for this facility.

Loan Maturity Date: The sooner of 1) Borrower's receipt of Investment Tax Credit (ITC) or 2) December 31, 2031.

Loan Structure: 100% of the interest, principal and any remaining fees will be deferred and capitalized until repayment is due on the Loan Maturity Date ("Bridge Loan").

Facility Fee: A one-time facility fee of $71,144 (1% of the total Loan Facility). This fee can either be 1) paid at closing or 2) deferred and subject to interest, and payable at Loan Maturity Date.

Optional Repayment of Advances: May be prepaid at any time without prepayment premium, subject to any resulting first year Facility Fee.

Mandatory Repayment/Acceleration of Advances: Usual and customary in the event of default, liquidation, and bankruptcy.

Distributions: 100% of project grants and tax credits must be obligated to this project until completion of repayment of advances (which commencement of repayment schedule can be accelerated by Borrower in order to waive this restriction).

Conditions Precedent to Closing: Usual and customary, including, but not limited to, the conditions that on or prior to closing date all transaction fees, costs, and expenses shall have been paid.

Final Due Diligence: Including but not limited to: (i) diligence on Project's design and engineering, (ii) review of contractors' and Borrower's creditworthiness and experience, (iii) review of all grant and tax calculations, applications, and risks, (iv) approval of Green Bank Board of Directors, and (v) legal diligence.

Representations and Warranties: Usual and customary ***Affirmative Covenants:*** Usual and customary

Negative Covenants: Usual and customary ***Events of Default:*** Usual and customary ***Reporting Requirements:*** Usual and customary, including, but not limited to: (1) monthly reporting of construction progress and spend relative to plan and budget, applications and receipts of grants and tax credits and (2) reporting for GGRF compliance, including but not limited wage data for construction labor and equipment information

Governing Law & Forum: CT

Expiration: In the event definitive documentation is not executed and delivered and the first advance under the Loan Facility effected on or before December 31, 2026, this term sheet and any obligations or other agreements of Green Bank with respect to the Loan Facility shall automatically terminate at such time unless Green Bank, in its sole and absolute discretion, agrees to an extension.

Expenses: The Borrower shall reimburse CGB for the costs and expenses and fees of outside counsel, incurred by CGB in connection with the negotiation, preparation and execution of the Loan Facility, whether or not it closes, up to $100,000.

Enabling Statute and State Contracting: The Green Bank is subject to the requirements outlined in Sections 16-245n of the Connecticut General Statutes and Borrower will be responsible for complying with applicable state contracting requirements.

CREDIT AGREEMENT

Dated as of [_____], 2024

between

CITY OF NEW HAVEN,
as Borrower

AND

CONNECTICUT GREEN BANK,
as Lender

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EXHIBITS

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B Collateral Documents
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E Advance Request
F Assignment and Assumption

CREDIT AGREEMENT

This CREDIT AGREEMENT is entered into as of [_____], 2024, between CITY OF NEW HAVEN, a municipal corporation existing under the laws of the State of Connecticut (the "Borrower") and CONNECTICUT GREEN BANK, a quasi-public agency of the State of Connecticut (the "Lender").

PRELIMINARY STATEMENT

Borrower has requested that (a) Lender provide a construction bridge loan in an aggregate principal amount of $7,114,410.00, and (b) Lender is willing to do so on the terms and conditions set forth herein.

In consideration of the mutual covenants and agreements herein contained, the parties hereto covenant and agree as follows:

ARTICLE I. DEFINITIONS AND ACCOUNTING TERMS

1.01 Defined Terms**.** As used in this Agreement, the following terms shall have the meanings set forth below:

"Act" has the meaning specified in Section 9.16.

"Advance" means an advance of funds by Lender to Borrower pursuant to Article II.

"Advance Request" means a certificate, in substantially the form of Exhibit E, properly completed and signed by Borrower requesting an Advance.

"Affiliate" means, with respect to any Person, another Person that directly, or indirectly through one or more intermediaries, Controls or is Controlled by or is under common Control with the Person specified.

"Agreement" means this Credit Agreement, as amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Assignee Group" means two or more Eligible Assignees that are Affiliates of one another or two or more Approved Funds managed by the same investment advisor.

"Assignment and Assumption" means an assignment and assumption entered into by Lender and an Eligible Assignee (with the consent of any party whose consent is required by Section 9.06(b)), and accepted by the Administrative Agent, in substantially the form of Exhibit F or any other form (including electronic documentation generated by an electronic platform) approved by the Administrative Agent.

"Availability Period" means the period where the Borrower may request Advances from the Lender up to the amount of the Commitment, commencing upon the day whereupon Section 4.01(f) is satisfied and ending on the sooner to occur of (a) the first Business Day following the 3-year anniversary of the first Advance and (b) December 31, 2029. Subject to Borrower and Lender's mutual agreement, the Availability Period may be extended by two (2) one-year options.

"Borrower" has the meaning specified in the introductory paragraph hereto.

"Business Day" means any day other than a Saturday, Sunday or other day on which commercial banks are authorized to close under the Laws of, or are in fact closed in, the State of Connecticut.

"Change in Law" means the occurrence, after the date of this Agreement, of any of the following: (a) the adoption or taking effect of any Law, rule, regulation or treaty, (b) any change in any Law, rule, regulation or treaty or in the administration, interpretation or application thereof by any Governmental Authority or (c) the making or issuance of any request, guideline or directive (whether or not having the force of law) by any Governmental Authority.

"Change of Control" means any reorganization, recapitalization, consolidation or merger (or similar transaction or series of related transactions) involving Borrower, or any sale, transfer, assignment or exchange of the Project or Facility.

"Closing Date" means the date on which all conditions precedent in Section 4.01 of this Agreement have been met and the Lender funds the Loan.

"Code" means the Internal Revenue Code of 1986, as amended.

"Collateral" means all of the "Collateral", and "Accounts" referred to in the Collateral Documents and all of the other property that is or is intended under the terms of this Agreement, the Collateral Documents or the other Loan Documents to be subject to Liens in favor of the Lender, including, without limitation, such property that is material to the development and construction of the Project and operation, maintenance or use of the Facility; provided that there shall be excluded from the Collateral (a) any account, instrument, chattel paper or other obligation or property of any kind due from, owed by, or belonging to a Sanctioned Person and (b) any lease in which the lessee is a Sanctioned Person, such exclusion to apply in each case only for so long as such Person is a Sanctioned Person.

"Collateral Documents" means, collectively, the Security Agreement, the Deposit Account Security Agreement, Collateral Assignment of Permits, Licenses, Approvals and Contracts, and each of the other agreements, pledges, collateral assignments, instruments or documents that creates or purports to create a Lien in favor of the Lender, and all control agreements and UCC or other financing statements, instruments of perfection and other filings, recordings and registrations required to be filed or made in respect of any of the foregoing, in each case as the same may be amended, restated, amended and restated, supplemented or otherwise modified form time to time.

"Commercial Operation Date" means the date that is the "Commercial Operation Date" under and as defined in the Power Purchase Agreement.

"Commitment" means, as to Lender, its obligation to make the Loan on the Closing Date to Borrower, in an aggregate principal amount not to exceed the Aggregate Commitment.

"Construction Documents" shall mean the EPC Agreements and any other material architect, engineer or construction agreement.

"Construction Budget" shall mean a budget (as the same may be amended by the Borrower from time to time pursuant to the terms hereof) setting forth all expected Project costs for the Project through the Final Completion.

"Contractual Obligation" means, as to any Person, any provision of any security issued by such Person or of any agreement, instrument or other undertaking to which such Person is a party or by which it or any of its property is bound.

"Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ability to exercise voting power, by contract or otherwise. "Controlling" and "Controlled" have meanings correlative thereto.

"CT PURA" means the Connecticut Public Utilities Regulatory Authority.

"Debtor Relief Laws" means the Bankruptcy Code of the United States, and all other liquidation, conservatorship, bankruptcy, assignment for the benefit of creditors, moratorium, rearrangement, receivership, insolvency, reorganization, or similar debtor relief Laws of the United States or other applicable jurisdictions from time to time in effect and affecting the rights of creditors generally.

"Default" means any event or condition that constitutes an Event of Default or that, with the giving of any notice, the passage of time, or both, would be an Event of Default.

"Default Rate" means an interest rate equal to (i) the interest rate otherwise applicable hereunder plus (ii) five percent (5.0%) per annum.

"Deposit Account Control Agreement" means, that certain Deposit Account Control Agreement to be entered into among Borrower, Lender and the depository bank relating to funds received by the Borrower under the Grant, as amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Deposit Account Security Agreement" means that certain Deposit Account Security and Pledge Agreement to be dated as of the Closing Date, made by Borrower in favor of the Lender, as amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Designated Jurisdiction" means any country or territory to the extent that such country or territory is the subject of any Sanction.

"Disposition" or "Dispose" means the sale, transfer, license, lease or other disposition (including any sale and leaseback transaction) of any property by any Person, including any sale, assignment, transfer or other disposal, with or without recourse, of any notes or accounts receivable or any rights and claims associated therewith.

"Dollar" and "$" mean lawful money of the United States.

"Eligible Assignee" means any Person that meets the requirements to be an assignee under Section 9.06(b)(iii), and (v) (subject to such consents, if any, as may be required under Section 9.06(b)(iii)).

"Environmental Laws" means any and all Federal, state, local, and foreign statutes, Laws, regulations, ordinances, rules, judgments, orders, decrees, permits, concessions, grants, franchises, licenses, agreements or governmental restrictions relating to pollution and the protection of the environment or the release of any materials into the environment, including those related to Hazardous Materials, hazardous substances or wastes, air emissions and discharges to waste or public systems.

"Environmental Liability" means any liability or obligation, contingent or otherwise (including any liability or obligation for damages, costs of environmental remediation, fines, penalties or indemnities), of Borrower directly or indirectly resulting from or based upon (a) violation of any Environmental Law, (b) the generation, use, handling, transportation, storage, treatment or disposal of any Hazardous Materials, (c) exposure to any Hazardous Materials, (d) the release or threatened release of any Hazardous Materials into the environment or (e) any contract, agreement or other consensual arrangement pursuant to which liability is assumed or imposed with respect to any of the foregoing.

"EPA" means U.S. Environmental Protection Agency.

"EPC Agreements" means, collectively, (i) that certain [Fixed Price] Engineering, Procurement and Construction Agreement as to Union Station and (ii) that certain [Fixed Price] Engineering, Procurement and Construction Agreement as to the Housing Development, in each case as the same may be amended, restated, amended and restated, supplemented or otherwise modified form time to time.

"Event of Default" has the meaning specified in Section 8.01.

"Excluded Taxes" means, with respect to the Lender, or any other recipient of any payment to be made by or on account of any obligation of Borrower hereunder, (a) taxes imposed on or measured by its overall net income (however denominated), and franchise taxes imposed on it (in lieu of net income taxes), by the jurisdiction (or any political subdivision thereof) under the Laws of which such recipient is organized or in which its principal office is located or, in the case of Lender, in which its applicable Lending Office is located, (b) any branch profits taxes imposed by the United States or any similar tax imposed by any other jurisdiction in which Borrower is located, (c) any backup withholding tax that is required by the Code to be withheld from amounts payable to Lender that has failed to comply with clause (A) of Section 3.01(e)(ii).

"Facility" means the geothermal network to be developed and constructed at and serving Union Station and the Housing Development.

"Facility Documents" means, collectively, (i) the Power Purchase Agreement, (ii) the Lease, [(iii) the Interconnection Agreement], (iv) the O&M Agreement, and (v) the EPC Agreements.

"Final Completion" shall mean the Project has achieved ["Final Completion" under and as defined in the applicable EPC Agreement.][1]

"FERC" means the Federal Energy Regulatory Commission.

"FRB" means the Board of Governors of the Federal Reserve System of the United States.

"GAAP" means generally accepted accounting principles in the United States set forth in the opinions and pronouncements of the Accounting Principles Board and the American Institute of Certified Public Accountants and statements and pronouncements of the Financial Accounting Standards Board or such other principles as may be approved by a significant segment of the accounting profession in the

[1] Note to Draft: To be reviewed upon receipt of form of EPC Agreement.

United States, that are applicable to the circumstances as of the date of determination, consistently applied, in each case, as applicable for municipalities.

"Governmental Authority" means the government of the United States or any other nation, or of any political subdivision thereof, whether state or local, and any agency, authority, instrumentality, regulatory body, court, central bank or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to government (including any supra-national bodies such as the European Union or the European Central Bank).

"Grant" means the [grant] in the amount(s) of [$_____][2] provided by the EPA to the Borrower.

"Grant Documents" means documents evidencing the Grant and use of the Grant funds for the Project.

"Guarantee" means, as to any Person, (a) any obligation, contingent or otherwise, of such Person guaranteeing or having the economic effect of guaranteeing any Indebtedness or other obligation payable or performable by another Person (the "primary obligor") in any manner, whether directly or indirectly, and including any obligation of such Person, direct or indirect, (i) to purchase or pay (or advance or supply funds for the purchase or payment of) such Indebtedness or other obligation, (ii) to purchase or lease property, securities or services for the purpose of assuring the obligee in respect of such Indebtedness or other obligation of the payment or performance of such Indebtedness or other obligation, (iii) to maintain working capital, equity capital or any other financial statement condition or liquidity or level of income or cash flow of the primary obligor so as to enable the primary obligor to pay such Indebtedness or other obligation, or (iv) entered into for the purpose of assuring in any other manner the obligee in respect of such Indebtedness or other obligation of the payment or performance thereof or to protect such obligee against loss in respect thereof (in whole or in part), or (b) any Lien on any assets of such Person securing any Indebtedness or other obligation of any other Person, whether or not such Indebtedness or other obligation is assumed by such Person (or any right, contingent or otherwise, of any holder of such Indebtedness to obtain any such Lien). The amount of any Guarantee shall be deemed to be an amount equal to the stated or determinable amount of the related primary obligation, or portion thereof, in respect of which such Guarantee is made or, if not stated or determinable, the maximum reasonably anticipated liability in respect thereof as determined by the guaranteeing Person in good faith. The term "Guarantee" as a verb has a corresponding meaning.

"Hazardous Materials" means all explosive or radioactive substances or wastes and all hazardous or toxic substances, wastes or other pollutants, including petroleum or petroleum distillates, asbestos or asbestos-containing materials, polychlorinated biphenyls, radon gas, infectious or medical wastes and all other substances or wastes of any nature regulated pursuant to any Environmental Law.

"Housing Development" means those certain mixed-income housing developments located in close proximity to Union Station which the Project will serve.

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[2] Note to Draft: Borrower to provide.

"Indebtedness" means, as to any Person at a particular time, without duplication, all of the following, whether or not included as indebtedness or liabilities in accordance with GAAP:

(a) all obligations of such Person for borrowed money and all obligations of such Person evidenced by bonds, debentures, notes, loan agreements or other similar instruments;

(b) all direct or contingent obligations of such Person arising under letters of credit (including standby and commercial), bankers' acceptances, bank guaranties, surety bonds and similar instruments;

(c) all obligations of such Person to pay the deferred purchase price of property or services (other than trade accounts payable in the ordinary course of business and, in each case, not past due for more than 60 days after the date on which such trade account payable was created);

(d) indebtedness (excluding prepaid interest thereon) secured by a Lien on property owned or being purchased by such Person (including indebtedness arising under conditional sales or other title retention agreements), whether or not such indebtedness shall have been assumed by such Person or is limited in recourse; and

(e) all Guarantees of such Person in respect of any of the foregoing.

For all purposes hereof, the Indebtedness of any Person shall include the Indebtedness of any partnership or joint venture (other than a joint venture that is itself a corporation or limited liability company) in which such Person is a general partner or a joint venturer, unless such Indebtedness is expressly made non-recourse to such Person.

"Indemnified Taxes" means Taxes other than Excluded Taxes.

"Indemnitee" has the meaning specified in Section 9.04(b).

"Independent Engineer" means [_____][3].

["Interconnection Agreement" means, collectively, all interconnection agreements entered into by or among Borrower and any other Person(s) relating to the Facility, as each may be amended, restated, amended and restated, supplemented or otherwise modified from time to time in accordance with the terms hereof.][4]

"IP Rights" has the meaning specified in Section 5.15.

"IRS" means the United States Internal Revenue Service.

"ITC" means Investment Tax Credit.

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[3] Note to Draft: To be determined by Lender.

[4] Note to Draft: To be determined if applicable.

"Laws" means, collectively, all international, foreign, Federal, state and local laws, statutes, treaties, rules, guidelines, regulations, ordinances, codes and administrative or judicial precedents or authorities, including the interpretation or administration thereof by any Governmental Authority charged with the enforcement, interpretation or administration thereof, and all applicable administrative orders, directed duties, requests, licenses, authorizations and permits of, and agreements with, any Governmental Authority, in each case whether or not having the force of law.

"Lease" means that certain Ground Lease Agreement dated as of [_____], between Borrower, as Tenant, [_____], as Landlord, as amended, restated, amended and restated, supplemented or otherwise modified from time to time in accordance with the terms hereof[5].

"Lender" has the meaning specified in the introductory paragraph hereto.

"Lending Office" means, as to Lender, the office or offices of Lender described on Schedule 9.02, or such other office or offices as Lender may from time to time notify Borrower.

"Lien" means any mortgage, pledge, hypothecation, assignment, deposit arrangement, encumbrance, lien (statutory or other), charge, or preference, priority or other security interest or preferential arrangement in the nature of a security interest of any kind or nature whatsoever (including any conditional sale or other title retention agreement, any easement, right of way or other encumbrance on title to real property, and any financing lease having substantially the same economic effect as any of the foregoing).

"Lien Waiver" means an agreement, in form and substance satisfactory to Lender, by which (a) for any Collateral located on leased premises, the lessor waives or subordinates any Lien it may have on the Collateral, and agrees to permit Lender to enter upon the premises and remove the Collateral or to use the premises to store or dispose of the Collateral; (b) for any Collateral held by a warehouseman, processor, shipper, customs broker or freight forwarder, such Person waives or subordinates any Lien it may have on the Collateral, agrees to hold any documents in its possession relating to the Collateral as agent for Lender, and agrees to deliver the Collateral to Lender upon request; (c) for any Collateral held by a repairman, mechanic or bailee, such Person acknowledges Lender's Lien, waives or subordinates any Lien it may have on the Collateral, and agrees to deliver the Collateral to Lender upon request; (d) for any Collateral subject to a licensor's intellectual property rights, the licensor grants to Lender the right, vis-à-vis such licensor, to enforce Lender's Liens with respect to the Collateral, including the right to dispose of it with the benefit of the intellectual property, whether or not a default exists under any applicable license; and (e) for any contractor, subcontractor, materialman, laborer or other Person that performed work on or supplied goods to the Facility, a full and complete waiver of all Liens and other claims such Person has on or with respect to the Facility.

"Loan" means the extension of credit by the Lender to the Borrower under Article II.

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[5] Note to Draft: To be updated upon receipt of copy of Ground Lease. To be determined if any collateral documents shall be required in connection with the Ground Lease. If so, Agreement to be updated to provide for same.

"Loan Documents" means this Agreement, each Note, the Collateral Documents, [the Undertaking Letter,][6] each Deposit Account Control Agreement and all other documents, agreements, certificates and instruments now or hereafter entered into in connection with the Loan or any modification, extension or renewal thereof, as the same may be amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Material Adverse Effect" means (a) a material adverse change in, or a material adverse effect upon, the operations, business, properties, liabilities (actual or contingent), prospects or condition (financial or otherwise) of the Project and Facility; (b) a material impairment of the ability of Borrower to complete the Project; (c) a material impairment of the ability of Borrower to perform its obligations under any Loan Document to which it is a party; or (d) a material adverse effect upon the legality, validity, binding effect or enforceability against Borrower of any Loan Document.

"Maturity Date" means the sooner of (a) Borrower's receipt of ITC and (b) December 31, 2031.

"Note" means each promissory note made by Borrower in favor of Lender evidencing the Loan made by Lender, substantially in the form of Exhibit A.

"Obligations" means (a) all advances to, and debts, Indebtedness, liabilities, obligations, covenants and duties of, the Borrower arising under any Loan Document or otherwise with respect to the Loan and (b) all costs and expenses incurred in connection with enforcement and collection of the foregoing, including the fees, charges and disbursements of counsel, in each case whether direct or indirect (including those acquired by assumption), absolute or contingent, due or to become due, now existing or hereafter arising and including interest, expenses and fees that accrue after the commencement by or against the Borrower or any Affiliate thereof pursuant to any proceeding under any Debtor Relief Laws naming such Person as the debtor in such proceeding, regardless of whether such interest, expenses and fees are allowed claims in such proceeding.

"OFAC" means the U.S. Department of Treasury's Office of Foreign Asset Control.

"Organization Documents" means, (a) with respect to any quasi-public agency, the enabling statute (or other Laws enabling such quasi-public agency) and any bylaws or comparable constitutive or governing documents of such quasi-public agency and (b) with respect to the Borrower, the enabling statute (or other Laws enabling such municipal corporation) and any constitutive or governing documents of such municipal corporation.

"Other Taxes" means all present or future stamp or documentary taxes or any other excise or property taxes, charges or similar levies arising from any payment made hereunder or under any other Loan Document or from the execution, delivery or enforcement of, or otherwise with respect to, this Agreement or any other Loan Document.

"O&M Agreements" means, that (i) certain Operations & Maintenance Agreement as to the Union Station and (ii) certain Operations & Maintenance Agreement as to Housing Development as either of the

[6] Note to Draft: To be determined if applicable.

same may be as amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Outside Date" means [December 31, 2029][7].

"Payment Date" means the first Business Day of each month where there are Advances outstanding from the prior month.

"Person" means any natural person, corporation, limited liability company, trust, joint venture, association, company, partnership, Governmental Authority, quasi-public agency or other entity.

"Power Purchase Agreements" means (i) that certain Power Purchase Agreement as to the Union Station and (ii) that certain Power Purchase Agreement as to Housing Development as either of the same may be as amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Power Purchasers" means, collectively, [Union Station and the Housing Authority for the benefit of the Housing Development][8].

"Project" means the development and construction of the Facility.

"Project Schedule" shall mean a schedule setting forth the expected schedule and milestones for construction of the Project.

"Related Parties" means, with respect to any Person, such Person's Affiliates and the partners, directors, officers, employees, agents, trustees and advisors of such Person and of such Person's Affiliates.

"Resolutions" has the meaning specified in Section 5.01.

"Responsible Officer" means the applicable elected or appointed official of the Borrower with authority to act on behalf of the Borrower as to the Loan and under and pursuant to the Loan Documents. Any document delivered hereunder that is signed by a Responsible Officer of the Borrower shall be conclusively presumed to have been authorized by all necessary action on the part of the Borrower and such Responsible Officer shall be conclusively presumed to have acted on behalf of the Borrower.

"Sale and Leaseback Transaction" means, with respect to Borrower, any arrangement, directly or indirectly, with any Person whereby Borrower shall sell or transfer any property used or useful in the Project or development, construction, operation or maintenance of the Facility, whether now owned or hereafter acquired, and thereafter rent or lease such property or other property that it intends to use for substantially the same purpose or purposes as the property being sold or transferred.

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[7] Note to Draft: To be confirmed.

[8] Note to Draft: To be confirmed.

"Sanction(s)" means any international economic sanction administered or enforced by the United States Government (including, without limitation, OFAC), the United Nations Security Council, the European Union, Her Majesty's Treasury or other relevant sanctions authority.

"Sanctioned Country" means a country subject to a sanctions program identified on the list maintained by OFAC and published from time to time.

"Sanctioned Person" means (a) a Person named on the list of Specially Designated Nationals or Blocked Persons maintained by OFAC and published from time to time, or (b) (i) an agency of the government of a Sanctioned Country, (ii) an organization controlled by a Sanctioned Country, or (iii) a Person resident in a Sanctioned Country, to the extent subject to a sanctions program administered by OFAC.

"Security Agreement" means that certain Security Agreement to be dated as of the Closing Date, made by Borrower in favor of Lender, as amended, restated, amended and restated, supplemented or otherwise modified from time to time.

"Supplemental Terms" means the supplemental terms attached hereto as Exhibit D and made part hereof.

"Taxes" means all present or future taxes, levies, imposts, duties, deductions, withholdings (including backup withholding), assessments, fees or other charges imposed by any Governmental Authority, including any interest, additions to tax or penalties applicable thereto.

"Threshold Amount" means [$250,000][9].

"UCC" means the Uniform Commercial Code as in effect in the State of Connecticut; provided that, if perfection or the effect of perfection or non-perfection or the priority of any security interest in any Collateral is governed by the Uniform Commercial Code as in effect in a jurisdiction other than the State of Connecticut, "UCC" means the Uniform Commercial Code as in effect from time to time in such other jurisdiction for purposes of the provisions hereof relating to such perfection, effect of perfection or non-perfection or priority.

"Union Station" means Union Station located at 50 Union Avenue, New Haven, Connecticut.

"United States" and "U.S." mean the United States of America.

1.02 Other Interpretive Provisions**.** With reference to this Agreement and each other Loan Document, unless otherwise specified herein or in such other Loan Document:

(a) The definitions of terms herein shall apply equally to the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine and neuter forms. The words "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation." The word "will" shall be construed to have the same meaning and effect as the word "shall." Unless the context requires otherwise, (i) any definition of or reference to

[9] Note to Draft: To be confirmed.

any agreement, instrument or other document (including any Organization Document) shall be construed as referring to such agreement, instrument or other document as from time to time amended, restated, amended and restated, supplemented or otherwise modified (subject to any restrictions on such amendments, restatements, amendments and restatements, supplements or modifications set forth herein or in any other Loan Document), (ii) any reference herein to any Person shall be construed to include such Person's successors and assigns, (iii) the words "hereto," "herein," "hereof" and "hereunder," and words of similar import when used in any Loan Document, shall be construed to refer to such Loan Document in its entirety and not to any particular provision thereof, (iv) all references in a Loan Document to Articles, Sections, Exhibits and Schedules shall be construed to refer to Articles and Sections of, and Exhibits and Schedules to, the Loan Document in which such references appear, (v) any reference to any law shall include all statutory and regulatory provisions consolidating, amending, replacing or interpreting such law and any reference to any law or regulation shall, unless otherwise specified, refer to such law or regulation as amended, modified or supplemented from time to time, and (vi) the words "asset" and "property" shall be construed to have the same meaning and effect and to refer to any and all tangible and intangible assets and properties, including cash, securities, accounts and contract rights.

(b) In the computation of periods of time from a specified date to a later specified date, the word "from" means "from and including;" the words "to" and "until" each mean "to but excluding;" and the word "through" means "to and including."

(c) Section headings herein and in the other Loan Documents are included for convenience of reference only and shall not affect the interpretation of this Agreement or any other Loan Document.

1.03 Accounting Terms**.** All accounting terms not specifically or completely defined herein shall be construed in conformity with, and all financial data (including financial ratios and other financial calculations) required to be submitted pursuant to this Agreement shall be prepared in conformity with, GAAP applied on a consistent basis, as in effect from time to time and as applicable to such Person utilizing same, except as otherwise specifically prescribed herein. If at any time any change in GAAP would affect the computation of any financial requirement set forth in any Loan Document, and either the Borrower or the Lender shall so request, the Lender and the Borrower shall negotiate in good faith to amend such requirement to preserve the original intent thereof in light of such change in GAAP (subject to the approval of Lender); provided, that, until so amended, (i) such requirement shall continue to be computed in accordance with GAAP prior to such change therein and (ii) Borrower shall provide to the Lender financial documents required under this Agreement or as reasonably requested hereunder setting forth a reconciliation between calculations of such requirement made before and after giving effect to such change in GAAP.

1.04 Times of Day**.** Unless otherwise specified, all references herein to times of day shall be references to Eastern time (daylight or standard, as applicable).

ARTICLE II. THE COMMITMENTS AND THE LOAN

2.01 The Loan and Availability**.** Subject to the terms and conditions of this Agreement, Lender agrees to make up to [__][10] Advances to Borrower from time to time during the Availability Period in an aggregate principal amount at any time outstanding up to but not exceeding the Commitment. Lender shall

[10] Note to Draft: To determined.

have no obligation to make any Advance if an Event of Default has occurred and is continuing or if any other condition contained herein is not satisfied. Borrower may not reborrow any Advance hereunder if repaid.

2.02 Requests for Advances**.** Borrower shall be permitted to make not more than one Advance Request per month (including as to the initial Advance). Each Advance must be for a minimum of $100,000. In the Lender's discretion, Advances may also be subject to the meeting of milestones under the Project Schedule. Borrower shall give Lender notice of each requested Advance by delivery to Lender of an Advance Request executed by a Responsible Officer, properly completed and containing the information required therein. Advances are subject to the requirements of Section 4.02 and Section 4.03, as applicable. Assuming that each Advance Request Form is in proper form, if Lender receives an Advance Request prior to 12:00 p.m. on any Business Day, Lender will make the requested Advance on the same Business Day, and if Lender receives an Advance Request at or after 12:00 p.m., Lender will make the requested Advance no later than the next Business Day. Advance Requests may be delivered by e-mail, scanned PDF, or any other electronic method acceptable to Lender.

2.03 Prepayments. Borrower may, upon notice to the Lender, at any time or from time to time voluntarily prepay the Loan in whole or in part without any charge, cost, or fee. If such notice is given by Borrower, Borrower shall make such prepayment and the payment amount specified in such notice shall be due and payable on the date specified therein. Any prepayment shall be accompanied by all accrued interest on the amount prepaid. Prepayment of the Loan shall be applied to the remaining installments of principal due on the Loan in the inverse order of maturity.

2.04 Repayment of the Loan**.** Borrower shall repay the unpaid principal amounts of all Advances on the earlier of (a) the Maturity Date or (b) such other dates on which the Advances are or may be required to be paid pursuant to this Agreement.

2.05 Interest**.**

(a) Subject to the provisions of subsection (b) below, the Loan shall bear interest at a rate per annum equal to [3% per annum, assuming Greenhouse Gas Reduction Funds (GGRF) can be used, or 4.25% per annum if GGRF cannot or will not be used for the Facility].[11] [The interest rate is subject to the following: GGRF boilerplate language as to federal requirements to be forthcoming, if applicable.][12]

(b) (i) If any amount of principal of the Loan is not paid when due (without regard to any applicable grace periods), whether at stated maturity, by acceleration or otherwise, such amount shall thereafter bear interest at an interest rate per annum at all times equal to the Default Rate to the fullest extent permitted by applicable Laws.

(ii) If any amount (other than principal of the Loan) payable by Borrower under any Loan Document is not paid when due (without regard to any applicable grace periods), whether at stated maturity, by acceleration or otherwise, then upon the request of the Lender (or automatically without any such request if an Event of Default under Section 8.01(f) has occurred and is

[11] Note to Draft: To be determined.

[12] Note to Draft: To be determined.

continuing), such amount shall thereafter bear interest at an interest rate per annum at all times equal to the Default Rate to the fullest extent permitted by applicable Laws.

(iii) Upon the request of the Lender (or automatically without any such request if an Event of Default under Section 8.01(f) has occurred and is continuing), while any Event of Default exists (other than as set forth in clause (b)(i) and (ii) above), Borrower shall pay interest on the principal amount of all outstanding Obligations hereunder at an interest rate per annum at all times equal to the Default Rate to the fullest extent permitted by applicable Laws.

(iv) Accrued and unpaid interest on past due amounts (including interest on past due interest) shall be due and payable upon demand.

(c) Accrued and unpaid interest on the Advances shall be due and payable in arrears on each Payment Date until the Maturity Date and at such other times as may be specified herein.[13] Interest hereunder shall be due and payable in accordance with the terms hereof before and after judgment, and before and after the commencement of any proceeding under any Debtor Relief Law.

2.06 Repayment of the Loan at Maturity**.** On the Maturity Date, Borrower shall repay all of the Obligations in full in cash.

2.07 Fees and Charges**.** In addition to the other fees described in this Agreement:

(a) Borrower shall pay a one-time facility fee in the amount of $71,144, which is not subject to offset or reduction in any form and shall be due and payable regardless of whether any or all of the full Commitment is advanced or any prepayment is made. The facility fee shall be due and payable at the Borrower's option either (a) on the Closing Date or (b) deferred and subject to interest pursuant to the rate of interest in Section 2.05(a) and, as applicable, Section 2.05(b) on the Maturity Date.

(b) Borrower shall pay to the Lender, a late charge equal to five percent (5.0%) of the amount of any payment due hereunder which is not received by the Lender within ten (10) days from and after the date in which it is due.

2.08 Computation of Interest and Fees**.** All calculations of interest shall be made on the basis of a year of 360 days, and actual days elapsed. Interest shall accrue on any Advance for the day on which the Advance is made, and shall not accrue on the Advance or Loan, or any portion thereof, for the day on which the Advance or Loan or such portion is paid. Each determination by the Lender of an interest rate or fee hereunder shall be conclusive and binding for all purposes, absent manifest error.

2.09 Evidence of Debt**.** The Loan shall be evidenced by one or more accounts or records maintained by Lender in the ordinary course of business. The accounts or records maintained by the Lender shall be conclusive absent manifest error of the amount of the Loan made by Lender to Borrower and the interest and payments thereon. Any failure to so record or any error in doing so shall not, however, limit or otherwise affect the obligation of Borrower hereunder to pay any amount owing with respect to the Obligations. Borrower shall execute and deliver to Lender a Note on the Closing Date, which shall evidence

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[13] Note to Draft: To be confirmed that monthly interest only payments will be made.

Lender's Loan in addition to such accounts or records. Lender may attach schedules to its Note and endorse thereon the date, amount and maturity of its Loan and payments with respect thereto.

2.10 Payments Generally; Funding Source**.**

(a) General. All payments to be made by Borrower shall be made without condition or deduction for any counterclaim, defense, recoupment or setoff. Except as otherwise expressly provided herein, all payments by Borrower hereunder shall be made to the Lender at the Lending Office in Dollars and in immediately available funds not later than 2:00 p.m. on the date specified herein. All payments received by the Lender after 2:00 p.m. shall be deemed received on the next succeeding Business Day and any applicable interest or fee shall continue to accrue. If any payment to be made by Borrower shall come due on a day other than a Business Day, payment shall be made on the next following Business Day, and such extension of time shall be reflected in computing interest or fees, as the case may be.

(b) Funding Source. Nothing herein shall be deemed to obligate Lender to obtain the funds for the Loan in any particular place or manner or to constitute a representation by Lender that it has obtained or will obtain the funds for the Loan in any particular place or manner.

ARTICLE III. TAXES, YIELD PROTECTION AND ILLEGALITY

3.01 Taxes.

(a) Payments Free of Taxes; Obligation to Withhold; Payments on Account of Taxes. (i) Any and all payments by or on account of any obligation of the Borrower hereunder or under any other Loan Document shall to the extent permitted by applicable Laws be made free and clear of and without reduction or withholding for any Taxes. If, however, any applicable Laws (as determined in the good faith discretion of the Lender) require the deduction or withholding of any Tax from any such payment by the Lender or the Borrower, then the Lender or the Borrower, as the case may be, shall be entitled to make such withholding or deduction, upon the basis of information and documentation to be delivered pursuant to subsection (e) below.

(ii) If the Borrower or the Lender shall be required by the Code to withhold or deduct any Taxes, including both United States Federal backup withholding and withholding taxes, from any payment, then (A) the Lender shall withhold or make such deductions as are determined by the Lender to be required based upon the information and documentation it has received pursuant to subsection (e) below, (B) the Lender shall timely pay the full amount withheld or deducted to the relevant Governmental Authority in accordance with the Code, and (C) to the extent that the withholding or deduction is made on account of Indemnified Taxes or Other Taxes, the sum payable by the Borrower shall be increased as necessary so that after any required withholding or the making of all required deductions (including deductions applicable to additional sums payable under this Section 3.01) the Lender receives an amount equal to the sum it would have received had no such withholding or deduction been made.

(b) Payment of Other Taxes by Borrower. Without limiting the provisions of subsection (a) above, the Borrower shall timely pay to the relevant Governmental Authority in accordance with applicable Law, or at the option of the Lender timely reimburse it for the payment of, any Other Taxes.

(c) Tax Indemnifications. (i) Without limiting the provisions of subsection (a) or (b) above, the Borrower shall indemnify the Lender, and shall make payment in respect thereof within ten (10) days after demand therefor, for the full amount of any Indemnified Taxes or Other Taxes (including Indemnified

Taxes or Other Taxes imposed or asserted on or attributable to amounts payable under this Section 3.01) payable or paid by Lender or required to be withheld or deducted from a payment to Lender, and any penalties, interest and reasonable expenses arising therefrom or with respect thereto, whether or not such Indemnified Taxes or Other Taxes were correctly or legally imposed or asserted by the relevant Governmental Authority.

(d) Evidence of Payments. Upon request by Borrower or the Lender, as the case may be, after any payment of Taxes by Borrower or by the Lender to a Governmental Authority as provided in this Section 3.01, Borrower shall deliver to the Lender or the Lender shall deliver to Borrower, as the case may be, the original or a certified copy of a receipt issued by such Governmental Authority evidencing such payment, a copy of any return required by Laws to report such payment or other evidence of such payment reasonably satisfactory to Borrower or the Lender, as the case may be.

(e) Tax Documentation. (i) Lender shall deliver to Borrower or Borrower shall deliver to Lender at the time or times prescribed by applicable Laws or when reasonably requested by Borrower or Lender, as applicable, such properly completed and executed documentation prescribed by applicable Laws or by the taxing authorities of any jurisdiction and such other reasonably requested information as will permit Borrower or Lender to determine (A) whether or not payments made hereunder or under any other Loan Document are subject to Taxes, (B) if applicable, the required rate of withholding or deduction, and (C) Lender's or Borrower's entitlement to any available exemption from, or reduction of, applicable Taxes in respect of all payments to be made to Lender by Borrower pursuant to this Agreement or otherwise to establish Lender's status for withholding tax in the applicable jurisdiction.

(i) Lender or Borrower shall promptly (A) notify the other party of any change in circumstances which would modify or render invalid any claimed exemption or reduction as to Taxes, and (B) take such steps as shall not be materially disadvantageous to it, in the reasonable judgment of Lender, and as may be reasonably necessary to avoid any requirement of applicable Laws of any jurisdiction that Borrower make any withholding or deduction for taxes from amounts payable to Lender.

3.02 Increased Costs.

(a) Increased Costs Generally. If any Change in Law shall:

(i) impose, modify or deem applicable any reserve, special deposit, compulsory loan, insurance charge or similar requirement against assets of, deposits with or for the account of, or credit extended or participated in by, Lender; or

(ii) subject Lender to any tax of any kind whatsoever with respect to this Agreement, or change the basis of taxation of payments to Lender in respect thereof (except for Indemnified Taxes or Other Taxes covered by Section 3.01 and the imposition of, or any change in the rate of, any Excluded Tax payable by Lender);

and the result of any of the foregoing shall be to increase the cost to Lender of making or maintaining any Loan, or to reduce the amount of any sum received or receivable by Lender hereunder (whether of principal, interest or any other amount) then, upon request of Lender, Borrower will pay to Lender such additional amount or amounts as will compensate Lender, as the case may be, for such additional costs incurred or reduction suffered.

(b) Capital Requirements. If Lender determines that any Change in Law affecting Lender or any Lending Office of Lender or Lender's holding company, if any, regarding capital requirements has or would have the effect of reducing the rate of return on Lender's capital or on the capital of Lender's holding company, if any, as a consequence of this Agreement, the Commitments of Lender or the Loan made by Lender, to a level below that which Lender or Lender's holding company could have achieved but for such Change in Law (taking into consideration Lender's policies and the policies of Lender's holding company with respect to capital adequacy), then from time to time upon request by delivery of a certificate pursuant to subsection (c) of this Section 3.04, Borrower will pay to Lender such additional amount or amounts as will compensate Lender or Lender's holding company for any such reduction suffered.

(c) Certificates for Reimbursement. A certificate of Lender setting forth the amount or amounts necessary to compensate Lender or its holding company, as the case may be, as specified in subsection (a) or (b) of this Section and delivered to Borrower shall be conclusive absent manifest error. Borrower shall pay Lender the amount shown as due on any such certificate within 10 days after receipt thereof.

(d) Delay in Requests. Failure or delay on the part of Lender to demand compensation pursuant to the foregoing provisions of this Section shall not constitute a waiver of Lender's right to demand such compensation, provided that Borrower shall not be required to compensate Lender pursuant to the foregoing provisions of this Section for any increased costs incurred or reductions suffered more than nine (9) months prior to the date that Lender notifies Borrower of the Change in Law giving rise to such increased costs or reductions and of Lender's intention to claim compensation therefor (except that, if the Change in Law giving rise to such increased costs or reductions is retroactive, then the nine (9) month period referred to above shall be extended to include the period of retroactive effect thereof)

3.03 Survival**.** Each party's obligations under this Article III shall survive termination of the Commitments and repayment, any assignment of rights by, or the replacement of, Lender, and repayment, satisfaction or discharge of all other Obligations hereunder.

ARTICLE IV. CONDITIONS PRECEDENT TO LOAN

4.01 Conditions of Closing**.** The obligation of the Lender to execute this Agreement is subject to satisfaction of the following conditions precedent:

(a) The Lender's receipt of the following, each of which (to the extent applicable) shall be (1) originals or telecopies (followed promptly by originals) unless otherwise specified, (2) duly executed by a Responsible Officer of the Borrower, (3) dated the Closing Date (or, in the case of certificates of governmental officials, a recent date before the Closing Date) and (4) in form and substance satisfactory to the Lender:

(i) executed counterparts of this Agreement, Collateral Documents in the forms attached as Exhibit B hereto, the Environmental Indemnity in the form attached hereto as Exhibit C hereto and all other Loan Documents to be executed on the Closing Date, sufficient in number for distribution to the Lender and Borrower;

(ii) such certificates of resolutions or other action as the Lender may require evidencing the identity, authority and capacity of each Responsible Officer thereof authorized to act as a Responsible Officer in connection with this Agreement and the other Loan Documents to which the Borrower is a party and that they are duly authorized to execute and deliver, on behalf of the Borrower, this Agreement, the Notes and the other Loan Documents;

(iii) a favorable opinion of [Borrower's Counsel][14], counsel to the Borrower, acceptable to the Lender and addressed to the Lender and which may be relied upon by its successors and assigns, as to matters concerning the Borrower and the Loan Documents as the Lender may request;

(iv) a favorable opinion of [Borrower's Accountant][15], certified public accountant to the Borrower, stating that a geothermal project similar to the Project would be eligible under the IRS guidelines for ITC and that ITC dollars could be utilized to repay a loan similar to the Loan;

(v) evidence that all insurance required to be maintained pursuant to the Loan Documents has been obtained and is in effect, together with endorsements to such insurance policies naming Lender as additional insured, mortgagee, loss payee and/or lender's loss payable, as applicable;

(vi) Uniform Commercial Code, state and federal tax lien, judgment lien, litigation and bankruptcy searches for Borrower, in such locations as may be requested by the Lender;

(vii) releases and/or termination statements for all Liens on Borrower relating to or affecting the Project or the Collateral as of the Closing Date;

(viii) copies of all of the Grant Documents;

(ix) such other assurances, certificates, documents, consents, reliance letters or opinions as the Lender may require.

(b) Any fees required to be paid on or before the Closing Date shall have been paid.

(c) Unless waived by the Lender, Borrower shall have paid all reasonable fees, charges and disbursements of counsel to the Lender to the extent invoiced prior to or on the Closing Date, plus such additional amounts of such fees, charges and disbursements as shall constitute its reasonable estimate of such fees, charges and disbursements incurred or to be incurred by it through the closing proceedings (provided that such estimate shall not thereafter preclude a final settling of accounts between Borrower and the Lender).

(d) The representations and warranties of the Borrower contained herein and in the other Loan Documents shall be true and correct on and as of the Closing Date.

(e) No Default or Event of Default shall exist, and no Default or Event of Default would result from the making or funding of the Loan or from the application of the proceeds thereof.

(f) No event has occurred or circumstance exists that has or could reasonably be expected to have a Material Adverse Effect.

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[14] Note to Draft: To be provided by Borrower.

[15] Note to Draft: To be provided by Borrower.

(g) The Borrower shall not have instituted or consented to the institution of any proceeding under any Debtor Relief Law; or made an assignment for the benefit of creditors; or applied for or consented to the appointment of any receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer for it or for all or any material part of its property, and no receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer shall have been so appointed without the application or consent of such Person; no proceeding under any Debtor Relief Law relating to such Person or to all or any material part of its property shall have been instituted without the consent of such Person.

(h) The Lender's receipt of the financial model that is a projection of operating results for the Facility, showing the Borrower's good faith estimates, as of the Closing Date, of revenue, operating and maintenance expenses and sources and uses of revenues with respect to the Facility over the forecast period and containing assumptions satisfactory to the Lender (in consultation with the Independent Engineer).

(i) The Lender's receipt of the anticipated Construction Budget and Project Schedule satisfactory to the Lender (in consultation with the Independent Engineer).

(j) The Lender's receipt of an engineering report for the Project and Facility by an engineering firm acceptable to Lender, providing detail on the quality of the construction, the ability of the geothermal network to produce the level of thermal energy they are rated for, and the adequacy of the proposed O&M Reserve (including confirmation of the estimated [X][16] MMBTUs of clean heat) (the "Engineering Report") satisfactory to the Lender (in consultation with the Independent Engineer) and a reliance letter for the Engineering Report in favor of the Lender.

4.02 Conditions to Initial Funding**.** The obligation of the Lender to make the first Advance during the Availability Period is subject to satisfaction of the following conditions precedent:

(a) The Lender shall have received an Advance Request pursuant to Section 2.02 with any such Advance meeting the requirements thereof.

(b) The representations and warranties of the Borrower contained herein and in the other Loan Documents shall be true and correct on and as of the date of the Advance Request and the date of the making or issuance of the Advance with the same force and effect as if made on and as of such date, except to the extent that such representations and warranties expressly relate to an earlier date, in which case they shall be true and correct in all material respects as of such earlier date.

(c) No Default or Event of Default shall exist, and no Default or Event of Default would result from the making or funding of the Advance or from the application of the proceeds thereof.

(d) No event has occurred or circumstance exists that has or could reasonably be expected to have a Material Adverse Effect.

(e) The Borrower shall not have instituted or consented to the institution of any proceeding under any Debtor Relief Law; or made an assignment for the benefit of creditors; or applied for or consented to the appointment of any receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer for it or for all or any material part of its property, and no receiver, trustee, custodian, conservator,

[16] Note to Draft: Under review.

liquidator, rehabilitator or similar officer shall have been so appointed without the application or consent of such Person; no proceeding under any Debtor Relief Law relating to such Person or to all or any material part of its property shall have been instituted without the consent of such Person.

(f) The Lender shall have received a favorable opinion of [Borrower's Accountant][17], certified public accountant to the Borrower, as to the Borrower's and the Project's eligibility under the IRS guidelines for ITC and for ITC dollars to be utilized to repay the Loan.

(g) The Lender shall have received satisfactory evidence that 80% of the Grant has been utilized for the Project.

(h) The Lender shall have received a bring-down of the Independent Engineer's Report delivered pursuant to Section 4.01(j) and a construction supplement to the Independent Engineer's Report, accompanied by a reliance letter in form and substance reasonably acceptable to the Lender and duly executed by the Independent Engineer.

(i) If requested by Lender, Lender shall have received an update of the financial model provided pursuant to Section 4.01(h) reasonably satisfactory to the Lender (in consultation with the Independent Engineer).

(j) If requested by Lender, Lender shall have received a status update as to the Construction Budget and Project Schedule reasonably satisfactory to the Lender (in consultation with the Independent Engineer).

(k) Lender shall have received copies of all Construction Documents and the Lender shall have approved each contractor thereunder after a determination of its creditworthiness and experience. Each such counterparty shall have executed any delivered to the Lender any required consent, estoppel or recognition agreement as to assignment of the applicable Construction Documents as the Lender may require.

(l) To the extent available at the time of such Advance or at the period of the Project Schedule when such documents would be applicable, the Lender shall have received copies of all Facility Documents in forms and with counterparties acceptable to Lender, including, that (A) the operation and maintenance service provider is a qualified operator for the Facility or otherwise reasonably acceptable to the Lender and (B) any such agreement is on terms that are, when taken as a whole, no less favorable to the Borrower than then-prevailing market terms for third-party agreements for geothermal energy facilities similar to the Facility. Each such counterparty shall have executed any delivered to the Lender any required consent, estoppel or recognition agreement to assignment of the applicable Facility Documents as the Lender may require.

(m) The Lender shall have received copies of all permits and approvals for the Project, which are, in light of the status of the acquisition, development, construction and operation of the Project as of such date, required to have been obtained and which shall be in full force and effect and the Borrower shall be is in material compliance with each such permit and approval.

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[17] Note to Draft: To be provided by Borrower.

(n) All work that has been done on the Project has been done in a good and workmanlike manner and in accordance with the Construction Documents and prudent industry practice. There has not been filed against, or served upon the Borrower or the Project (or any part thereof) notice of or application for any Lien, claim of Lien or attachment upon or claim affecting the right to receive payment of any of the moneys payable to Borrower which has not been released, other than Permitted Liens. The Lender shall have received evidence reasonably satisfactory to Lender that all work in respect of the Project then requiring inspection by any Governmental Authority having jurisdiction has been duly inspected and approved by such Governmental Authority and that any certificates or notices then required to be issued in connection therewith have been issued by such Governmental Authority.

(o) The Lender shall have received any Lien Waivers required.

(p) No action, suit, administrative proceeding or investigation shall have been instituted or threatened in writing against Borrower or the Project, which in each such case could reasonably be expected to result in a Material Adverse Effect. There shall have been no claim of violation or violation of (or any written notice thereof) any Environmental Law, which could reasonably be expected to result in a Material Adverse Effect.

(q) No Casualty Event that would be reasonably expected to materially impair the construction or operation of the Project shall have occurred and be continuing.

(r) Any fees required to be paid on or before the Advance shall have been paid.

(s) Such other assurances, certificates, documents, consents, reliance letters or opinions as the Lender may require.

4.03 Conditions to Future Advances**.** The obligation of the Lender to make each future Advance during the Availability Period is subject to satisfaction of the following conditions precedent:

(a) The Lender shall have received an Advance Request pursuant to Section 2.02 with any such Advance meeting the requirements thereof.

(b) The representations and warranties of the Borrower contained herein and in the other Loan Documents shall be true and correct on and as of the date of the Advance Request and the date of the making or issuance of the Advance with the same force and effect as if made on and as of such date, except to the extent that such representations and warranties expressly relate to an earlier date, in which case they shall be true and correct in all material respects as of such earlier date.

(c) No Default or Event of Default shall exist, and no Default or Event of Default would result from the making or funding of the Advance or from the application of the proceeds thereof.

(d) No event has occurred or circumstance exists that has or could reasonably be expected to have a Material Adverse Effect.

(e) The Borrower shall not have instituted or consented to the institution of any proceeding under any Debtor Relief Law; or made an assignment for the benefit of creditors; or applied for or consented to the appointment of any receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer for it or for all or any material part of its property, and no receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer shall have been so appointed without the application or consent

of such Person; no proceeding under any Debtor Relief Law relating to such Person or to all or any material part of its property shall have been instituted without the consent of such Person.

(f) The Lender shall have received a bring-down of the Independent Engineer's Report delivered pursuant to Section 4.01(j) and a construction supplement to the Independent Engineer's Report, accompanied by a reliance letter in form and substance reasonably acceptable to the Lender and duly executed by the Independent Engineer.

(g) If requested by Lender, Lender shall have received an update of the financial model provided pursuant to Section 4.01(h) reasonably satisfactory to the Lender (in consultation with the Independent Engineer).

(h) If requested by Lender, Lender shall have received a status update as to the Construction Budget and Project Schedule reasonably satisfactory to the Lender (in consultation with the Independent Engineer).

(i) To the extent available at the time of such Advance or at the period of the Project Schedule when such documents would be applicable, the Lender shall have received copies of all Facility Documents in forms and with counterparties acceptable to Lender, including, that (A) the operation and maintenance service provider is a qualified operator for the Facility or otherwise reasonably acceptable to the Lender and (B) any such agreement is on terms that are, when taken as a whole, no less favorable to the Borrower than then-prevailing market terms for third-party agreements for geothermal energy facilities similar to the Facility. Each such counterparty shall have executed any delivered to the Lender any required consent, estoppel or recognition agreement to assignment of the applicable Facility Documents as the Lender may require.

(j) The Lender shall have received copies of all permits and approvals for the Project, which are, in light of the status of the acquisition, development, construction and operation of the Project as of such date, required to have been obtained and which shall be in full force and effect and the Borrower shall be is in material compliance with each such permit and approval.

(k) All work that has been done on the Project has been done in a good and workmanlike manner and in accordance with the Construction Documents and prudent industry practice. There has not been filed against, or served upon the Borrower or the Project (or any part thereof) notice of or application for any Lien, claim of Lien or attachment upon or claim affecting the right to receive payment of any of the moneys payable to Borrower which has not been released, other than Permitted Liens. The Lender shall have received evidence reasonably satisfactory to Lender that all work in respect of the Project then requiring inspection by any Governmental Authority having jurisdiction has been duly inspected and approved by such Governmental Authority and that any certificates or notices then required to be issued in connection therewith have been issued by such Governmental Authority.

(l) The Lender shall have received any Lien Waivers required.

(m) No action, suit, administrative proceeding or investigation shall have been instituted or threatened in writing against Borrower or the Project, which in each such case could reasonably be expected to result in a Material Adverse Effect. There shall have been no claim of violation or violation of (or any written notice thereof) any Environmental Law, which could reasonably be expected to result in a Material Adverse Effect.

(n) No Casualty Event that would be reasonably expected to materially impair the construction or operation of the Project shall have occurred and be continuing.

(o) Any fees required to be paid on or before the Advance shall have been paid.

(p) Such other assurances, certificates, documents, consents, reliance letters or opinions as the Lender may require.

4.04 Waiver of Conditions Precedent. If Lender funds any Advance or grants any other accommodation when any conditions precedent are not satisfied (regardless of whether the lack of satisfaction was known or unknown at the time), it shall not operate as a waiver of (a) the right of Lender to insist upon satisfaction of all conditions precedent with respect to any subsequent funding, issuance, creation or grant; or (b) any Default or Event of Default due to such failure of conditions or otherwise.**REPRESENTATIONS AND WARRANTIES**

Borrower represents and warrants to the Lender that:

5.01 Existence, Qualification and Power. The Borrower (a) validly and legally exists as a municipal corporation of the State of Connecticut constituting a body politic thereof, and (b) has all requisite power and authority and all requisite governmental licenses, authorizations, consents and approvals to (i) own or lease its assets and carry on its business with respect to the Project and Facility and (ii) execute, deliver and perform its obligations under the Project, Facility and Loan Documents. In furtherance of the foregoing, the Borrower has complied or will comply on the Closing Date, with Chapter 109 and all other applicable provisions of the Connecticut General Statutes (collectively, the "CT Acts"), and the Charter of the Borrower and proceedings of the [Board of Aldermen][18] acting pursuant thereto, authorizing the Borrower's (a) development and construction of the Project, (b) operation of the Facility, and (c) entry into this Agreement and each Loan Document, obtaining of the Loan, granting the Collateral pursuant thereto, utilizing the Loan proceeds for the Project and its (hereinafter called the "Resolutions"), in all respects related to the transactions contemplated hereby. The [Board of Aldermen] has full legal right, power and authority to adopt the Resolutions, and the Responsible Officers have full legal right, power and authority to approve and authorize the execution of this Agreement and each of the other Loan Documents and to use the proceeds of the Loan as provided herein and to carry out and consummate all other transactions contemplated by each of the aforesaid documents.

5.02 Authorization; No Contravention. The execution, delivery and performance by the Borrower of each Loan Document to which such Person is or is to be a party have been duly authorized by all necessary action, and do not and will not (a) contravene the terms of any of such Person's Organization Documents; (b) conflict with or result in any breach or contravention of, or the creation of any Lien under, or require any payment to be made under (i) any Contractual Obligation to which such Person is a party or affecting such Person or the properties of such Person, (ii) any of the Facility Documents, (iii) the Grant Documents, (iv) the Borrower's eligibility for the ITC, or (v) any order, injunction, writ or decree of any Governmental Authority or any arbitral award to which such Person or its property is subject; or (c) violate any Law.

[18] Note to Draft: To be confirmed.

5.03 Governmental Authorization; Other Consents**.** No approval, consent, exemption, authorization, or other action by, or notice to, or filing with, any other Governmental Authority or any other Person is necessary or required in connection with (a) the execution, delivery or performance by, or enforcement against, the Borrower of this Agreement or any other Loan Document, (b) the grant by the Borrower of the Liens granted by it pursuant to the Collateral Documents, (c) the perfection or maintenance of the Liens created under the Collateral Documents (including the first priority nature thereof), or (d) the exercise by the Lender of its rights under the Loan Documents or the remedies in respect of the Collateral pursuant to the Collateral Documents, other than (i) authorizations, approvals, actions, notices and filings which have been duly obtained or will be obtained pursuant to the terms of this Agreement and (ii) filings to perfect the Liens created by the Collateral Documents.

5.04 **Binding Effect.** This Agreement has been, and each other Loan Document, when delivered hereunder, will have been, duly executed and delivered by the Borrower that is party thereto. This Agreement constitutes, and each other Loan Document when so delivered will constitute, a legal, valid and binding obligation of the Borrower, enforceable against the Borrower that is party thereto in accordance with its terms, except as limited by general principles of equity and Debtor Relief Laws. The Borrower hereby waives and agrees not to invoke any right to sovereign immunity as to the enforcement of the Loan Documents, repayment of the Obligations and any other obligation of the Borrower hereunder.

5.05 **No Material Adverse Effect**. Since the date of the Borrower's application for the Loan with the Lender, there has been no event or circumstance, either individually or in the aggregate, that has had or could reasonably be expected to have a Material Adverse Effect.

5.06 **Litigation.** There are no actions, suits, proceedings, claims or disputes pending or, to the knowledge of Borrower after due and diligent investigation, threatened or contemplated, at law, in equity, in arbitration or before any Governmental Authority, by or against Borrower or against any of its properties or revenues that (a) relate to this Agreement or any other Loan Document, or the Facility, or any of the transactions contemplated hereby, and (b) either individually or in the aggregate, if determined adversely, could impair the Borrower's ability to repay the Loan or have a Material Adverse Effect.

5.07 **No Default.** Borrower is not in default under or with respect to any Contractual Obligation that could, either individually or in the aggregate, reasonably be expected to have a Material Adverse Effect. No Default or Event of Default has occurred and is continuing or would result from the consummation of the transactions contemplated by this Agreement or any other Loan Document.

5.08 **Ownership of Property; Liens.** Borrower has good record and marketable title in fee simple to, or valid leasehold interests in, all real property necessary or used for the Project or for the Facility, except for such defects in title as could not, individually or in the aggregate, reasonably be expected to have a Material Adverse Effect. The property of Borrower is subject to no Liens, other than Liens permitted by Section 7.01.

5.09 **Environmental Compliance.** Borrower conducts in the ordinary course of business relating to the Project a review of the effect of existing Environmental Laws and claims alleging potential liability or responsibility for violation of any Environmental Law on its operations and properties relating to the Project and Facility, and as a result thereof Borrower has reasonably concluded that such Environmental Laws and claims could not, individually or in the aggregate, reasonably be expected to have a Material Adverse Effect.

5.10 **Insurance.** The Borrower, its assets relating to the Project and Facility, and its properties which the Facility will be on are insured with financially sound and reputable insurance companies not

Affiliates of Borrower, in such amounts with such deductibles and covering such risks as are customarily carried by companies engaged in similar businesses and owning similar properties in localities where Borrower operates the Facility.

5.11 Margin Regulations; Investment Company Act.

(a) Borrower is not engaged and will not engage, principally or as one of its important activities, in the business of purchasing or carrying margin stock (within the meaning of Regulation U, T or X of the FRB), or extending credit for the purpose of purchasing or carrying margin stock.

(b) None of Borrower or any Person Controlling Borrower is or is required to be registered as an "investment company" under the Investment Company Act of 1940.

5.12 Disclosure. Borrower has disclosed to the Lender all agreements, instruments and corporate or other restrictions to which the Project or Facility is subject, and all other matters known to it, that, individually or in the aggregate, could reasonably be expected to result in a Material Adverse Effect. No report, financial statement, certificate or other information furnished (whether in writing or orally) by or on behalf of the Borrower to the Lender in connection with the transactions contemplated hereby and the negotiation of this Agreement or delivered hereunder or under any other Loan Document (in each case, as modified or supplemented by other information so furnished) contains any material misstatement of fact or omits to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that, with respect to projected financial information, Borrower represents only that such information was prepared in good faith based upon assumptions believed to be reasonable at the time.

5.13 Compliance with Laws. Borrower is in compliance in all respects with the requirements of all Laws and all orders, writs, injunctions and decrees applicable to the Project and Facility, except in such instances in which (a) such requirement of Law or order, writ, injunction or decree is being contested in good faith by appropriate proceedings diligently conducted or (b) the failure to comply therewith, either individually or in the aggregate, could not reasonably be expected to have a Material Adverse Effect.

5.14 Collateral Documents. The provisions of the Collateral Documents are effective to create in favor of the Lender a legal, valid and enforceable first priority Lien (subject to Liens permitted by Section 7.01) on all right, title and interest of the Borrower in the Collateral described therein. Upon the filing of UCC financing statements in accordance with Section 5.17 and upon the taking of possession or control by the Lender of the Collateral that is the subject of the Security Agreement or the Deposit Account Security Agreement with respect to which a security interest may be perfected only by possession or control (which possession or control shall be given to the Lender to the extent possession or control by the Lender is required by the Security Agreement and/or the Deposit Account Security Agreement), the Liens created by the Security Agreement and the Deposit Account Security Agreement shall constitute first priority perfected Liens on, and security interests in, all right, title and interest of the grantors in the Collateral that is the subject of the Security Agreement and the Deposit Account Security Agreement (other than such Collateral in which a security interest cannot be perfected under the UCC as in effect at the relevant time in the relevant jurisdiction by such filings, possession or control), in each case subject to no Liens other than Liens permitted by Section 7.01. Except for filings completed prior to the Closing Date and as contemplated hereby and by the Collateral Documents, no filing or other action will be necessary to perfect or protect such Liens.

5.15 Intellectual Property; Licenses, Etc. Borrower owns, or possesses the right to use, all of the trademarks, service marks, trade names, copyrights, patents, patent rights, franchises, licenses and other

intellectual property rights (collectively, "IP Rights") that are necessary for the operation of the Facility, without conflict with the rights of any other Person. To the best knowledge of Borrower, no slogan or other advertising device, product, process, method, substance, part or other material now employed, or now contemplated to be employed, by Borrower infringes upon any rights held by any other Person. No claim or litigation regarding any of the foregoing is pending or, to the best knowledge of Borrower, threatened, which, either individually or in the aggregate, could reasonably be expected to have a Material Adverse Effect.

5.16 Solvency. The Borrower is Solvent. "Solvent" and "Solvency" mean, with respect to any Person on any date of determination, that on such date (a) the fair value of the property of such Person is greater than the total amount of liabilities, including contingent liabilities, of such Person, (b) the present fair salable value of the assets of such Person is not less than the amount that will be required to pay the probable liability of such Person on its debts as they become absolute and matured, (c) such Person does not intend to, and does not believe that it will, incur debts or liabilities beyond such Person's ability to pay such debts and liabilities as they mature, (d) such Person is not engaged in business or a transaction, and is not about to engage in business or a transaction, for which such Person's property would constitute an unreasonably small capital, and (e) such Person is able to pay its debts and liabilities, contingent obligations and other commitments as they mature in the ordinary course of business. The amount of contingent liabilities at any time shall be computed as the amount that, in the light of all the facts and circumstances existing at such time, represents the amount that can reasonably be expected to become an actual or matured liability.

5.17 Rights in Collateral; Priority of Liens. The Borrower owns the property granted by it as Collateral under the Collateral Documents, free and clear of any and all Liens in favor of third parties other than Liens permitted by Section 7.01. Upon the proper filing of UCC financing statements and the taking of the other actions required by the Lender or the law, the Liens granted pursuant to the Collateral Documents will constitute valid and enforceable, first priority and perfected Liens on the Collateral in favor of Lender.

5.18 Sanctions Concerns.

(a) Sanctions Concerns. No Borrower nor, to the knowledge of the Borrower, any director, officer, employee, agent, affiliate or representative thereof, is an individual or entity that is, or is owned or controlled by any individual or entity that is (i) currently the subject or target of any Sanctions, (ii) included on OFAC's List of Specially Designated Nationals, HMT's Consolidated List of Financial Sanctions Targets and the Investment Ban List, or any similar list enforced by any other relevant sanctions authority, or (iii) located, organized or resident in a Designated Jurisdiction.

(b) Anti-Corruption Laws. The Borrower have conducted their business in compliance with the United States Foreign Corrupt Practices Act of 1977, the UK Bribery Act 2010 and other similar anti-corruption legislation in other jurisdictions, and have instituted and maintained policies and procedures designed to promote and achieve compliance with such laws.

(c) Patriot Act. The Borrower and, to the knowledge of the Borrower, any director, officer, employee, agent, affiliate or representative thereof, are in compliance with the Act.

5.19 The Facility.

(a) No authorization, approval, consent of, and no filing, notice, certification or registration with FERC or the CT PURA is required for Borrower's execution and delivery of this Agreement or the

other Loan Documents, the consummation of the transactions contemplated by this Agreement or the other Loan Documents, or the performance of its obligations under this Agreement or the other Loan Documents.

(b) Except as may result from the exercise of remedies under this Agreement, neither Lender nor any "affiliate" (as that term is defined in Section 1262(1) of the Public Utility Company Holding Act) of Lender will, solely as a result of the execution and delivery of this Agreement or the other Loan Documents, the consummation of the transactions contemplated by this Agreement and the other Loan Documents, or the performance of obligations under this Agreement or the other Loan Documents, including, without limitation, Borrower's ownership, construction and operation of the Facility prior to the repayment of all Obligations, be subject to, or not exempt from, regulation by FERC or the CT PURA.

(c) To Borrower's knowledge, Borrower is not in default under any of the Facility Documents.

ARTICLE VI. AFFIRMATIVE COVENANTS

On and after the Closing Date, and for so long as any Obligation hereunder shall remain unpaid or unsatisfied, Borrower agrees that, and Borrower shall:

6.01 Financial Information. Deliver to the Lender, in form and detail satisfactory to the Lender:

(a) In conjunction with the requirements under Section 6.16, monthly reporting within ten (10) days of the end of each month, status of the Facility Documents, and receipts and status of grants and tax credits, including the Grant and ITC;

(b) [reporting for GGRF compliance, including but not limited wage data for construction labor and equipment information][19]; and

(c) [Any applicable financial reporting].[20]

6.02 Certificates; Other Information. Deliver to the Lender, in form and detail satisfactory to the Lender promptly, such information regarding the business, financial or corporate affairs of Borrower, Project or Facility, or compliance with the terms of the Loan Documents, as the Lender may from time to time reasonably request.

Documents required to be delivered pursuant to Section 6.01 and Section 6.02 may be delivered electronically and if so delivered, shall be deemed to have been delivered on the date on which Borrower such documents; provided that: Borrower shall deliver paper copies of such documents to the Lender upon its request to Borrower to deliver such paper copies until a written request to cease delivering paper copies is given by the Lender.

6.03 Notices. Promptly notify the Lender:

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[19] Note to Draft: To be determined if applicable.

[20] Note to Draft: To be provided.

(a) of the occurrence of any Default or Event of Default under the Loan Documents;

(b) of any matter that has resulted or could reasonably be expected to result in a Material Adverse Effect, including (i) breach or non-performance of, or any default under any Contractual Obligation or Facility Document of Borrower; (ii) any dispute, litigation, investigation, proceeding or suspension between Borrower and any Governmental Authority; or (iii) the commencement of, or any material development in, any litigation or proceeding affecting Borrower, including pursuant to any applicable Environmental Laws;

(c) of the occurrence of any event which would make the Borrower ineligible to receive the ITC or utilize the ITC to repay the Loan;

(d) of any interruption, delay or seizing of the development and construction of Project;

(e) of any action taken or proposed to be taken by the Borrower to stop, cancel, or cease to provide funding for the Project;

(f) of any material change in accounting policies or financial reporting practices by Borrower;

(g) of any notices of which Borrower becomes aware of any default, termination or other dispute or claim given under a Facility Document [(including, without limitation, any notice to any Person that a "Termination Payment" (as defined in the Power Purchase Agreement) is due)][21];

(h) [of an event of "Force Majeure" (as defined in the Power Purchase Agreement) of which Borrower becomes aware that prevents or substantially impairs the delivery of geothermal energy from the Facility in the quantities originally projected, which continues for a period of at least six (6) consecutive months][22];

(i) if, once online, the Facility goes offline, ceases operations or the generation of geothermal energy, or is damaged or destroyed;

(j) of the occurrence of any Default or Event of Default or a default or event of default or breach under any Construction Document, Facility Document or Grant Document; and

(k) the execution of any amendment, modification or waiver of or supplement to any Construction Document, Facility Document, or Grant Document together with a copy thereof.

Each notice pursuant to this Section 6.03 shall be accompanied by a statement of a Responsible Officer of Borrower setting forth details of the occurrence referred to therein and stating, to Borrower's knowledge, what action is being taken or proposed to be taken with respect thereto, and shall contain copies of all information, notices, and other documentation giving rise to such notice. Each notice pursuant to

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[21] Note to Draft: To be reviewed upon receipt of form of Power Purchase Agreement.

[22] Note to Draft: To be reviewed upon receipt of form of Power Purchase Agreement.

Section 6.03(a) shall describe with particularity any and all provisions of this Agreement and any other Loan Document that have been breached.

6.04 Payment of Obligations. Pay and discharge as the same shall become due and payable, all its obligations and liabilities, including (a) all tax liabilities, assessments and governmental charges or levies upon it or its properties or assets, unless the same are being contested in good faith by appropriate proceedings diligently conducted and adequate reserves in accordance with GAAP are being maintained by Borrower; (b) all lawful claims which, if unpaid, would by law become a Lien upon its property; and (c) all Indebtedness, as and when due and payable, but subject to any subordination provisions contained in any instrument or agreement evidencing such Indebtedness.

6.05 Preservation of Existence, Etc. (a) Preserve, renew and maintain in full force and effect its valid and legal existence; and (b) preserve or renew all of its registered patents, trademarks, trade names and service marks, the non-preservation of which could reasonably be expected to have a Material Adverse Effect.

6.06 Maintenance of Properties. (a) Maintain, preserve and protect all licenses, patents, franchises, trademarks and trade names of Borrower with respect to the Project and Facility; (a) maintain, preserve and protect all of its material properties and equipment necessary in the operation of the Project and Facility in good working order and condition, ordinary wear and tear excepted; (b) make all necessary repairs thereto and renewals and replacements thereof except where the failure to do so could not reasonably be expected to have a Material Adverse Effect; and (c) use the standard of care typical in the industry in the operation and maintenance of the Facility.

6.07 Maintenance of Insurance. (a) Maintain with financially sound and reputable insurance companies which are not Affiliates of Borrower, insurance with respect to casualty events, business interruption, its properties and business against loss, damage or interruption of the kinds customarily insured against by Persons engaged in the same or similar business, of such types and in such amounts as are customarily carried under similar circumstances by such other Persons and providing for not less than 30 days' prior notice to the Lender of termination, lapse or cancellation of such insurance; and (b) provide to Lender, upon request, evidence satisfactory to Lender that all insurance required under this Agreement and the other Loan Documents is in effect. The Lender shall be listed as an additional insured on all of Borrower's liability policies and as a loss payee, lender's loss payee or mortgagee, as applicable and as requested by Lender, on all of Borrower's property policies.

6.08 Compliance with Laws. Comply in all respects with the requirements of all Laws and all orders, writs, injunctions and decrees applicable to it or to its business or property including without limitation the Act, OFAC and all Environmental Laws, except in such instances in which (a) such requirement of Law or order, writ, injunction or decree is being contested in good faith by appropriate proceedings diligently conducted; or (b) the failure to comply therewith could not reasonably be expected to have a Material Adverse Effect.

6.09 Books and Records. (a) Maintain proper books of record and account as to the Project, Facility, Grant, ITC and Loan, in which full, true and correct entries in conformity with GAAP consistently applied shall be made of all financial transactions and matters involving the assets and business of Borrower; and (b) maintain such books of record and account in material conformity with all applicable requirements of any Governmental Authority having regulatory jurisdiction over Borrower.

6.10 Inspection Rights. Permit representatives and independent contractors of the Lender to visit and inspect the Project, Facility, and the Collateral, to examine its corporate, financial and operating

records as to same, and make copies thereof or abstracts therefrom, and to discuss its affairs, finances and accounts as to same with its directors, officers, and independent public accountants, all at the expense of Borrower and at such reasonable times during normal business hours and as often as may be reasonably desired, upon reasonable advance notice to Borrower; provided, however, that, so long as no Event of Default has occurred or is continuing, the Lender will not exercise their rights under this Section 6.10 more than once per calendar year; provided, further, that when an Event of Default exists the Lender (or any of its representatives or independent contractors) may do any of the foregoing at the expense of Borrower at any time during normal business hours and without advance notice.

6.11 Use of Proceeds. Utilize the Proceeds of the Loan and any Advance solely for the development and construction of the Project, including to fund the development, engineering, construction, maintenance, testing and operation of the Project, [and to pay all costs, fees, expenses (including legal fees and expenses) and other compensation payable to the Lender][23]. No proceeds shall be used for any purpose other than the Project, including, but not limited to refinance existing creditors or for distribution to City of New Haven.

6.12 Collateral Records. To execute and deliver promptly, upon written request, to the Lender, from time to time, solely for Lender's convenience in maintaining a record of the Collateral, such written statements and schedules as the Lender may reasonably require designating, identifying or describing the Collateral. The failure by Borrower, however, to promptly give the Lender such statements or schedules shall not affect, diminish, modify or otherwise limit the Lender's security interest on the Collateral.

6.13 Further Assurances.

(a) Promptly upon request by the Lender, (i) correct any material defect or error that may be discovered in any Loan Document or in the execution, acknowledgment, filing or recordation thereof, and (ii) on and after the Closing Date, do, execute, acknowledge, deliver, record, re-record, file, re-file, register and re-register any and all such further acts, deeds, certificates, assurances and other instruments as the Lender, may require from time to time in order to (A) the fullest extent permitted by applicable Law, subject the Borrower's properties, assets, rights or interests to the Liens now or hereafter intended to be covered by any of the Collateral Documents, and (B) perfect and maintain the validity, effectiveness and priority of any of the Collateral Documents and any of the Liens intended to be created thereunder.

(b) To (i) defend the Collateral against all claims and demands of all Persons at any time claiming the same or any interest therein, (ii) on and after the Closing Date, comply with the requirements of all applicable Laws in order to grant to the Lender valid and perfected first priority security interests in the Collateral, with perfection, in the case of any investment property, deposit account or letter of credit, being effected by giving the Lender control of such investment property or deposit account or letter of credit, rather than by the filing of a UCC financing statement with respect to such investment property, and (iii) do whatever the Lender may request, from time to time, to effect the purposes of this Agreement and the other Loan Documents, including filing notices of liens, UCC financing statements, fixture filings and amendments, renewals and continuations thereof on and after the Closing Date; cooperating with the Lender's representatives; keeping stock records; and, paying claims which might, if unpaid, become a Lien

[23] Note to Draft: To be confirmed if acceptable to Lender.

on the Collateral. The Lender is hereby authorized by Borrower to file any UCC financing statements covering the Collateral whether or not Borrower's signatures appear thereon.

6.14 Grant Documents. Perform, observe, comply with and enforce all of the provisions of the Grant Documents, subject to any applicable cure rights, and utilize the Grant solely for the Project.

6.15 Construction and Facility Documents. Perform, observe, comply with and enforce all of the provisions of the Construction Documents and Facility Documents, subject to any applicable cure rights. Prior to the Commercial Operation Date, the Borrower shall enter into the Power Purchase Agreements that shall have a term beyond the Maturity Date.

6.16 Construction of Project; Construction Progress Report. Prior to the Commercial Operation Date, (a) construct, or cause the construction of, the Project in accordance with the applicable Construction Documents, applicable Law and applicable permits, except where any such failure could not reasonably be expected to have a Material Adverse Effect; and (b) provide to the Lender and the Independent Engineer monthly construction progress reports with respect to the Project, in customary form, on or prior to the ten (10) days day following the last day of each calendar month, which shall include: (i) (A) an update on the general status of construction of the Project and completion of the material milestones set forth under each EPC Agreement, (B) a description of any material defects or deficiencies of which the Borrower is aware of (if any) and (C) an estimate of the date on which Final Completion is expected to be achieved and a detailed description of any failure to meet any milestones under each EPC Agreement, (ii) any updates in respect of the delivery milestones in each EPC Agreement, (iii) the amount of Project costs incurred to date and during the most recent monthly period and any material deviations from the Construction Budget or the Project Schedule, (iv) a reconciliation of the budgeted contingency spending versus the actual spending to date, (v) a summary of the status of the installed capacity, (vi) description of any liquidated damages accrued (if any), and (vii) a summary of any termination, material amendment, material consent or notice of a material matter under any Facility Document or Construction Document.

6.17 Operation of Project; Annual Operating Budget; Quarterly Operating Reports, etc.

(a) Once operational, (i) keep the Facility in good working order and condition, ordinary wear and tear excepted, and maintain and operate the Facility in accordance with Prudent Industry Practice and all applicable requirements of Law, and (ii) operate the Facility, or cause the same to be operated, in a manner materially consistent with all applicable permit.

(b) Prior to the Commercial Operation Date, adopt an operating plan and a budget, detailed by calendar month with anticipated revenues, maintenance, repair and operation expenses, maintenance reserves and all other anticipated operating and maintenance costs for the Facility for the period from Final Completion to the conclusion of the first full fiscal year thereafter and shall re-assess the scheduling and probable cost of each item of operation and maintenance of the Facility and include a timetable and budget therefor in such budget.

6.18 Major Project Contracts. (i) perform and observe all of its respective material covenants and material obligations contained in each of the Construction Documents and Facility Documents, (ii) exercise commercially reasonable efforts to prevent the termination or cancellation of any Construction Document and Facility Document in accordance with the terms of such Construction Document, Facility Document or otherwise (except for the expiration of any Construction Document and Facility Document in accordance with its terms and not as a result of a breach or default thereunder) and (iii) enforce against the relevant counterparty to such Construction Document and Facility Document each covenant or obligation of such Construction Document and Facility Document to which it is a party in accordance with its terms,

except in the case of this clause (iii), where such failure could not reasonably be expected to have a Material Adverse Effect.

6.19 Supplemental Terms. Borrower shall at all times comply with and deliver any documents, certifications, or the similar required pursuant to, the Supplemental Terms.

6.20 Operating Accounts. Maintain its primary operating account as to the Project at [_____][24] at all times.

ARTICLE VII. NEGATIVE COVENANTS

On and after the Closing Date, and for so long as any Obligation shall remain unpaid or unsatisfied, Borrower shall not, directly or indirectly:

7.01 Liens. Create, incur, assume or suffer to exist any Lien upon any of its property, assets or revenues relating to the Project or Facility, whether now owned or hereafter acquired, other than the following:

(a) Liens pursuant to any Loan Document;

(b) Liens for taxes not yet due or which are being contested in good faith and by appropriate proceedings diligently conducted, if adequate reserves with respect thereto are maintained on the books of Borrower in accordance with GAAP;

(c) manufacturers', carriers', warehousemen's, mechanics', materialmen's, repairmen's, supplier's, construction, employees', contractors', operators' or other like Liens arising in the ordinary course of business or in connection with the construction, operation and maintenance of the Project and Facility, which do not interfere with the use of the Project or the Facility in any material respect and (i) that are for amounts not yet due or delinquent or (ii) (A) that are being contested in good faith by appropriate dispute resolution or other proceedings (so long as such proceedings could not reasonably result in the sale, forfeiture or loss of any material part of the Project or the Facility, title thereto or any interest therein) and (B) for which appropriate reserves have been made in accordance in all material respects with all applicable Law and GAAP; and

(d) deposits to secure the performance of bids, trade contracts and leases (other than Indebtedness), statutory obligations, surety and appeal bonds, performance bonds and other obligations of a like nature, in each case incurred in the ordinary course of business.

7.02 Indebtedness. Create, incur, assume or suffer to exist any Indebtedness related to the Project or Facility, except Indebtedness under the Loan Documents.

7.03 Fundamental Changes. Merge, dissolve, liquidate, consolidate with or into another Person, or Dispose of (whether in one transaction or in a series of transactions) all or substantially all of its assets (whether now owned or hereafter acquired) to or in favor of any Person.

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[24] Note to Draft: To be determined.

7.04 Dispositions. Make any Disposition relating to the Grant, Project or Facility or enter into any agreement to make any such Disposition.

7.05 Change in Nature of Business. Engage the Facility in any line of business substantially different from the line of business to be conducted by Borrower at the Facility on the date hereof or any business substantially related or incidental thereto.

7.06 Transactions with Affiliates. Enter into any transaction of any kind with any Affiliate of Borrower, whether or not in the ordinary course of business, other than on fair and reasonable terms substantially as favorable to Borrower or such Affiliate as would be obtainable by Borrower or such Affiliate at the time in a comparable arm's length transaction with a Person other than an Affiliate.

7.07 Burdensome Agreements. Enter into any Contractual Obligation (other than this Agreement or any other Loan Document) that: (a) limits the ability (i) of the Borrower to repay the Loan, use the Grant for the Project or be eligible for or obtain the ITC for repayment of the Loan or (ii) of the Borrower to create, incur, assume or suffer to exist Liens on its property in favor of the Lender; or (b) requires the grant of a Lien to secure an obligation.

7.08 Use of Proceeds. Use the proceeds of the Loan, whether directly or indirectly, and whether immediately, incidentally or ultimately, (i) to purchase or carry margin stock (within the meaning of Regulation U, T or X of the FRB) or to extend credit to others for the purpose of purchasing or carrying margin stock or to refund indebtedness originally incurred for such purpose or (ii) for any purpose other than those permitted by Section 6.11.

7.09 Inconsistent Agreements. Enter into, consent to, or vote in favor of the entering into of any agreement or arrangement which would restrict in any respect the ability of Borrower to fulfill its Obligations under the Loan Documents, in such a manner which would restrict in any respect the ability of Borrower to fulfill its Obligations under the Loan Documents.

7.10 Accounting Changes. Make any change in its (a) accounting policies or reporting practices, except as required by GAAP, or (b) fiscal year.

7.11 Sanctions. Directly or indirectly, use the Loan or the proceeds of the Loan, or lend, contribute or otherwise make available the Loan or the proceeds of the Loan to any Person, to fund any activities of or business with any Person, or in any Designated Jurisdiction, that, at the time of such funding, is the subject of Sanctions, or in any other manner that will result in a violation by any Person (including any Person participating in the transaction, whether as Lender or otherwise) of Sanctions.

7.12 Sale and Leaseback Transaction. Enter into any Sale and Leaseback Transaction.

7.13 Absence of Regulation. Without the prior written consent of Lender, take any action, or fail to take any action, that would subject Borrower, the Facility, or Lender to regulation by FERC or CT PURA.

7.14 **Construction Documents, Facility Documents or Grant Documents.** Without the prior written consent of Lender, materially amend, materially modify or grant any waiver or consent under any Construction Document, Facility Document or Grant Document, including any exhibit or schedule thereto; *provided* that, (i) any extension of any such document on terms that are not materially adverse to the Borrower shall not require the consent of the Lender, (ii) the Borrower shall be permitted to accept, approve or otherwise enter into any other change order under any EPC Agreement without the prior consent of the Lender, except for any such change order that (A) represents a change, to the extent such change is individually or, in conjunction with other changes, in the aggregate, material to the design of the Project; (B) represents a change in the Project Schedule that would materially alter the timetable for completion of the Project; (C) represents a material change in any performance testing or other conditions to the achievement of any material milestone set forth in any EPC Agreement; or (D) the dollar amount of such change order, together with the aggregate dollar amount of all prior other change orders under the EPC Agreements, is in excess of [__][25]% of the contingency line item in the Construction Budget; (iii) notwithstanding anything to the contrary in this Section 7.14(a), the Borrower shall not materially amend or otherwise materially modify, or grant any waiver or consent that materially and adversely affects, any material warranty or indemnification obligations of a counterparty under an applicable EPC Agreement unless such amendment, modification, waiver or consent is consented to by the Lender, except that no such consent shall be required solely with respect to extensions of the warranties under any EPC Agreement; and (iv) after Final Completion, any amendment, modification, waiver or consent to any Construction Document (other than any O&M Agreement) shall not require the consent of the Lender to the extent it could not reasonably be expected to have a Material Adverse Effect.Other than upon any expiration or termination upon its expiry in accordance with the terms of such Construction Document, Facility Document or Grant Document and not as a result of a breach or default thereunder, terminate, or consent to the full or partial termination (or effective termination resulting from an assignment of rights) of any Construction Document, Facility Document or Grant Document without the prior written consent of the Lender.assign, in whole or in part, its right and obligations under any Construction Document, Facility Document or Grant Document without the prior written consent of the Lender. **Abandonment of Project**. Wilfully and voluntarily abandon the development or construction of the Project for a continuous period of more than sixty (60) consecutive days (other than to the extent necessitated by any event of force majeure or any casualty) or (ii) at any time on or following Final Completion, suspend operation of the Facility for a continuous period of more than sixty (60) consecutive days (other than as a result of scheduled maintenance, repairs (whether or not scheduled), times of forced or scheduled outages (including curtailment), any event of force majeure, failure to be dispatched, any emergency affecting the Facility, or any casualty.

7.16 **Transfer of ITCs**. Sell or otherwise transfer or assign its rights under any ITCs related to the Project.

ARTICLE VIII. EVENTS OF DEFAULT AND REMEDIES

8.01 **Events of Default.** Any of the following shall constitute an "Event of Default":

(a) Non-Payment. Borrower fails to pay when and as required to be paid herein, any amount of principal of the Loan, any interest on the Loan within three (3) Business Days after the due date thereof,

[25] Note to Draft: Under review by Lender.

any fee due hereunder or any other amount payable hereunder or under any other Loan Document within three (3) Business Days after the due date thereof; or

(b) Specific Covenants. Borrower fails to perform or observe any term, covenant or agreement contained in any of Article VI or Article VII; or

(c) Other Defaults. The Borrower fails to perform or observe any other covenant or agreement (not specified in subsection (a) or (b) above) contained in any Loan Document on its part to be performed or observed and such default shall continue unremedied for a period of thirty (30) days after the earlier of (i) the date on which Borrower became aware of such default or (ii) notice thereof having been given to Borrower by the Lender, provided, however, that if the breach or default (other than a default for the payment of amounts when due) cannot be remedied within such period despite the Borrower's or such other party's, as the case may be, reasonable commercial efforts to do so, the such cure period shall be extended for an additional sixty (60)-day period beyond the initial cure period, to cure such breach or default if the breach or default could not reasonably be expected to have a Material Adverse Effect if not cured within such sixty (60)-day period and if remedial action (A) could reasonably be expected to result in cure within such additional sixty (60)-day period, (B) is promptly instituted within the initial cure period, and (C) is thereafter diligently pursued until the breach or default is corrected within such additional reasonable cure period granted by the Lender; or

(d) Representations and Warranties. Any representation, warranty, certification or statement of fact made or deemed made by or on behalf of Borrower, in any other Loan Document, or in any document delivered in connection herewith or therewith, by or on behalf of the Borrower, shall prove to have been false or misleading in any material respect as of the time made or deemed made and, if such misrepresentation or certificate is susceptible of cure, the adverse effect of the misrepresentation is not remedied within thirty (30) days of the Borrower receiving notice or such party's knowledge thereof; or

(e) Cross-Default. (i) Borrower fails to observe or perform under the Construction Document, Facility Document or Grant Document, or if there is a termination event under such Construction Document, Facility Document or Grant Document; or

(f) Insolvency Proceedings, Etc. The Borrower institutes or consents to the institution of any proceeding under any Debtor Relief Law, or makes an assignment for the benefit of creditors; or applies for or consents to the appointment of any receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer for it or for all or any material part of its property; or any receiver, trustee, custodian, conservator, liquidator, rehabilitator or similar officer is appointed without the application or consent of such Person and the appointment continues undischarged or unstayed for 60 calendar days; or any proceeding under any Debtor Relief Law relating to any such Person or to all or any material part of its property is instituted without the consent of such Person and continues undismissed or unstayed for 60 calendar days, or an order for relief is entered in any such proceeding; or

(g) Inability to Pay Debts; Attachment. (i) The Borrower becomes unable or admits in writing its inability or fails generally to pay its debts as they become due, or (ii) any writ or warrant of attachment or execution or similar process is issued or levied against all or any material part of the property of any such Person and is not released, vacated or fully bonded within 60 days after its issue or levy; or

(h) Judgments. There is entered against Borrower any one or more final judgments or orders that have, or could reasonably be expected to have, individually or in the aggregate, a Material Adverse Effect and (A) enforcement proceedings are commenced by any creditor upon such judgment or order, or

(B) there is a period of 10 consecutive Business Days during which a stay of enforcement of such judgment, by reason of a pending appeal or otherwise, is not in effect; or

(i) Invalidity of Loan Documents. Any provision of any Loan Document, at any time after its execution and delivery and for any reason other than as expressly permitted hereunder or thereunder or satisfaction in full of all the Obligations, ceases to be in full force and effect; or the Borrower or any other Person contests in any manner the validity or enforceability of any provision of any Loan Document; or the Borrower denies that it has any or further liability or obligation under any Loan Document, or purports to revoke, terminate or rescind any provision of any Loan Document; or

(j) Loss of Applicable Permits.

(i) The Borrower shall fail to obtain any permit and such failure would reasonably be expected to have a Material Adverse Effect; or

(ii) Any permit necessary for the development, construction or operation of the Project or Facility shall be materially modified (except in the ordinary course or standard practice for such permit), revoked, enjoined, or cancelled by the issuing agency or other Governmental Authority having jurisdiction and such modification, revocation, injunction or cancellation shall continue unremedied for a period of sixty (60) days from such modification, revocation, injunction or cancellation unless (A) the Borrower can demonstrate to the reasonable satisfaction of the Lender within such sixty (60) day period that such modification, revocation, injunction or cancellation could not reasonably be expected to have a Material Adverse Effect and that the Borrower is proceeding with diligence and in good faith to remedy such modification, revocation, injunction or cancellation or (B) if such modification, revocation, injunction or cancellation cannot be remedied within such sixty (60) day period, the Borrower is contesting with diligence and in good faith such modification, revocation, injunction or cancellation through appropriate proceedings and either such proceedings suspend the effectiveness of such modification, revocation, injunction or cancellation or the Borrower has otherwise secured a suspension of the effectiveness of such modification, revocation, injunction or cancellation until a final determination has been made by the applicable Governmental Authority or a court of competent jurisdiction.

(k) Collateral Documents. Any Collateral Document after delivery thereof shall for any reason (other than pursuant to the terms thereof) cease to be in full force and effect or to create a valid and perfected first priority Lien (subject to Liens permitted by Section 7.01) on the Collateral purported to be covered thereby; or the Borrower or any other Person, directly or indirectly, disavows or contests in any manner the effectiveness, validity, perfection of or enforceability of the security interest in or Lien on the Collateral; or

(l) Project Contracts.

(i) Loan Parties. The Borrower shall be in breach of, or there shall be a default by the Borrower thereof under, a Construction Document, Facility Document or Grant Document beyond any applicable grace or cure period set forth in such Construction Document, Facility Document or Grant Document; *provided* that, no Event of Default shall occur hereunder in respect of such breach or default under any Construction Document, Facility Document or Grant Document if (x) such breach or default shall be remediable unless such breach or default shall continue unremedied for a period equal to thirty (30) days or (y) such default or breach could not reasonably be expected to have a Material Adverse Effect.

(ii) Termination. Any Construction Document, Facility Document or Grant Document shall have terminated (except upon fulfillment of the obligations of the parties thereto thereunder or the scheduled expiration of the term of such Construction Document, Facility Document or Grant Document); *provided* that, no Event of Default shall occur as a result of any such action with respect to any such Construction Document if such Construction Document is restored or replaced within at the latest sixty (60) days thereafter by a replacement contract reasonably acceptable to Lender with substantially similar economic and operational effect on the Borrower as the Construction Document being replaced and with a third party having substantially similar creditworthiness and experience as the counterparty being replaced, or otherwise in form and substance reasonably acceptable to the Lender, and, in either case, such action has not had, and could not, individually or in the aggregate, prior to so obtaining such replacement provision or replacement, be reasonably expected to have, a Material Adverse Effect.

(m) Commercial Operation. The Project shall have failed to achieve the Commercial Operation Date by the Outside Date.

(n) [Initial Advance. The Borrower shall have failed to make the first Advance and meet the requirements of Section 4.02 by December 31, 2026.][26]

(o) Change of Control. There occurs any Change of Control.

(p) Uninsured Loss. Any uninsured damage to or loss, theft or destruction of any assets of the Borrower shall occur that is in excess of the Threshold Amount.

If a Default shall have occurred under the Loan Documents, then such Default will continue to exist until it either is cured (to the extent specifically permitted) in accordance with the Loan Documents or is otherwise expressly waived by Lender as determined in accordance with Section 9.1); and once an Event of Default occurs under the Loan Documents, then such Event of Default will continue to exist until it is otherwise expressly waived by the Lender, as required hereunder in Section 9.1.

8.02 Remedies Upon Event of Default. If any Event of Default occurs and is continuing, the Lender shall, at the request of, or may, with the consent of, the Lender, take any or all of the following actions:

(a) declare the unpaid principal amount of the Loan, all interest accrued and unpaid thereon, and all other amounts owing or payable hereunder or under any other Loan Document to be immediately due and payable, without presentment, demand, protest or other notice of any kind, all of which are hereby expressly waived by Borrower; and

(b) exercise on behalf of itself and Lender all rights and remedies available to it and/or Lender under the Loan Documents, at law or in equity;

provided, however, that upon the occurrence of an actual or deemed entry of an order for relief with respect to Borrower under the Bankruptcy Code of the United States, the unpaid principal amount of the Loan and

[26] Note to Draft: To be confirmed.

all interest and other amounts as aforesaid shall automatically become due and payable without further act of the Lender.

8.03 Application of Funds. After the exercise of remedies provided for in Section 8.02 (or after the Loan has automatically become immediately due and payable as set forth in the proviso to Section 8.02), any amounts received on account of the Obligations shall be applied by the Lender in the following order:

First, to payment of that portion of the Obligations constituting fees, indemnities and other amounts (other than principal and interest) payable to Lender (including fees, charges and disbursements of counsel to the Lender (including fees and time charges for attorneys who may be employees of Lender) and amounts payable under Article III and any unpaid portion of the facility fee under Section 2.07);

Second, to payment of that portion of the Obligations constituting accrued and unpaid interest on the Loan and other Obligations including ordinary course payments;

Third, to payment of that portion of the Obligations constituting unpaid principal of the Loan;

Fourth, to the payment of all other remaining Obligations; and

Last, the balance, if any, after all of the Obligations have been indefeasibly paid in full, to Borrower or as otherwise required by Law.

ARTICLE IX. MISCELLANEOUS

9.01 Supplemental Terms; Amendments, Etc. The Borrower agrees to be bound by, and provide all acknowledgements required pursuant to, the Supplemental Terms, which shall be made part of this Agreement. No amendment or waiver of any provision of this Agreement or any other Loan Document, and no consent to any departure by Borrower therefrom, shall be effective unless in writing signed by Lender and Borrower, as the case may be, and acknowledged by the Lender, and each such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

9.02 Notices; Effectiveness; Electronic Communication.

(a) Notices Generally. Except in the case of notices and other communications expressly permitted to be given by telephone (and except as provided in subsection (b) below), all notices and other communications provided for herein shall be in writing and shall be delivered by hand or overnight courier service, mailed by certified or registered mail as follows, and all notices and other communications expressly permitted hereunder to be given by telephone shall be made to the applicable telephone number, of the Borrower or the Lender, to the address, electronic mail address or telephone number specified for such Person on Schedule 9.02. Notices and other communications sent by hand or overnight courier service, or mailed by certified or registered mail, shall be deemed to have been given when received. Notices and other communications delivered through electronic communications to the extent provided in subsection (b) below, shall be effective as provided in such subsection (b).

(b) Electronic Communications. Notices and other communications to Lender hereunder may be delivered or furnished by electronic communication (including e-mail and Internet or intranet websites) pursuant to procedures approved by the Lender. The Borrower may, in its discretion, agree to accept notices and other communications to it hereunder by electronic communications pursuant to procedures approved by it, provided that approval of such procedures may be limited to particular notices or communications.

In accordance herewith, (i) notices and other communications sent to an e-mail address shall be deemed received upon the sender's receipt of an acknowledgement from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgement), provided that if such notice or other communication is not sent during the normal business hours of the recipient, such notice or communication shall be deemed to have been sent at the opening of business on the next business day for the recipient, and (ii) notices or communications posted to an Internet or intranet website shall be deemed received upon the deemed receipt by the intended recipient at its e-mail address as described in the foregoing clause (i) of notification that such notice or communication is available and identifying the website address therefor.

(c) Change of Address, Etc. Each of Borrower and the Lender may change its address or telephone number for notices and other communications hereunder by notice to the other parties hereto. Lender may change its address or telephone number for notices and other communications hereunder by notice to Borrower and the Lender.

(d) Reliance by Lender. The Lender shall be entitled to rely and act upon any notices purportedly given by or on behalf of Borrower even if (i) such notices were not made in a manner specified herein, were incomplete or were not preceded or followed by any other form of notice specified herein, or (ii) the terms thereof, as understood by the recipient, varied from any confirmation thereof. Borrower shall indemnify the Lender and the Related Parties of each of them from all losses, costs, expenses and liabilities resulting from the reliance by such Person on each notice purportedly given by or on behalf of Borrower. All telephonic notices to and other telephonic communications with the Lender may be recorded by the Lender, and each of the parties hereto hereby consents to such recording.

9.03 No Waiver; Cumulative Remedies; Enforcement. No failure by Lender to exercise, and no delay by any such Person in exercising, any right, remedy, power or privilege hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege. The rights, remedies, powers and privileges herein provided are cumulative and not exclusive of any rights, remedies, powers and privileges provided by Law.

9.04 Expenses; Indemnity; Damage Waiver.

(a) Costs and Expenses. Borrower shall pay (i) all reasonable out-of-pocket expenses incurred by the Lender (including the reasonable fees, charges and disbursements of counsel for the Lender), in connection with the syndication of the credit facilities provided for herein, the preparation, negotiation, execution, delivery and administration of this Agreement and the other Loan Documents or any amendments, modifications or waivers of the provisions hereof or thereof (whether or not the transactions contemplated hereby or thereby shall be consummated), and (ii) all out-of-pocket expenses incurred by the Lender (including the fees, charges and disbursements of any counsel for the Lender), and shall pay all reasonable fees and time charges for attorneys who may be employees of the Lender, in connection with the enforcement or protection of Lender's rights (A) in connection with this Agreement and the other Loan Documents, including their rights under this Section, and/or (B) in connection with the Loan made hereunder, including all such out-of-pocket expenses incurred during any workout, restructuring or negotiations in respect of the Loan.

(b) Indemnification by Borrower. Borrower shall indemnify the Lender and each Related Party (each such Person being called an "Indemnitee") against, and hold each Indemnitee harmless from, any and all losses, claims, damages, liabilities, obligations and related expenses (including the fees, charges and disbursements of any counsel for any Indemnitee), and shall indemnify and hold harmless each

Indemnitee from all fees and time charges and disbursements for attorneys who may be employees of any Indemnitee, incurred by any Indemnitee or asserted against any Indemnitee by any Person arising out of, in connection with, or as a result of (i) the execution or delivery of this Agreement, any other Loan Document or any agreement or instrument contemplated hereby or thereby, the performance by the parties hereto of their respective obligations hereunder or thereunder, the consummation of the transactions contemplated hereby or thereby, or, the administration of this Agreement and the other Loan Documents, (ii) the Loan or the use or proposed use of the proceeds therefrom, (iii) any actual or alleged presence or release of Hazardous Materials in, on, under, from or affecting any real property owned, operated or leased by Borrower or any Environmental Liability in any way related to or affecting Borrower, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or by Borrower and regardless of whether any Indemnitee is a party thereto, including, without limitation, (A) the reasonable costs of assessment, containment and/or removal of any and all Hazardous Materials from all or any portion of any real property owned, operated or leased by Borrower, (B) the reasonable costs of any necessary actions taken in response to a release or threat of release of any Hazardous Materials on, in, under or affecting all or any portion of any real property owned, operated or leased by Borrower to prevent or minimize such release or threat of release so that it does not migrate or otherwise cause or threaten danger to present or future public health, safety, welfare or the environment, and (C) costs incurred to comply with the Environmental Laws in connection with all or any portion of any real property owned, operated or leased by Borrower with respect to the Project or Facility; provided that such indemnity set forth above in (i), (ii), (iii), and (iv) of this Section shall not, as to any Indemnitee, be available to the extent that such losses, claims, damages, liabilities or related expenses (x) are determined by a court of competent jurisdiction by final and nonappealable judgment to have resulted from the gross negligence or willful misconduct of such Indemnitee or (y) result from a claim brought by Borrower against an Indemnitee for breach in bad faith of such Indemnitee's obligations hereunder or under any other Loan Document, if Borrower has obtained a final and nonappealable judgment in its favor on such claim as determined by a court of competent jurisdiction.

(c) Waiver of Consequential Damages, Etc. To the fullest extent permitted by applicable Law, Borrower shall not assert, and hereby waives, any claim against any Indemnitee, on any theory of liability, for special, indirect, consequential or punitive damages (as opposed to direct or actual damages) arising out of, in connection with, or as a result of, this Agreement, any other Loan Document or any agreement or instrument contemplated hereby, the transactions contemplated hereby or thereby, the Loan or the use of the proceeds thereof. No Indemnitee referred to in subsection (b) above shall be liable for any damages arising from the use by unintended recipients of any information or other materials distributed to such unintended recipients by such Indemnitee through telecommunications, electronic or other information transmission systems in connection with this Agreement or the other Loan Documents or the transactions contemplated hereby or thereby other than for direct or actual damages resulting from the gross negligence or willful misconduct of such Indemnitee as determined by a final and nonappealable judgment of a court of competent jurisdiction.

(d) Payments. All amounts due under this Section shall be payable not later than ten (10) Business Days after demand therefor.

(e) Survival. The agreements in this Section shall survive the repayment, satisfaction or discharge of all the other Obligations.

9.05 Payments Set Aside. To the extent that any payment by or on behalf of Borrower is made to the Lender, or the Lender exercises its right of setoff, and such payment or the proceeds of such setoff or any part thereof is subsequently invalidated, declared to be fraudulent or preferential, set aside or required

(including pursuant to any settlement entered into by the Lender in its discretion) to be repaid to a trustee, receiver or any other party, in connection with any proceeding under any Debtor Relief Law or otherwise, then to the extent of such recovery, the obligation or part thereof originally intended to be satisfied shall be revived and continued in full force and effect as if such payment had not been made or such setoff had not occurred.

9.06 Successors and Assigns.

(a) Successors and Assigns Generally. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns permitted hereby, except that Borrower may not assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the Lender (such consent to be in the Lender's sole discretion (and any attempted assignment or transfer by the Borrower without such consent shall be null and void). Nothing in this Agreement, expressed or implied, shall be construed to confer upon any Person (other than the parties hereto, their respective successors and assigns permitted hereby, and, to the extent expressly contemplated hereby, the Related Parties of the and Lender) any legal or equitable right, remedy or claim under or by reason of this Agreement.

(b) Assignments by Lender. Lender may at any time assign to one or more assignees all or a portion of its rights and obligations under this Agreement (including all or a portion of its Commitment and the portion of the Loan at the time owing to it); provided that any such assignment shall be subject to the following conditions:

(i) Minimum Amounts.

(A) in the case of an assignment of the entire remaining amount of the assigning Lender's Commitment and the portion of the Loan at the time owing to it or in the case of an assignment to Lender or an Affiliate of Lender, no minimum amount need be assigned; and

(B) in any case not described in subsection (b)(i)(A) of this Section, the aggregate amount of the Commitment (which for this purpose includes the Loan outstanding thereunder) or, if the Commitment is not then in effect, the principal outstanding balance of the Loan of the assigning Lender subject to each such assignment, determined as of the date the Assignment and Assumption with respect to such assignment is delivered to the Lender or, if "Trade Date" is specified in the Assignment and Assumption, as of the Trade Date, shall not be less than [$_____][27] unless each of the Lender and, so long as no Event of Default has occurred and is continuing, Borrower otherwise consents (each such consent not to be unreasonably withheld or delayed); provided, however, that concurrent assignments to members of an Assignee Group and concurrent assignments from members of an Assignee Group to a single Eligible Assignee (or to an Eligible Assignee and members of its Assignee Group) will be treated as a single assignment for purposes of determining whether such minimum amount has been met.

[27] Note to Draft: Under review by Lender.

(ii) Proportionate Amounts. Each partial assignment shall be made as an assignment of a proportionate part of all the assigning Lender's rights and obligations under this Agreement with respect to the Loan or the Commitment assigned, except that this clause (ii) shall not prohibit Lender from assigning all or a portion of its rights and obligations among separate facilities hereunder on a non-pro rata basis;

(iii) Required Consents. No consent shall be required for any assignment except to the extent required by subsection (b)(i)(B) of this Section and, in addition:

(A) the consent of Borrower (such consent not to be unreasonably withheld or delayed) shall be required unless (1) an Event of Default has occurred and is continuing at the time of such assignment or (2) such assignment is to Lender or an Affiliate of Lender; provided that Borrower shall be deemed to have consented to any such assignment unless it shall object thereto by written notice to the Lender within five (5) Business Days after having received notice thereof; and

(iv) Assignment and Assumption. The parties to each assignment shall execute and deliver to the Lender an Assignment and Assumption.

(v) No Assignment to Certain Persons. No such assignment shall be made (A) to Borrower or any of Borrower's Affiliates or Affiliates, or (B) to any Lender in default under its obligations hereunder or any of its Affiliates, or any Person who, upon becoming Lender hereunder, would constitute any of the foregoing Persons described in this clause (B), or (C) to a natural person.

From and after the effective date specified in each Assignment and Assumption, the assignee thereunder shall be a party to this Agreement and, to the extent of the interest assigned by such Assignment and Assumption, have the rights and obligations of Lender under this Agreement, and the assigning Lender thereunder shall, to the extent of the interest assigned by such Assignment and Assumption, be released from its obligations under this Agreement (and, in the case of an Assignment and Assumption covering all of the assigning Lender's rights and obligations under this Agreement, Lender shall cease to be a party hereto) but shall continue to be entitled to the benefits of Sections 3.01, 3.02, and 9.04 with respect to facts and circumstances occurring prior to the effective date of such assignment. Upon request, Borrower (at its expense) shall execute and deliver a Note to the assignee Lender. Any assignment or transfer by Lender of rights or obligations under this Agreement that does not comply with this subsection shall be treated for purposes of this Agreement as a sale by Lender of a participation in such rights and obligations in accordance with subsection (d) of this Section.

9.07 Right of Setoff. If an Event of Default shall have occurred and be continuing, Lender and its Affiliates are hereby authorized at any time and from time to time to the fullest extent permitted by applicable Law, to set off and apply any and all deposits (general or special, time or demand, provisional or final, in whatever currency) at any time held and other obligations (in whatever currency) at any time owing by Lender or any such Affiliate to or for the credit or the account of Borrower against any and all of the obligations of Borrower now or hereafter existing under this Agreement or any other Loan Document to Lender, irrespective of whether or not Lender shall have made any demand under this Agreement or any other Loan Document and although such obligations of Borrower may be contingent or unmatured or are owed to a branch or office of Lender different from the branch or office holding such deposit or obligated on such indebtedness. The rights of Lender and its Affiliates under this Section are in addition to other rights and remedies (including other rights of setoff) that Lender or any such Affiliate may have. Lender

agrees to notify Borrower promptly after any such setoff and application, provided that the failure to give such notice shall not affect the validity of such setoff and application.

9.08 Interest Rate Limitation. Notwithstanding anything to the contrary contained in any Loan Document, the interest paid or agreed to be paid under the Loan Documents shall not exceed the maximum rate of non-usurious interest permitted by applicable Law (the "Maximum Rate"). If the Lender shall receive interest in an amount that exceeds the Maximum Rate, the excess interest shall be applied to the principal of the Loan or, if it exceeds such unpaid principal, refunded to Borrower. In determining whether the interest contracted for, charged, or received by the Lender exceeds the Maximum Rate, such Person may, to the extent permitted by applicable Law, (a) characterize any payment that is not principal as an expense, fee, or premium rather than interest, (b) exclude voluntary prepayments and the effects thereof, and (c) amortize, prorate, allocate, and spread in equal or unequal parts the total amount of interest throughout the contemplated term of the Obligations hereunder.

9.09 Counterparts; Integration; Effectiveness. This Agreement may be executed in counterparts (and by different parties hereto in different counterparts), each of which shall constitute an original, but all of which when taken together shall constitute a single contract. This Agreement, and the other Loan Documents constitute the entire contract among the parties relating to the subject matter hereof and supersede any and all previous agreements and understandings, oral or written, relating to the subject matter hereof. Except as provided in Section 4.01, this Agreement shall become effective when it shall have been executed by the Lender and when the Lender shall have received counterparts hereof that, when taken together, bear the signatures of each of the other parties hereto. Delivery of an executed counterpart of a signature page of this Agreement by telecopy or other electronic imaging means (e.g. .pdf) shall be effective as delivery of a manually executed counterpart of this Agreement.

9.10 Survival of Representations and Warranties. All covenants, agreements, representations, and warranties made by any Loan Parties in the Loan Documents and in the certificates or other instruments delivered in connection with or pursuant to this Agreement or any other Loan Document shall be considered to have been relied upon by the other parties hereto and shall survive the execution and delivery of the Loan Documents and the making of any Loans, regardless of any investigation made by any such other party or on its behalf and notwithstanding that the Lender may have notice or knowledge of any Event of Default or incorrect representation or warranty at the time any credit is extended hereunder, and shall continue in full force and effect as long as the principal of, or any accrued interest on, any Loan or any fee or any other amount payable under this Agreement is outstanding and unpaid and so long as the Commitment has not expired or terminated. The provisions of Article III, and Article IX shall survive and remain in full force and effect regardless of the consummation of the transactions contemplated hereby, the repayment of the Loans, the expiration or termination of the Commitment, or the termination of this Agreement or any provision hereof.

9.11 Severability. If any provision of this Agreement or the other Loan Documents is held to be illegal, invalid or unenforceable, (a) the legality, validity and enforceability of the remaining provisions of this Agreement and the other Loan Documents shall not be affected or impaired thereby and (b) the parties shall endeavor in good faith negotiations to replace the illegal, invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the illegal, invalid or unenforceable provisions. The invalidity of a provision in a particular jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

9.12 Governing Law; Jurisdiction; Etc.

(a) GOVERNING LAW. THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF CONNECTICUT.

(b) SUBMISSION TO JURISDICTION. BORROWER IRREVOCABLY AND UNCONDITIONALLY SUBMITS, FOR ITSELF AND ITS PROPERTY, TO THE NONEXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF CONNECTICUT SITTING IN HARTFORD COUNTY AND OF THE UNITED STATES DISTRICT COURT OF CONNECTICUT, AND ANY APPELLATE COURT FROM ANY THEREOF, IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT, OR FOR RECOGNITION OR ENFORCEMENT OF ANY JUDGMENT, AND EACH OF THE PARTIES HERETO IRREVOCABLY AND UNCONDITIONALLY AGREES THAT ALL CLAIMS IN RESPECT OF ANY SUCH ACTION OR PROCEEDING MAY BE HEARD AND DETERMINED IN SUCH CONNECTICUT STATE COURT OR, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, IN SUCH FEDERAL COURT. EACH OF THE PARTIES HERETO AGREES THAT A FINAL JUDGMENT IN ANY SUCH ACTION OR PROCEEDING SHALL BE CONCLUSIVE AND MAY BE ENFORCED IN OTHER JURISDICTIONS BY SUIT ON THE JUDGMENT OR IN ANY OTHER MANNER PROVIDED BY LAW. NOTHING IN THIS AGREEMENT OR IN ANY OTHER LOAN DOCUMENT SHALL AFFECT ANY RIGHT THAT THE LENDER MAY OTHERWISE HAVE TO BRING ANY ACTION OR PROCEEDING RELATING TO THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT AGAINST BORROWER OR ITS PROPERTIES IN THE COURTS OF ANY JURISDICTION.

(c) WAIVER OF VENUE. BORROWER IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY OBJECTION THAT IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF VENUE OF ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT IN ANY COURT REFERRED TO IN PARAGRAPH (B) OF THIS SECTION. EACH OF THE PARTIES HERETO HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE DEFENSE OF AN INCONVENIENT FORUM TO THE MAINTENANCE OF SUCH ACTION OR PROCEEDING IN ANY SUCH COURT.

(d) SERVICE OF PROCESS. EACH PARTY HERETO IRREVOCABLY CONSENTS TO SERVICE OF PROCESS IN THE MANNER PROVIDED FOR NOTICES IN SECTION 9.02. NOTHING IN THIS AGREEMENT WILL AFFECT THE RIGHT OF ANY PARTY HERETO TO SERVE PROCESS IN ANY OTHER MANNER PERMITTED BY APPLICABLE LAW.

9.13 Waiver of Jury Trial. EACH PARTY HERETO HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). EACH PARTY HERETO (A) CERTIFIES THAT NO REPRESENTATIVE, AGENT OR ATTORNEY OF ANY OTHER PERSON HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PERSON WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER AND (B) ACKNOWLEDGES THAT IT AND THE OTHER PARTIES HERETO HAVE BEEN INDUCED TO ENTER INTO THIS AGREEMENT AND THE OTHER LOAN DOCUMENTS BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

9.14 No Advisory or Fiduciary Responsibility. In connection with all aspects of each transaction contemplated hereby (including in connection with any amendment, waiver or other modification hereof or of any other Loan Document), Borrower acknowledges and agrees**,** and acknowledges its Affiliates' understanding**,** that: (i) (A) the arranging and other services regarding this Agreement provided by the Lender are arm's-length commercial transactions between Borrower, on the one hand, and the Lender on the other hand, (B) Borrower has consulted its own legal, accounting, regulatory and tax advisors to the extent it has deemed appropriate, and (C) Borrower is capable of evaluating, and understands and accepts, the terms, risks and conditions of the transactions contemplated hereby and by the other Loan Documents; (ii) (A) the Lender is and has been acting solely as a principal and, except as expressly agreed in writing by the relevant parties, has not been, is not, and will not be acting as an advisor, agent or fiduciary for Borrower, or any of its Affiliates, or any other Person and (B) the Lender has no obligation to Borrower or any of its Affiliates with respect to the transactions contemplated hereby except those obligations expressly set forth herein and in the other Loan Documents; and (iii) the Lender and its Affiliates may be engaged in a broad range of transactions that involve interests that differ from those of Borrower and its Affiliates, and the Lender has no obligation to disclose any of such interests to Borrower or any of its Affiliates. To the fullest extent permitted by law, Borrower hereby waives and releases any claims that it may have against the Lender with respect to any breach or alleged breach of agency or fiduciary duty in connection with any aspect of any transaction contemplated hereby.

9.15 Electronic Execution of Assignments and Certain Other Documents. The words "execution," "signed," "signature," and words of like import in any amendment or other modification hereof (including waivers and consents) shall be deemed to include electronic signatures or the keeping of records in electronic form, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature or the use of a paper-based recordkeeping system, as the case may be, to the extent and as provided for in any applicable Law, including the Federal Electronic Signatures in Global and National Commerce Act, or any other similar state laws based on the Uniform Electronic Transactions Act.

9.16 USA Patriot Act Notice. Lender that is subject to the Act (as hereinafter defined) hereby notifies Borrower that pursuant to the requirements of the USA PATRIOT Act (Title III of Pub. L. 107-56 (signed into law October 26, 2001)) (the "Act"), it is required to obtain, verify and record information that identifies Borrower, which information includes the name and address of Borrower and other information that will allow Lender to identify Borrower in accordance with the Act. Borrower shall, promptly following a request by the Lender, provide all documentation and other information that the Lender requests in order to comply with its ongoing obligations under applicable "know your customer" and anti-money laundering rules and regulations, including the Act.

9.17 Chapter 903a. BORROWER EXPRESSLY ACKNOWLEDGES THAT THIS AGREEMENT AND EACH TRANSACTION RELATED TO IT IS A "COMMERCIAL TRANSACTION" WITHIN THE MEANING OF CHAPTER 903a OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED. BORROWER HEREBY VOLUNTARILY AND KNOWINGLY WAIVES ANY AND ALL RIGHTS WHICH ARE OR MAY BE CONFERRED UPON IT UNDER CHAPTER 903a OF SAID STATUTES (OR ANY OTHER FEDERAL OR STATE LAW AFFECTING PREJUDGMENT REMEDIES) TO ANY NOTICE OR HEARING OR PRIOR COURT ORDER OR THE POSTING OF A BOND PRIOR TO THE LENDER OBTAINING A PREJUDGMENT REMEDY. BORROWER FURTHER WAIVES ANY REQUIREMENT OR OBLIGATION OF THE LENDER TO POST A BOND OR OTHER SECURITY IN CONNECTION WITH ANY PREJUDGMENT REMEDY OBTAINED BY LENDER. BORROWER ACKNOWLEDGES THAT IT HAS BEEN ADVISED BY COUNSEL OF ITS CHOICE OR HAS HAD THE OPPORTUNITY TO RETAIN COUNSEL OF ITS CHOICE WITH RESPECT TO THIS TRANSACTION AND THIS AGREEMENT.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF NEW HAVEN

By:_____
Name:
Title:

CONNECTICUT GREEN BANK,
as Lender

By: _____

Name: Bryan Garcia
Title: President & CEO

SCHEDULE 4.01(B)

RESPONSIBLE OFFICERS

SCHEDULE 9.02

LENDER'S OFFICE;
CERTAIN ADDRESSES FOR NOTICES

BORROWER:

_____
_____
_____
Attention: _____
Telephone: _____
Electronic Mail: _____

With a copy to:

_____
_____
_____
Attention: _____
Telephone: _____
Electronic Mail: _____

LENDER:

Connecticut Green Bank
75 Charter Oak Avenue
Hartford, CT 06106
Attention: General Counsel
Telephone: (860) 563-0015
Electronic Mail: brian.farnen@ctgreenbank.com

With a copies to:

Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103
Attention: James C. Schulwolf, Esq.
Telephone: (860) 251-5949
Electronic Mail: JSchulwolf@goodwin.com

EXHIBIT A

FORM OF NOTE

(ATTACHED)

EXHIBIT B

FORM OF COLLATERAL DOCUMENTS

(ATTACHED)

EXHIBIT C

FORM OF ENVIRONMENTAL INDEMNITY

(ATTACHED)

EXHIBIT D

Supplemental Terms

The following Supplement Terms are hereby made a part of the Agreement. Capitalized terms not otherwise defined in this Exhibit D shall have the meaning so ascribed in the Agreement. For purposes of this Exhibit D, Borrower shall be referred to as "Contractor".

A. Non-Discrimination.

a. For purposes of this Section, "Contractor", "contractor" and "Consultant" shall have the same meaning, "Contract", "contract" and "Agreement" shall have the same meaning and other otherwise undefined terms have the meaning ascribed to them in Connecticut General Statutes § 4a-60g.

b. Pursuant to Connecticut General Statutes § 4a-60:

1. The Contractor agrees and warrants that in the Performance of this Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status of a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents Performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status of a veteran, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved;

2. the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action equal opportunity employer" in accordance with regulations adopted by the Commission on Human Rights and Opportunities (the "Commission");

3. the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor union or workers' representative of the Contractor's commitments under this Section and to post copies of the notice in conspicuous places available to employees and applicants for employment;

4. the Contractor agrees to comply with each provision of this Section and Connecticut General Statutes §§ 46a-68e and 46a- 68f and with each regulation or relevant order issued by said Commission pursuant to Connecticut General Statutes §§ 46a-56, 46a-68e and 46a-68f; and

5. the Contractor agrees to provide the Commission with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this Section and Connecticut General Statutes § 46a-56.

c. Pursuant to Connecticut General Statutes § 4a-60a:

1. The Contractor agrees and warrants that in the performance of this Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation;

2. the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Contract or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission advising the labor union or workers' representative of the Contractor's commitments under this Section, and to post copies of the notice in conspicuous places available to employees and applicants for employment;

3. the Contractor agrees to comply with each provision of this Section and with each regulation or relevant order issued by said commission pursuant to Connecticut General Statutes §46a-56; and

4. the Contractor agrees to provide the Commission with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and Connecticut General Statutes §46a-56.

d. Pursuant to subsection (c) of section 4a-60 and subsection (b) of section 4a-60a of the Connecticut General Statutes, the Contractor, for itself and its authorized signatory of this Contract, affirms that it understands the obligations of this section and that it will maintain a policy for the duration of the Contract to assure that the Contract will be performed in compliance with the nondiscrimination requirements of such sections. The Contractor and its authorized signatory of this Contract demonstrate their understanding of this obligation by either (A) having provided an affirmative response in the required online bid or response to a proposal question which asks if the contractor understands its obligations under such sections, or (B) ~~initialing~~ this nondiscrimination affirmation in the following box:

B. **Occupational Safety and Health Act Compliance.** Contractor certifies it (1) has not been cited for three or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three-year period preceding the date of the Agreement, provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction or (2) has not received

one or more criminal convictions related to the injury or death of any employee in the three-year period preceding the date of the Agreement.

C. **Campaign Contribution Restriction and Certification**. For all state contracts, defined in section 9-612 of the Connecticut General Statutes as having a value in a calendar year of $50,000 or more, or a combination or series of such agreements or contracts having a value of $100,000 or more, the authorized signatory to this Agreement represents that they have received the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. See https://seec.ct.gov/Portal/data/forms/ContrForms/seec_form_10_final.pdf. The Contractor makes the representations set forth in the Campaign Contribution Certification (OPM Form 1) and agrees to provide such form at such times as required by applicable law.

D. **Whistleblower Provision.** This Agreement may be subject to the provisions of Section 4-61dd of the Connecticut General Statutes. In accordance with this statute, if an officer, employee or appointing authority of the Contractor takes or threatens to take any personnel action against any employee of the Contractor in retaliation for such employee's disclosure of information to any employee of the contracting state or quasi-public agency or the Auditors of Public Accounts or the Attorney General under the provisions of such statute, Contractor shall be liable for a civil penalty of not more than five thousand dollars for each offense, up to a maximum of twenty percent of the value of this Agreement. Each violation shall be a separate and distinct offense and in the case of a continuing violation, each calendar day's continuance of the violation shall be deemed to be a separate and distinct offense. The Green Bank may request that the Attorney General bring a civil action in the Superior Court for the Judicial District of Hartford to seek imposition and recovery of such civil penalty. In accordance with such statute, each large state contractor, as defined in the statute, shall post a notice of the provisions of the statute relating to large state contractors in a conspicuous place which is readily available for viewing by the employees of the Contractor.

E. **No Misrepresentation of Material Nondisclosure**. The Borrower has not made and will not make to Lender, in this Agreement or otherwise, any untrue statement of a material fact, nor has it omitted to state a material fact necessary to make any statement made not misleading. Any warranty, representation or statement made or furnished by Borrower or on Borrower's behalf under this Agreement, or any related documents, are made or furnished under penalty of false statement as provided in Connecticut General Statutes § 53a-157b.

F. **Annual Statement of Sources and Uses of Funds**. Together with any annual Borrower financial statements provided to Lender hereunder or upon request from Lender, Borrower shall provide Lender an annual statement, certified as correct by the chief financial officer or equivalent authorized representative, setting forth all sources and uses of funds (in such detail as may be required by Lender) received from Lender pursuant to this Agreement.

EXHIBIT E

Form of Advance Request

[To be provided]

EXHIBIT E

Assignment and Assumption Agreement

[To be provided]

Responses to City Services and Environmental Policy Committee Questions from May 2, 2024 Public Hearing on Climate Pollution Reduction Grant Application (LM-2024-0239)

When must a geothermal project begin in order to be eligible for a federal incentive through the Inflation Reduction Act?

Geothermal projects must begin construction prior to December 31, 2032 in order to be eligible for federal incentives of 30% (or 30% + additional incentives depending on meeting particular requirements – see below) of the project cost through the Inflation Reduction Act. Beginning construction is defined as having completed work of a significant nature (the "Physical Work Test") or paying/incurring 5% of the total cost of the project (the "Five Percent Safe Harbor").

What is the incentive level available to the City?

The City's application is based on a 40% federal incentive, consisting of the 30% incentive mentioned above and a 10% incentive adder. In order to be eligible for the 30% incentive, project must pay prevailing wages and provide 15% of all construction work hours to apprentices in government-registered apprenticeship programs.

The New Haven Metropolitan Statistical Area is designated based on its unemployment rate as an Energy Community, entitling the City to an increased federal incentive of 10%. Should the unemployment rate drop in future years and the City were to lose its Energy Community designation, the City could achieve an additional 10% incentive by meeting domestic content requirements for the materials used in the project, with little increase in the project cost, as the geothermal borehole network easily satisfies the domestic content requirement and many geothermal heat pumps are manufactured domestically.

How is the incentive claimed?

Municipalities are now eligible for direct payments from the IRS (Treasury) on clean energy projects and electric vehicle purchases. The incentive is claimed in the tax filing following the tax year in which the project goes into service. Going into service means the thermal energy network system is delivering clean energy to connected buildings. If the project were to go into service before July 1, 2028, the City must submit a tax filing in Fall 2028 (prior to November 15) in order to claim the federal direct payment. The IRS website states that entities that file by the due date and appropriately complete the incentive process can anticipate payment in 45 days – geothermal practitioners estimate that it may take 30-90 days for the IRS to complete payments.

What are the forecast operations and maintenance costs?

As a rule of thumb, the Office of Climate and Sustainability extrapolated and adjusted operations and maintenance costs of $200,000 annually based on the operations maintenance costs for an established system of a similar typology in West Union, Iowa. This figure would include all of the operations and maintenance costs, such as electricity to run the system's pumps, insurance, service, administration, monitoring software and internet access, equipment repair, labor and materials. It is also important to build up a small operating reserve in order to accommodate the cost of repairs in the unlikely event of a system component failure. These operating, contingency

and reserve costs would be passed onto users of the system through a monthly fee. The fee would either be a fixed fee or fee that is levied in proportion to the amount of energy the user consumes.

What entity would be responsible for operating and maintaining the geothermal thermal energy network system?

Operations, maintenance, and billing can be conducted entirely through a third-party contractor. It is anticipated that a third-party would be responsible for these activities, and not City staff should the City choose to issue an RFP for these services and not create this capacity in-house.

How would the City manage the operations and ongoing operating cost recovery of the geothermal thermal energy network system?

The simplest approach to managing ongoing operating costs would be to authorize the City Engineer through ordinance to contract with firms to maintain the system and recover operating costs from users through ongoing billing. With approval from the Board of Alders, the City may also seek to create a geothermal thermal energy enterprise fund, authority, or commission to oversee the operations, growth and development of the geothermal thermal energy network. The state's Public Utilities Regulatory Authority does not regulate municipal geothermal systems and does not determine how the system is managed or governed or how costs are recovered.

What are examples of existing facilities and how they are managed in other communities?

The most similar existing facility is in West Union, Iowa. There are some helpful background resources on how the system is set up and how it is managed at this link. In West Union, thermal energy network users manage the thermal energy network through an LLC where each user has vote on the board. The system is maintained by a third party contractor. There are many other examples abroad and within the United States.

Please provide some background information on Yale's planned geothermal system and the system that Eversouce is building in Framingham, Massachusetts.

Please find a link to the Framingham, Massachusetts project summary here.

Please find a link to a YaleNews article describing how the university's networked geothermal system, which is under construction, will provide clean heating and cooling to the Malone Engineering Center here.

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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the mayor of the City of New Haven to enter into a bridge loan agreement with the Connecticut Green Bank in order to finance the construction of a networked geothermal system

Submitted by: Steven Winter, Director, Office of Climate & Sustainability

REPORT: 1656-03
ADVICE: Approval

BACKGROUND:
As part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station with a ground-source heat pump to serve as the station's primary source of heating and cooling. In addition to shifting Union Station away from on-site fossil fuel use, the proposed networked geothermal system would also provide geothermal capacity for space conditioning and domestic hot water to an estimated 1,000 units of new residential construction to be built across the street from the station at the new development planned by Elm City Communities.

Following a highly competitive nationwide request for proposals, the City's proposal to EPA was selected for funding through CPRG. A key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects. The City's proposal will receive $9,471,615 in funding from EPA to pay for the portion of the project costs that would not be eligible for reimbursement through incentives available for geothermal projects from Energize CT and the Inflation Reduction Act (IRA). The City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage/apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410.

The City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement. Through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing at a 3% interest rate. The City anticipates needing a bridge loan with a 4 year term to complete the construction of the project, obtain reimbursement from Energize CT and the federal government, and repay the principal. In the event that project completion is delayed, the City has requested the option to extend the bridge loan on the same terms for up to 2 one year periods.

Interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act for its share of project costs. If the City were to utilize municipal bonds to pay for its share of project costs, its Inflation Reduction Act reimbursement would be reduced by 15% as tax-exempt bonds are not eligible for full reimbursement payments.
Bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling. This system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents.

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PLANNING CONSIDERATIONS

The City of New Haven Comprehensive Plan **New Haven Vision 2025** states the following goals:

> "Build the missing infrastructure for enhancing the existing bicycle/pedestrian network within the city and facilitate enhanced use of transit through the implementation of sustainable land use, housing, transportation, and economic development strategies to improve air quality." (Sec. xxxiii)
>
> "Preserve the quality of the natural environment by encouraging local businesses and industries to make energy-efficient structural, as well as, process-based improvements." (Sec. xxix)
>
> "Encourage energy conservation and green building designs in new/infill developments, including appropriate green buildings standards, use of green technologies, and careful site planning. Encourage low-impact development to that end by implementing a far-reaching energy program focused on the use of renewable power sources within new and existing housing in the city. Encourage more programs that help reduce energy costs in existing old housing stock." (Sec. IV-15)
>
> "The City will require a continued commitment to sustainable environmental policy and a systematic approach to energy efficiency and development of renewable energy resources to further improve air quality and ensure a high-quality environment." (Sec. VII-17).

Authorization of the proposed bridge loan agreement would support New Haven's push towards more sustainable energy infrastructure, which furthers the goals of the City's Comprehensive plan.

ADVICE

Authorization of this agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: September 25, 2024
Ernest Pagan
Acting Chair

ATTEST: DocuSigned by: Laura E. Brown September 26, 2024 | 11:00 AM EDT
E71FA1E41A27483...
Laura Brown
Executive Director, City Plan Department

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-2024-0572

File Number: LM-2024-0572

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM.

WHEREAS, as part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station, with a ground-source heat pump to serve as the station's primary source of heating and cooling;

WHEREAS, following a highly competitive nationwide request for proposals, the City's proposal to EPA was selected for funding through CPRG;

WHEREAS, a key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects;

WHEREAS, the City's proposal will receive $9,471,615 in funding from EPA to pay for the portion of the project costs that would not be eligible for reimbursement through incentives available for geothermal projects from Energize CT and the Inflation Reduction Act (IRA);

WHEREAS, the City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage and apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410;

WHEREAS, the City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement;

WHEREAS, through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing at a 3% interest rate;

WHEREAS, interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act for its share project costs;

WHEREAS, bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling; and

WHEREAS, this system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents.

NOW, THEREFORE, BE IT ORDERED by Board of Alders of the City of New Haven that the Mayor is authorized to borrow up to $7,114,410 in bridge loan financing from the Connecticut Green Bank with a three percent (3%) interest rate and a four (4) year term and an option to extend the agreement on the same terms for up to two (2) one (1) year periods. Also, the Mayor is authorized to execute such documentation as is necessary to complete the transaction, including, without limitation the provision of indemnification.

This Order was Passed by the Board of Alders on 11/7/2024.

Attest, City Clerk _____ **Date** 10/21/2024

Signed, City Clerk _____ **Date** 11/26/2024

Signed, Mayor _____ **Date** 11/26/2024

City of New Haven

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

Text File

File Number: LM-2026-0045

Agenda Date: **Version:** 2 **Status:** Passed as Amended

In Control: Board of Alders **File Type:** Order

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 February 4, 2026 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 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

February 5, 2026March 19, 2026

ADDRESS	Type	Price	Owner	USE	WARD
3 Arthur Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
8 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
14 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
26 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
541 Howard Avenue	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	4
545 Howard Avenue	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	4
285 James Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	9
156 Humphrey Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	8
158 Humphrey Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	8
56 Button Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
105 Greenwood Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	23
24 Frank Street	Non-Profit/Building lot	$2,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4
137 Frank Street	Non-Profit/Building lot	$1,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4

139 #B Frank Street Non-Profit/Sliver lot $1,000 City of New Haven The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.4
169 West Street Non-Profit/Building lot $2,000 City of New Haven The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.4

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 541 HOWARD AVENUE, 545 HOWARD AVENUE, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 18, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Erica Carr, 203.946.6982

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 541 HOWARD AVENUE, 545 HOWARD AVENUE, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

Comments: MOTION TO AMEND Legistar File ID: LM-2026-0045

541 Howard Avenue & 545 Howard Avenue were originally among the eleven (11) parcels proposed for disposition to the New Haven Land Bank, Inc. submitted by the Economic Development Administration on December 17, 2025. However, due to a clerical error, these properties were inadvertently omitted from the Order submitted to the Board of Alders which was adopted on February 17, 2026.

Coordinator's Signature: MPL

Controller's Signature (if grant):

Mayor's Office Signature:

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

CITY OF NEW HAVEN
Justin Elicker, Mayor

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

Justin Elicker
Mayor

CITY OF NEW HAVEN
AN ECONOMIC DEVELOPMENT DEPT.
Michael Piscitelli
Economic Development Administrator

March 17, 2026

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

Re: Motion to Amend Order LM-2026-0045 to include 541 Howard Avenue & 545 Howard Avenue

Dear President Walker-Myers:

Enclosed please find a request to "Motion to Amend a Matter Previously Adopted" for the Order listed in file LM-2026-0045 which was adopted by the Board of Alders on February 17, 2026, with regard to the list of properties for disposition submitted by the Economic Development Administration, a copy of said resolution is attached hereto.

The properties known as 541 Howard Avenue & 545 Howard Avenue were originally among the eleven (11) parcels proposed for disposition to the New Haven Land Bank, Inc. submitted by the Economic Development Administration on December 17, 2025. However, due to a clerical error, 541 Howard Avenue and 545 Howard Avenue, which were previously approved by the Property Acquisition & Disposition Committee on December 17, 2025, City Plan Commission on December 17, 2025, and Livable City Initiative Board on January 28, 2026, were inadvertently omitted from the Order submitted to the Board of Alders which was adopted on February 17, 2026. Accordingly, I respectfully request the order adopted by the Board of Alders be amended to correct this error.

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,

MPL

Michael Piscitelli
Economic Development Administrator

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 541 HOWARD AVENUE, 545 HOWARD AVENUE, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

..body
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 February 4, 2026 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 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
March 19, 2026

ADDRESS	Type	Price	Owner	USE	WARD
3 Arthur Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
8 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
14 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
26 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
541 Howard Avenue	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	4
545 Howard Avenue	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the	4

				mission of the New Haven Land Bank, Inc.	
285 James Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	9
156 Humphrey Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	8
158 Humphrey Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	8
56 Button Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
105 Greenwood Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	23
24 Frank Street	Non-Profit/Building lot	$2,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4

137 Frank Street	Non-Profit/Building lot	$1,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4
139 #B Frank Street	Non-Profit/Sliver lot	$1,000	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4
169 West Street	Non-Profit/Building lot	$2,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Evelyn Rodriguez 4th Ward**

DATE: **MARCH 19, 2026**

FROM: Department **Economic Development Administration**

Person **Erica Carr** EC

Telephone **X 6982**

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

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 541 HOWARD AVENUE, 545 HOWARD AVENUE, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH; 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL).

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 Alders 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 Alders.

FISCAL IMPACT STATEMENT

DATE:	**March 19, 2026**		
FROM (Dept.):	**Economic Development Administration**		
CONTACT:	**Erica Carr, Acquisition Disposition Coordinator**	**PHONE**	**(203) 946-6982**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 541 HOWARD AVENUE, 545 HOWARD AVENUE, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2)24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

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

NO	
YES	**X**

1. One-time $6,011.00

2. Annual

Other Comments: The properties known as 541 Howard Avenue & 545 Howard Avenue were originally among the eleven (11) parcels proposed for disposition to the New Haven Land Bank, Inc. submitted by the Economic Development Administration on December 17, 2025. However, due to a clerical error, 541 Howard Avenue and 545 Howard Avenue, which were previously approved by the Property Acquisition & Disposition Committee on December 17, 2025, City Plan Commission on December 17, 2025, and Livable City Initiative Board on January 28, 2026, were inadvertently omitted from the Order submitted

to the Board of Alders which was adopted on February 17, 2026. Accordingly, I respectfully request the order adopted by the Board of Alders be amended to correct this error.

CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683

All-America City
SINCE 1958

February 4, 2026

Hon. Tyisha Walker- Myers
President, New Haven Board of Alders
165 Church Street, 2nd Floor
New Haven, CT 06510

Dear President Walker-Myers,

Pursuant to Section 21-29 of the New Haven Code of Ordinances and Article IV Section 3B of the Charter of the City of New Haven, and the past practice of the Livable City Initiative and Board of Alders, I certify the following land dispositions of the Economic Development Administration to be a disposition of an Emergency Nature for which immediate action is necessary; and to be deemed second readings proper for vote at the next full meeting of the Board of Alders:

Address/MBLU:

1. 3 Arthur Street / MBLU 275/0029/02100
2. 8 Dewitt Street / MBLU 275/0029/01901
3. 14 Dewitt Street / MBLU 275/0029/01800
4. 26 Dewitt Street / MBLU 275/0029/01500
5. 541 Howard Avenue / MBLU 265/0059/01500
6. 545 Howard Avenue / MBLU 265/0059/01600
7. 285 James Street / MBLU 172/0766/03500
8. 156 Humphrey Street / MBLU 181/0599/00300
9. 158 Humphrey Street / MBLU 181/0599/00200
10. 56 Button Street / MBLU 275/0031/00600
11. 105 Greenwood Street / MBLU 314/0173/00700
12. 24 Frank Street / MBLU 302/0074/03100
13. 137 Frank Street / MBLU 304/0046/00500
14. 139 #B Frank Street / MBLU 304/0046/00601

Please find the attached pertinent information for the disposition of each property identified above, including the required City Plan Commission Report, proposed purchaser, square footage, proposed disposition cost, and conflict of interest/non-collusion affidavit for each purchaser.
The disposition of these properties will further the PAD mission of neighborhood improvement and the amelioration of blighting influences in the City of New Haven. Thank you for your time and consideration in these important PAD matters.

Sincerely,

Justin Elicker

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING DECEMBER 17, 2025 AT 3 PM

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: Eastern Time (US and Canada)

Join Zoom Meeting
https://us04web.zoom.us/j/74516674071?pwd=fx90GlZ1eaEOyw5X8Wj5RyZaVbBUFU.1

Meeting ID: 745 1667 4071
Passcode: 5zb7cQ

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

NEW HAVEN
CITY CLERKS OFFICE
RECEIVED
2025 DEC 15 P 12:34

I. Call to Order
II. Approval of Minutes from September 17, 2025, PAD Special Meeting
III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
3 Arthur Street	Building Lot	New Haven Land Bank, Inc.	5
8 Dewitt Street	Sliver Lot	New Haven Land Bank, Inc.	5
14 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
26 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
541 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4
545 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4

285 James Street	Building Lot	New Haven Land Bank, Inc.	9
156 Humphrey Street	Building Lot	New Haven Land Bank, Inc.	8
158 Humphrey Street	Sliver Lot	New Haven Land Bank, Inc.	8
24 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
169 West Street	Building Lot	Neighborhood Housing Services, Inc.	4
137 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
139 #B Frank Street	Sliver Lot	Neighborhood Housing Services, Inc.	4

IV. Old Business / Open Discussion

V. Adjourn

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
3 Arthur Street	275 0029 02100	RM-2	5	Building lot	Per Zoning
8 Dewitt Street	275 0029 01901		5	Sliver lot	
14 Dewitt Street	275 0029 01800		5	Building lot	
26 Dewitt Street	275 0029 01500		5	Building lot	
541 Howard Avenue	265 0059 01500		4	Building lot	
545 Howard Avenue	265 0059 01600		4	Building lot	
285 James Street	172 0766 03500		9	Building lot	
156 Humphrey Street	181 0599 00300		8	Building lot	
158 Humphrey Street	181 0599 00200		8	Sliver lot	

2023 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
$34,300		N/A	$623,900	$436,730	62' X 90'	**5,580**
$16,100					10' X 109'	**1,090**
$32,600					32' X 106'	**3,392**
$33,000					36' X 106'	**3,816**
$29,700					30' X 130'	**3,900**
$29,700					30' X 130'	**3,900**
$38,000					30' X 125'	**3,750**
$188,600	$81,800				54' X 73'	**3,942**
$140,100					33' X 56'	**1,848**
						Total Per Assessor 32,218 Sq./ft.

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
$ 623,900	Vision	10/1/2024	Negotiated	$1.00	NA	$1.00

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No ☐	Hon. Kampton Singh 5th Ward Hon. Evelyn Rodriguez 4th Ward Hon. Caroline Tanbee Smith 9th Ward Hon. Ellen Cupo 8th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511	New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511 | 203-590-1922

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	**11/13/2025**	**Staff**	**Current**

Proposal: The City of New Haven proposes to dispose of nine vacant lots to the New Haven Land Bank, Inc.

General discussion: The City of New Haven propose to dispose of nine vacant lots to the New Haven Land Bank, Inc for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Owner Occupancy? N/A

Prepared by: _____ Date 12/12/25

Concurred by: _____ Date 12/23/25

Revised 2/14/02 – Disp/nmt
Disposition form.dot

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/28/26	Motion Passed
Board of Alders		

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
24 Frank Street	302 0074 03100	RM-2	4	Building lot	Per Zoning
137 Frank Street	304 0046 00500	RM-2	4	Building lot	
139 #B Frank Street	304 0046 00601	RM-2	4	Sliver lot	
169 West Street	303 0094 03100	RM-2	4	Building lot	

2024 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
$33,000 $33,300 $2,500 $54,400	N/A	N/A	$123,200	$86,240	35' X 130 36' X 115 17' X 115 58' X 124	4,550 4,140 1,955 7,192 Total per Assessor 17,837 Sq./ft

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
$ 123,200	Vision	10/1/2024	Negotiated	$1,000 per Unit	NA	$6,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No ☐	Hon. Evelyn Rodriguez 4th Ward	N/A	No

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Neighborhood Housing Services, Inc., | (203) 562-0598 333 Sherman Ave, New Haven, CT 06511	C/O James Paley | 203-562-0598 x214 |

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current		Staff	Current

Proposal: The City of New Haven proposes to dispose of 4 vacant lots to Neighborhood Housing Services, Inc. to build three multifamily homes, each having two units.

General discussion: Neighborhood Housing Services, Inc. is a strong partner in developing land, redeveloping blighted properties, and new housing for New Haven residents who are first time home buyers.

Owner Occupancy? N/A

Prepared by: Erica Carr Date 11/20/25 Concurred by: [signature] Date 1/1 20/25

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/28/26	Motion Passed
Board of Alders		

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Kampton Singh 5th Ward**
Hon. Evelyn Rodriguez 4th Ward
Hon. Ellen Cupo 8th Ward
Hon. Caroline Tanbee Smith 9th Ward

DATE: **December 12, 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 building lots at 3 Arthur Street, 8 Dewitt Street, 14 Dewitt Street, 26 Dewitt Street, 541 Howard Avenue, 545 Howard Avenue, 285 James Street, 156 Humphrey Street, and 158 Humphrey Street to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

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.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Evelyn Rodriguez 4th Ward**

DATE: **November 19, 2025**

FROM: Department **Economic Development Administration**

Person **Erica Carr** EC Telephone **X 6982**

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

Facilitating the sale of four properties to Neighborhood Housing Services, Inc., specifically three buildable lots on 24 Frank Street, 137 Frank Street, and 169 West Street, and one sliver lot on 139 #B Frank Street. Neighborhood Housing Services will construct three 2,954 sq./ft two family homes for first time homebuyers. The sliver lot at 139 #B Frank Street will be merged with the adjoining buildable lot at 137 Frank Street.

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).
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PAD SPECIAL MEETING MINUTES

December 17, 2025

PRESENT: Erica Carr, EDA; Alder Singh, BOA; Clay Williams, Business Development; Esther Rose-Wilen, City Plan; Carlos Eyzaguirre, EDA; Alder Festa, BOA

Meeting called to order at 3:03 PM Roll call was conducted. Quorum was confirmed; the meeting was officially called to order. Erica Carr introduced Esther Rose-Wilen as the new representative for City Plan, replacing Donnell Hilton.

PAD Meeting minutes for September 17, 2025, were reviewed and approved unanimously.

New Business The committee reviewed 13 property dispositions: nine properties to the New Haven Land Bank, Inc., and four properties to Neighborhood Housing Services (NHS).

- New Haven Land Bank Dispositions: The committee discussed the sale of 8, 14, and 26 DeWitt Street; 3 Arthur Street; 541 and 545 Howard Avenue; 156 and 158 Humphrey Street; and 285 James Street for $1.00 each.
- Neighborhood Housing Services Dispositions: The committee reviewed the sale of 24 Frank Street, 169 West Street, 137 Frank Street, and 139B Frank Street for $2,000 total ($1,000 per unit).

A vote was held for each property and all were approved, with the exception of Esther Rose-Wilen abstaining on property 285 James Street.

Open Discussion After the property presentations, the committee discussed non-profit development safeguards. Alder Festa and Alder Singh expressed strong concerns regarding owner occupancy requirements, both recommended that these properties be reserved for first time homebuyers rather than large developers. The committee discussed implementing strict development timelines (12-18 months) to ensure properties do not remain vacant or undeveloped.

Clay Williams questioned whether the City would receive tax revenue from the New Haven Land Bank during the holding period; Carlos Eyzaguirre said he'd verify the tax requirements and Land Disposition Agreement language. Esther Rose-Wilen recommended increased community outreach for the James Street and Arthur Street lots due to their history as community green spaces. Alder Singh mentioned the possibility of a

potential state easement at 3 Arthur Street, and a possible illegal mechanic shop operating near 123 Plymouth Street.

The committee also noted a clerical update to change previous approvals from "New Haven Land Bank LLC" to "New Haven Land Bank Inc." to correctly reflect their non-profit status.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa; all were in favor, and the meeting adjourned at 4:10 PM.

CITY OF NEW HAVEN
LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090

Justin Elicker
Mayor

Liam Brennan
Executive Director

LIVABLE CITY INITIATIVE
BOARD MEETING MINUTES

January 28, 2026

Date: January 28, 2026

Time: 6:00 PM (Virtual)

Location: Zoom Video Conference

Chair: Commissioner John Russo

ATTENDANCE

Commissioners Present:

- John Russo, Chair
- Addie Kimbrough
- Lana Harrison
- Richard Furlow (Alder)

Commissioners Absent:

- Commissioner Colon, Alder Rodriguez

Staff Present:

- Liam Brennan, Executive Director, Livable City Initiative
- Erica Carr, Property Acquisition Disposition Coordinator, Economic Development
- Carlos Eyzaguirre, Economic Development

CALL TO ORDER

Chair Russo called the meeting to order at approximately 6:10 PM. A quorum was confirmed with four commissioners present.

ROLL CALL

Roll call was taken by Chair Russo. Present: Lana Harrison, Richard Furlow, Addie Kimbrough, John Russo.

LCI UPDATE

Executive Director Liam Brennan provided an update on LCI activities:

- **Bella Vista Fire Response:** LCI responded to a fire at Bella Vista over the New Year weekend. Multiple apartments were water damaged, requiring relocation assistance. Teams were deployed on Sunday, and residents were relocated the following day.
- **Public Data Page Launch:** LCI has launched a public page with data on all divisions, including a property search feature. Anyone can search for information on anti-blight complaints, housing code complaints, residential licensing status, civil citations, and order letters.
- **Owner Portal:** A new owner portal is operational where property owners can log in, view all their properties, see upcoming inspections, manage residential licensing, and access citations and order letters.
- **Vacant Registry Database:** LCI is launching a comprehensive vacant property registry in coordination with the Fire Department. Per an ordinance passed several years ago, owners of vacant properties are required to pay a registration fee. LCI will begin enforcement and create a public list of all vacant properties. Neighborhood specialists will mark vacant properties in their workspaces, which will feed into the central registry.
- **781 Whalley Avenue:** A hearing with a hearing officer is scheduled for the following day.
- **Ocean Management Trial:** LCI went to trial regarding Ocean Management's appeal of anti-blight enforcement on several Fitch Street properties. The trial occurred in early January. Written final arguments are due at end of January, with responses due 10 days later. A ruling is expected in February.

Questions from Commissioners:

- Chair Russo inquired about the Fitch Street properties, confirming they are the fenced-in properties (approximately 6-7 parcels) handled by Neighborhood Specialist Ray Jackson.
- Commissioner Harrison asked about the fine structure and timeline for vacant property enforcement. Director Brennan indicated the fee structure varies by property type and that a 30-day notice period will be used before citations are issued, consistent with residential licensing procedures.

PROPERTY TRANSFER REFERRALS

Erica Carr, Property Acquisition Disposition Coordinator, presented 16 property referrals (14 from December and 2 from January). All parcels passed through the Property Acquisition and Disposition Committee (PAD) and City Plan Commission.

December Referrals - New Haven Land Bank ($1 each):

8, 14, and 26 DeWitt Street (Ward 5)

- 8 DeWitt Street: 10 x 110 ft sliver lot, assessed at $11,270, acquired 1977
- 14 DeWitt Street: 30 x 110 ft, assessed at $22,820, acquired August 2022 (foreclosure)
- 26 DeWitt Street: 37 x 109 ft, assessed at $23,100, acquired 2005 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

3 Author Street and 541, 545 Howard Avenue (Wards 4 and 5)

- 3 Author Street: 63 x 99 ft, assessed at $24,010, acquired 2012 (estate sale)
- 541 Howard Avenue: 30 x 130 ft, acquired 2015 ($30,650)

- 545 Howard Avenue: 30 x 130 ft, acquired 2015 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for $1 each. **Second:** Alder Furlow. **Vote:** Unanimously approved (4-0).

156 and 158 Humphrey Street

- 156 Humphrey Street: Corner lot, 74 x 54 ft, assessed at $889,280, acquired 2018 ($51,000)
- 158 Humphrey Street: 30 x 54 ft, acquired 2004 ($0)

Motion: Commissioner Harrison moved to transfer both properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Kimbrough. **Vote:** Unanimously approved (4-0).

285 James Street (Ward 9)

- 30 x 126 ft, assessed at $26,600, acquired 2005 ($0)

Discussion: Commissioner Harrison noted a comment in the PAD packet from Esther Rose Weiland regarding community use of the property as green space. Erica Carr confirmed she spoke with Alder Tammy Smith, who determined the lot had become a dumping area and supported transferring it to the Land Bank for multifamily housing development.

Motion: Commissioner Kimbrough moved to transfer the property to the New Haven Land Bank for $1. **Second:** Commissioner Harrison. **Discussion:** Alder Furlow noted these are transfers, not sales, for the record. **Vote:** Unanimously approved (4-0).

December Referrals - Neighborhood Housing Services ($1,000 per unit):

24 Frank Street, 137 Frank Street, 139B Frank Street, and 169 West Street (Ward 4)

- 24 Frank Street: 36 x 137 ft, assessed at $23,310, acquired 2004 (foreclosure)
- 137 Frank Street: 36 x 117 ft, acquired 2003 (foreclosure)
- 139B Frank Street: 18 x 117 ft (to be merged with 137 Frank Street)
- 169 West Street: 57 x 124 ft, assessed at $38,080, acquired 2010 ($18,000)

NHS plans to construct three two-family homes for first-time homebuyers with owner-occupancy requirements. Total sale price: $6,000 (6 units at $1,000 each).

Discussion: Alder Furlow inquired about owner-occupancy requirements and duration. Carlos Eyzaguirre confirmed properties will be owner-occupied with a 10-15 year residency requirement (exact term to be confirmed) and reversion clauses if owners move before the term expires.

Commissioner Kimbrough moved to table the item pending clarification of occupancy requirements. Director Brennan and Alder Furlow noted that either 10 or 15 years exceeds the state's 5-year requirement for housing assistance and encouraged the Board to move forward to avoid delaying affordable housing development.

Motion to Table: Commissioner Kimbrough. No second received. Motion failed.

Motion: Commissioner Harrison moved to sell all four properties to Neighborhood Housing Services for $2,000 each (two-family homes at $1,000/unit). **Second:** Alder Furlow. **Vote:** 3-1 (Kimbrough opposed). Motion carried.

January Referrals - New Haven Land Bank ($1 each):

56 Button Street (Ward 5) and 105 Greenwood Street (Ward 23)

- 56 Button Street: 39 x 101 ft, appraised at $33,000, assessed at $23,100, acquired 2009 (foreclosure)
- 105 Greenwood Street: 54 x 58 ft, appraised at $50,000, assessed at $35,000, acquired 2009 (foreclosure). Note: Surrounding area is state-owned; city is working to acquire additional land for denser development.

Motion: Alder Furlow moved to transfer both properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

General Notes on Property Transfers:

- Land Bank parcels: No taxes paid during 18-month holding period
- Property types not yet determined (pre-development stage); expected to be 1-4 family affordable housing for first-time homebuyers
- Community outreach confirmed with relevant alders including Alder Camden Singh (Ward 5), Alder Rodriguez (Ward 4), and Alder Tammy Smith (Ward 9)

ADJOURNMENT

Motion: Alder Furlow moved to adjourn. **Second:** Chair Russo. Meeting adjourned.

Minutes respectfully submitted,

_____

Liam Brennan, Executive Director

Livable City Initiative

Property Location 3 ARTHUR ST | Map ID 275/ 0029/ 02100/ / | Bldg Name | State Use 902V

Vision ID 16030 | Account # 275 0029 02100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/6/2025 3:21:24 PM

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16030	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	34,300	24,010
		Total 34,300	24,010

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8837	0158	05-30-2012	U	V	0	15
GASKIN ALBERT	8317	0010	12-11-2008	U	I	0	29
GASKIN ALBERT TRUSTEE	2853	0218	06-10-1980		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	24,010	2023	21	24,010	2022	21	24,010
	Total	24,010		Total	24,010		Total	24,010

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	34,300
Special Land Value	0
Total Appraised Parcel Value	34,300
Valuation Method	C
Total Appraised Parcel Value	34,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107598	05-27-1998	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
12-17-2010	RMH	03		99	Vacant
07-24-2001	MJ			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 Adjustmen		Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		5,663	SF	9.31	1.00000	5	1.00	2000	0.650			1.0000	6.05	34,300
		Total Card Land Units				5,663	SF	Parcel Total Land Area		0						Total Land Value		34,300

Property Location 3 ARTHUR ST | Map ID 275/ 0029/ 02100/ / | Bldg Name | State Use 902V

Vision ID 16030 | Account # 275 0029 02100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/6/2025 3:21:25 P

1196

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

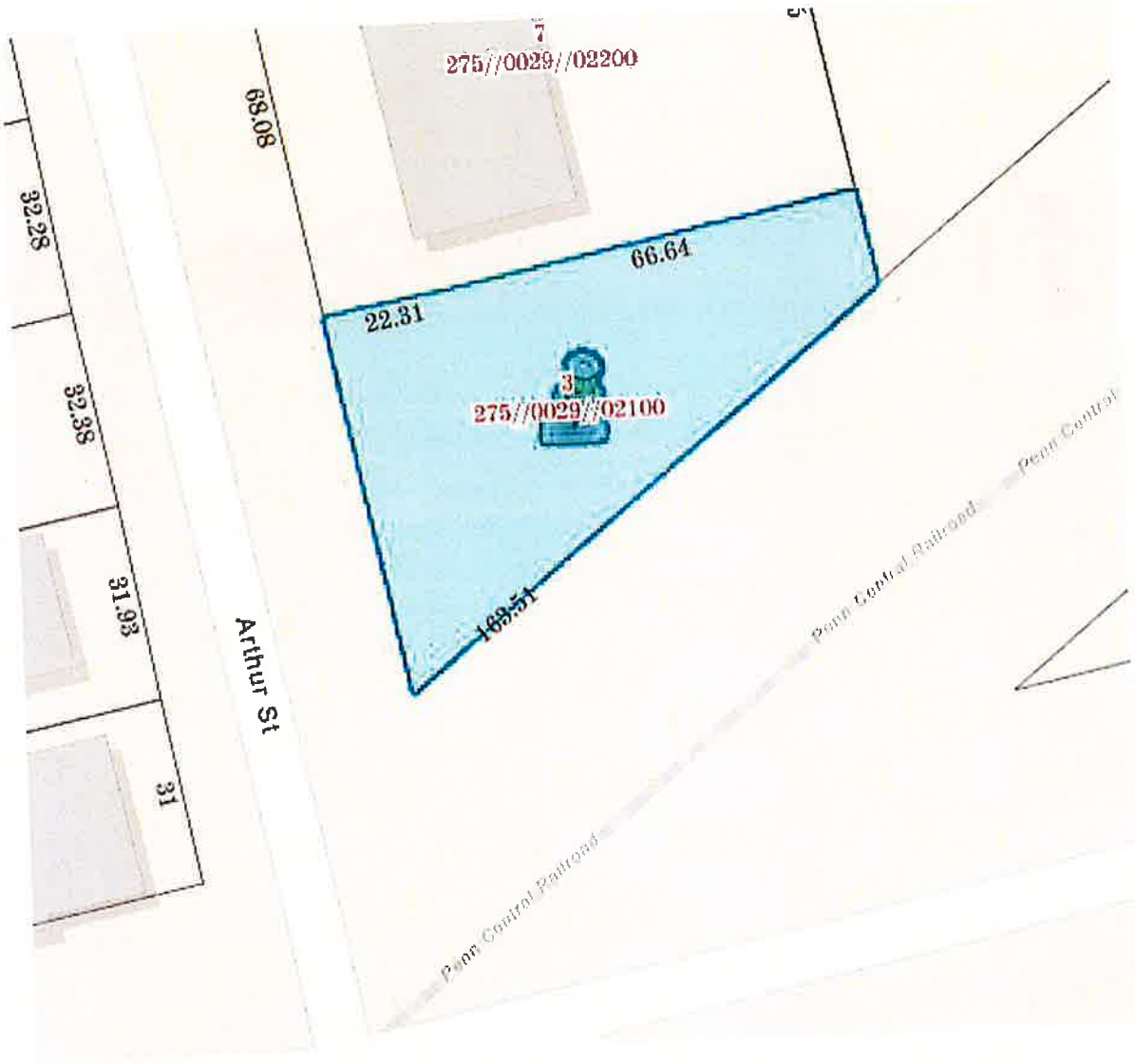


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


7
275//0029//02200
68.08
32.28
32.38
31.93
31
66.64
22.31
3
275//0029//02100
169.51
Arthur St
Penn Central Railroad
Penn Central



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **3 ARTHUR STREET.**
MBLU: 275 0029 02100

Disposition of 3 Arthur Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-21**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,491SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 3 Arthur Street to New Haven Land Bank, LLC. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded by both multi-family and single-family residential buildings. The property is also located directly adjacent to a section of Metro-North railroad tracks.

Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 3 Arthur St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,474-$15,474

USES

Acquisition	$1
Holding Costs	$473
Architectural Design	$10,000-$15,000

Property Location 8 DEWITT ST | Map ID 275/ 0029/ 01901/ / | Bldg Name | State Use 9030

Vision ID 16028 | Account # 275 0029 01901 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:49

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN				
165 CHURCH ST				
NEW HAVEN CT 06510				

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16028	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	16,100	11,270
	Total	16,100	11,270

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	2667	0087	10-12-1977		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	11,270	2023	21	11,270	2022	21	11,270
	Total	11,270		Total	11,270		Total	11,270

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	16,100
Special Land Value	11,270
Total Appraised Parcel Value	16,100
Valuation Method	C
Total Appraised Parcel Value	16,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
P-22-00353	06-14-2022	PL		1,472				water heater replacement 50 gallon gas tall 9 year

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
12-21-2010	GM2	03		99	Vacant
12-16-2010	TWM	03		99	Vacant

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 Adjustmen		Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		1,307	SF	18.94	1.00000	5	1.00	2000	0.650			1.0000	12.31	16,100
		Total Card Land Units				1,307	SF	Parcel Total Land Area		0						Total Land Value		16,100

1201

Property Location 8 DEWITT ST | Map ID 275/ 0029/ 01901/ / | Bldg Name | State Use 9030

Vision ID 16028 | Account # 275 0029 01901 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:4

1202

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


22
275//0029//01600
109.55
34.53
18
275//0029//01700
110.25
29.63
14
275//0029//01800
110.8
111.31
53.11
25.35
6
275//0029//01900
122.09
DeWitt St



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **8 DEWITT STREET.**
MBLU: 275 0029 01901

Disposition of 8 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-22**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	1,145SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 8 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with an adjacent parcel at 14 Dewitt Street.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,674-$15,674

USES

Acquisition	$2
Holding Costs	$672
Architectural Design	$10,000-$15,000

Property Location 14 DEWITT ST | Map ID 275/ 0029/ 01800/ / | Bldg Name | State Use 9030

Vision ID 16026 | Account # 275 0029 01800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:03

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16026	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	32,600	22,820
		Total 32,600	22,820

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6184	0032	08-09-2002	U	I	0	
JOHNSON EUGENE B	2929	0133	08-25-1981		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	22,820	2023	21	22,820	2022	21	22,820
	Total	22,820		Total	22,820		Total	22,820

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	32,600
Special Land Value	22,820
Total Appraised Parcel Value	32,600
Valuation Method	C
Total Appraised Parcel Value	32,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
12-21-2010	SDS	03		99	Vacant
12-16-2010	TWM	03		99	Vacant
07-24-2001	MJ			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		3,485	SF	14.38	1.00000	5	1.00	2000	0.650		1.0000	9.35	32,600
		Total Card Land Units				3,485	SF	Parcel Total Land Area		0					Total Land Value		32,600

1207

Property Location 14 DEWITT ST | Map ID 275/ 0029/ 01800/ / | Bldg Name | State Use 9030

Vision ID 16026 | Account # 275 0029 01800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:0

1208

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


275//0029//01600
109.55
34.53
18
275//0029//01700
110.25
29.63
14
275//0029//01800
110.8
111.31
53.11
25.35
6
275//0029//01900
122.09
DeWitt St



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **14 DEWITT STREET.**
MBLU: 275 0029 01800

Disposition of 14 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-23**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,336SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 14 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 8 Dewitt Street to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,674-$15,674

USES

Acquisition	$2
Holding Costs	$672
Architectural Design	$10,000-$15,000

Property Location 26 DEWITT ST | Map ID 275/ 0029/ 01500/ / | Bldg Name | State Use 902V

Vision ID 16023 | Account # 275 0029 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:22

CURRENT OWNER

CITY OF NEW HAVEN THE

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16023	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	33,000	23,100
		Total 33,000	23,100

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN THE	7249	0124	07-06-2005	U	V	0	14
WILLIAMS ANNIE	6346	0340	02-26-2003	U	V	0	25
WILLIAMS ROBERT & ANNIE	0	0	09-30-1968		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	23,100	2023	21	23,100	2022	21	23,100
	Total	23,100		Total	23,100		Total	23,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	33,000
Special Land Value	0
Total Appraised Parcel Value	33,000
Valuation Method	C
Total Appraised Parcel Value	33,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107257	02-11-1998	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-21-2010	SDS	03		99	Vacant
12-16-2010	TWM	03		99	Vacant
07-24-2001	MJ			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 Adjustmen		Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		3,920	SF	12.93	1.00000	5	1.00	2000	0.650			1.0000	8.41	33,000
		Total Card Land Units				3,920	SF	Parcel Total Land Area		0							Total Land Value	33,000

1213

Property Location 26 DEWITT ST | Map ID 275/ 0029/ 01500/ / | Bldg Name | State Use 902V

Vision ID 16023 | Account # 275 0029 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:23

1214

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


29.69
108.27
37
30
275//0029//01400
29.76
108.76
36.89
26
275//0029//01500
23.16
109.19
35.98
22
275//0029//01600
109.55
38.99
35.98
30.49
DeWitt St



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **26 DEWITT STREET.**
MBLU: 275 0029 01500

Disposition of 26 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-24**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,975SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 26 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 26 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,456-$15,456

USES

Acquisition	$1
Holding Costs	$455
Architectural Design	$10,000-$15,000

Property Location 541 HOWARD AV | Map ID 265/ 0059/ 01500/ / | Bldg Name | State Use 903V

Vision ID 15287 | Account # 265 0059 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:33 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN				
165 CHURCH ST				
NEW HAVEN CT 06510				

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1403		
BLOCK	2040		
QUERY G			
GIS ID	15287	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	29,700	20,790
		Total 29,700	20,790

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9241	0127	01-28-2015	U	V	30,650	18
IBRAHEM MUSTAFA A & EL-RAWAS *	5712	0002	08-09-2000	Q	I	20,000	00
UNKNOWN	4336	0194	02-04-1991	U		150,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	20,790	2023	21	20,790	2022	21	20,790
	Total	20,790		Total	20,790		Total	20,790

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

10/01/2014 BLDG. DEMOLISHED

HOWARK MARKET

1-1BD

1-2BD

NO INCOME=BLDG SIZE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	29,700
Special Land Value	20,790
Total Appraised Parcel Value	29,700
Valuation Method	C
Total Appraised Parcel Value	29,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-13-732	06-20-2013	DE	Demolish		10-15-2014	100		ASBESTOS REMOVA

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-15-2014	SF	02		47	BP Inspection
09-22-2011	TH			45	Review Against Field Cd
04-12-2011	TT	03		01	Measured
01-19-2011	RB	03		07	Info at door
09-11-2001	SB			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,030	SF	12.62	0.90000	4	1.00	2000	0.650		1.0000	7.38	29,700
		Total Card Land Units				4,030	SF	Parcel Total Land Area		0					Total Land Value		29,700

1219

Property Location 541 HOWARD AV | Map ID 265/ 0059/ 01500/ / | Bldg Name | State Use 903V

Vision ID 15287 | Account # 265 0059 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:33

1220

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	60
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

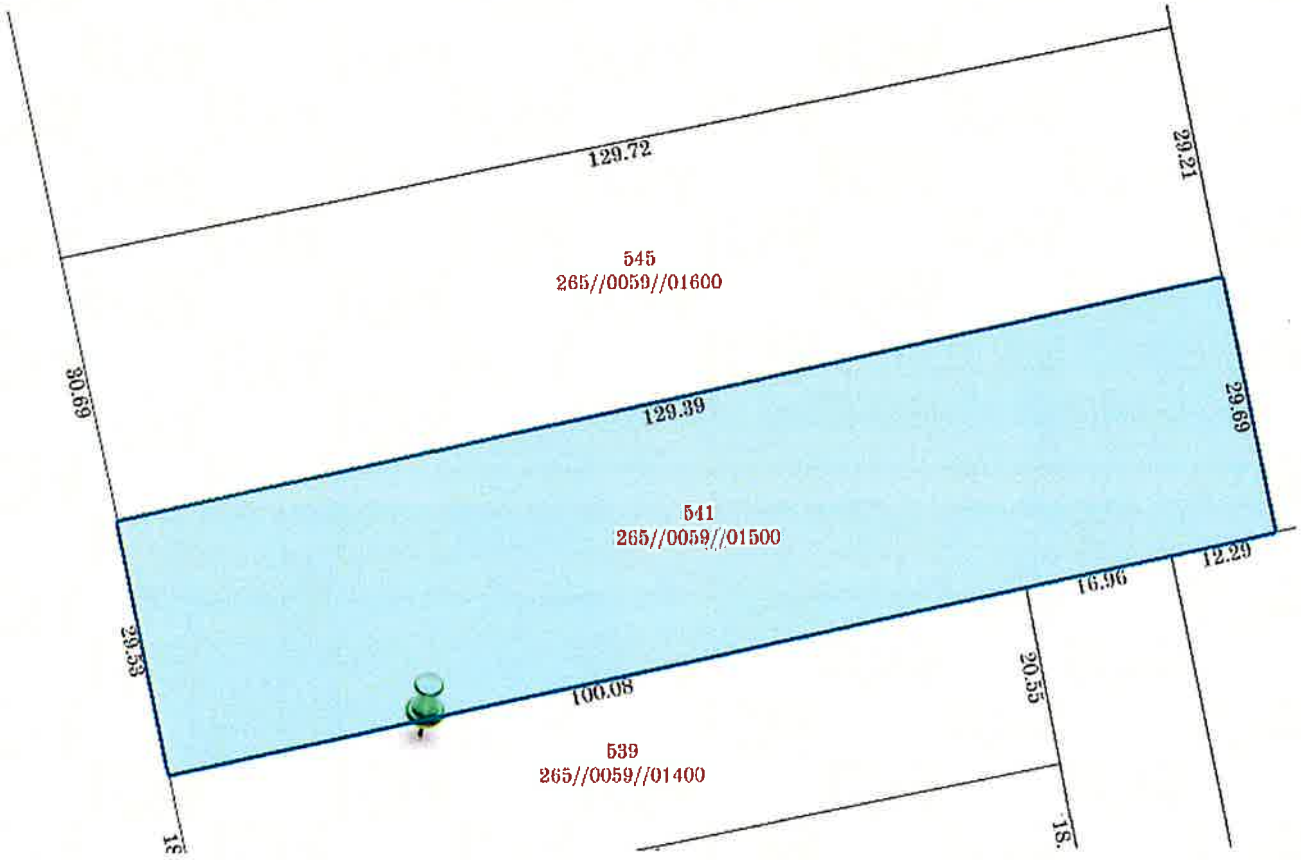


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


129.72
22.21
545
265//0059//01600
30.69
129.39
29.69
541
265//0059//01500
29.58
16.96
12.29
100.08
20.55
539
265//0059//01400
13.
18.



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **541 HOWARD AVENUE.**
MBLU: 265 0059 01500

Disposition of 541 Howard Avenue to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-25**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,828SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 541 Howard Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 545 Howard Avenue to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 541 & 545 Howard Ave.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$13,087-18,087

USES

Acquisition	$2
Holding Costs	$3,085
Architectural Design	$10,000-$15,000

Property Location 545 HOWARD AV | Map ID 265/ 0059/ 01600/ / | Bldg Name | State Use 903V

Vision ID 15288 | Account # 265 0059 01600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:10 A

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1403		
BLOCK	2040		
QUERY G			
GIS ID	15288	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	29,700	20,790
		Total 29,700	20,790

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9253	0337	03-05-2015	U	I	0	14
STEINBACH MICHAEL	5679	0015	06-02-2000	U	I	0	1
STEINBACH MICHAEL	5555	0257	09-03-1999	U	I	0	
SANCHES MANUAL + ALMIRA + SURV	5497	0281	05-18-1999	U	I	14,000	
UNKNOWN	4324	0292	12-28-1990	U	I	60,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	20,790	2023	21	20,790	2022	21	20,790
	Total	20,790		Total	20,790		Total	20,790

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

FENCE, NO TRES.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	29,700
Special Land Value	20,790
Total Appraised Parcel Value	29,700
Valuation Method	C
Total Appraised Parcel Value	29,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-16-159	02-09-2016	DE	Demolish	0	04-29-2016	100		APP TO DEMO VACANT 4830
BP-0267	04-18-2000	RH	Rehab	3,500		100		REPLACE WINDOWS/PATCH

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-29-2016	CA	02		47	BP Inspection
08-16-2011	VA			DM	Data Mailer Sent
06-08-2011	JW1	04		70	Field Review
12-16-2010	JH	03		04	Measur/Vac/Boarded up
07-27-2001	DA			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 Adjustmen		Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		3,920	SF	12.93	0.90000	4	1.00	2000	0.650			1.0000	7.57	29,700
		Total Card Land Units				3,920	SF	Parcel Total Land Area		0						Total Land Value		29,700

1225

Property Location 545 HOWARD AV | Map ID 265/ 0059/ 01600/ / | Bldg Name | State Use 903V

Vision ID 15288 | Account # 265 0059 01600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:11

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	55
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

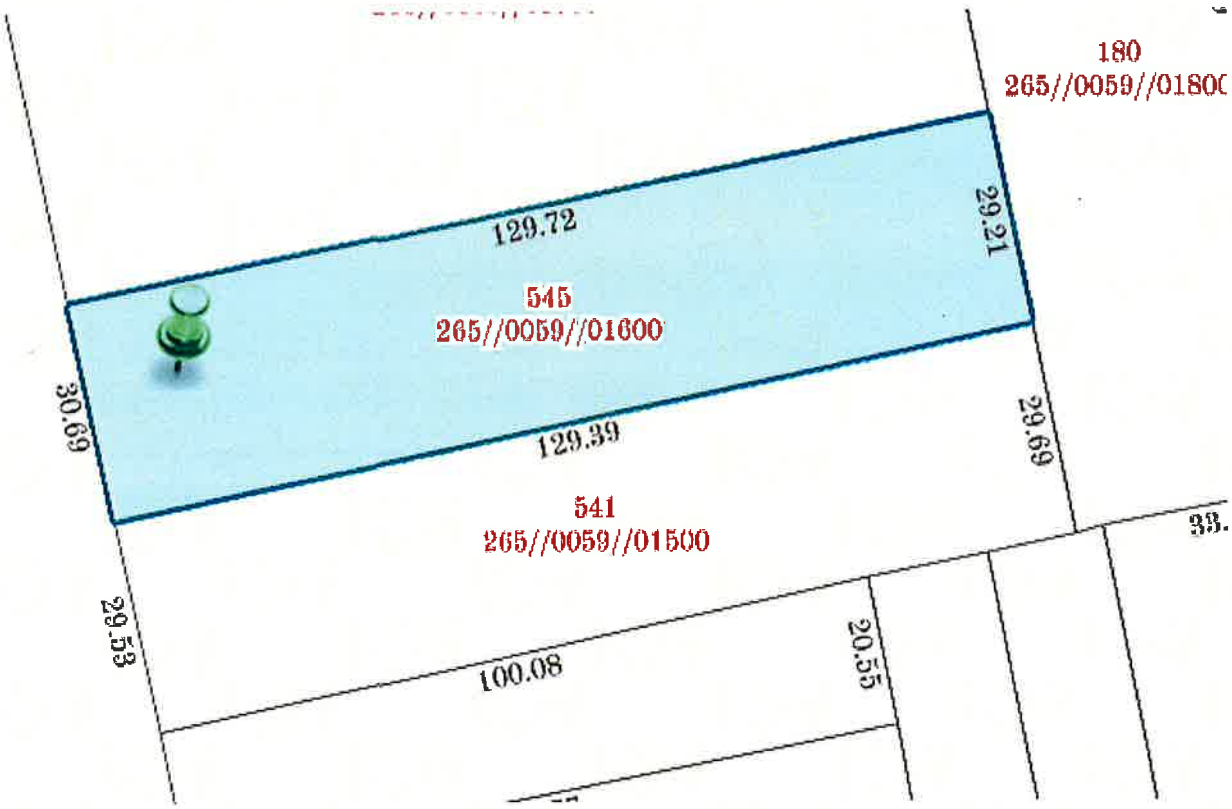


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


180
265//0059//01800
129.72
29.21
545
265//0059//01600
30.69
129.39
29.69
541
265//0059//01500
33.
29.58
100.08
20.35



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **545 HOWARD AVENUE.**
MBLU: 265 0059 01600

Disposition of 545 Howard Avenue to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-26**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,879SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 545 Howard Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 541 Howard Avenue to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 541 & 545 Howard Ave.

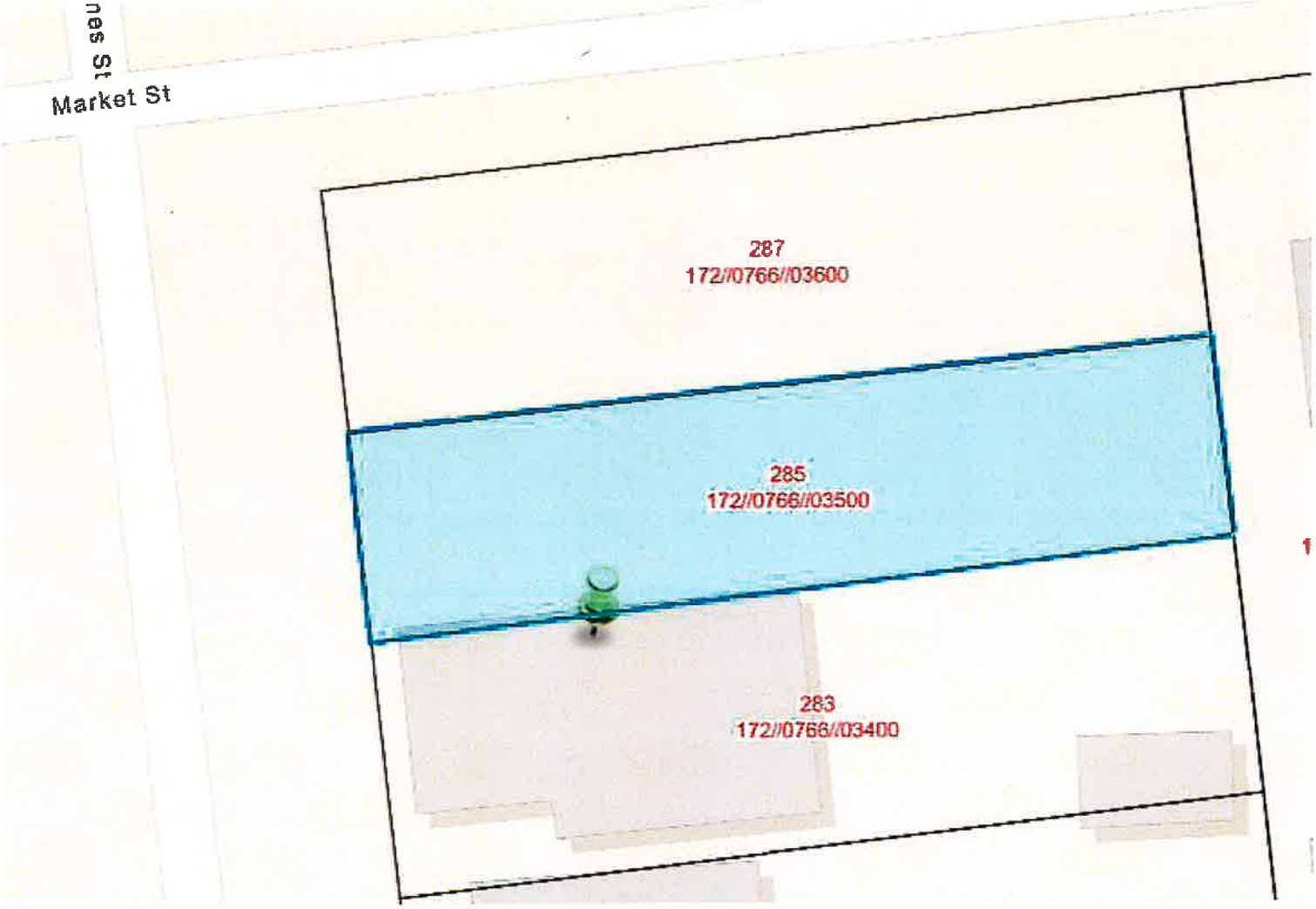
SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$13,087-18,087

USES

Acquisition	$2
Holding Costs	$3,085
Architectural Design	$10,000-$15,000


Market St
287
172//0766//03600
285
172//0766//03500
283
172//0766//03400



Property Location 285 JAMES ST | Map ID 172/ 0766/ 03500/ / | Bldg Name | State Use 902V

Vision ID 9357 | Account # 172 0766 03500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:11:33 P

1232

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	09	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1424		
BLOCK	3004		
QUERY G			
GIS ID	9357	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	38,000	26,600
		Total 38,000	26,600

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	7067	0107	01-14-2005	U	V	0	14
KEENAN EDWARD	5308	0115	05-06-1998	U	I	0	1
SMITH EVERSON + IRVING + SURV	5008	0201	06-21-1996	U	I	0	
UNKNOWN	4499	0054	06-29-1992	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	26,600	2023	21	26,600	2022	21	26,600
	Total	26,600		Total	26,600		Total	26,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0900	FAIR HAVEN N			

NOTES

DEMO BLDG PER ASSR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	38,000
Special Land Value	0
Total Appraised Parcel Value	38,000
Valuation Method	C
Total Appraised Parcel Value	38,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-30-2010	RMH	03		99	Vacant
09-09-2010	GM			00	Measur+Listed
08-15-2001	MJ			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 Adjustmen	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		3,920	SF	12.93	1.00000	5	1.00	0900	0.750		1.0000	9.7	38,000
Total Card Land Units						3,920	SF	Parcel Total Land Area		0					Total Land Value		38,000

Property Location 285 JAMES ST | Map ID 172/ 0766/ 03500/ / | Bldg Name | State Use 902V

Vision ID 9357 | Account # 172 0766 03500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:11:34 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

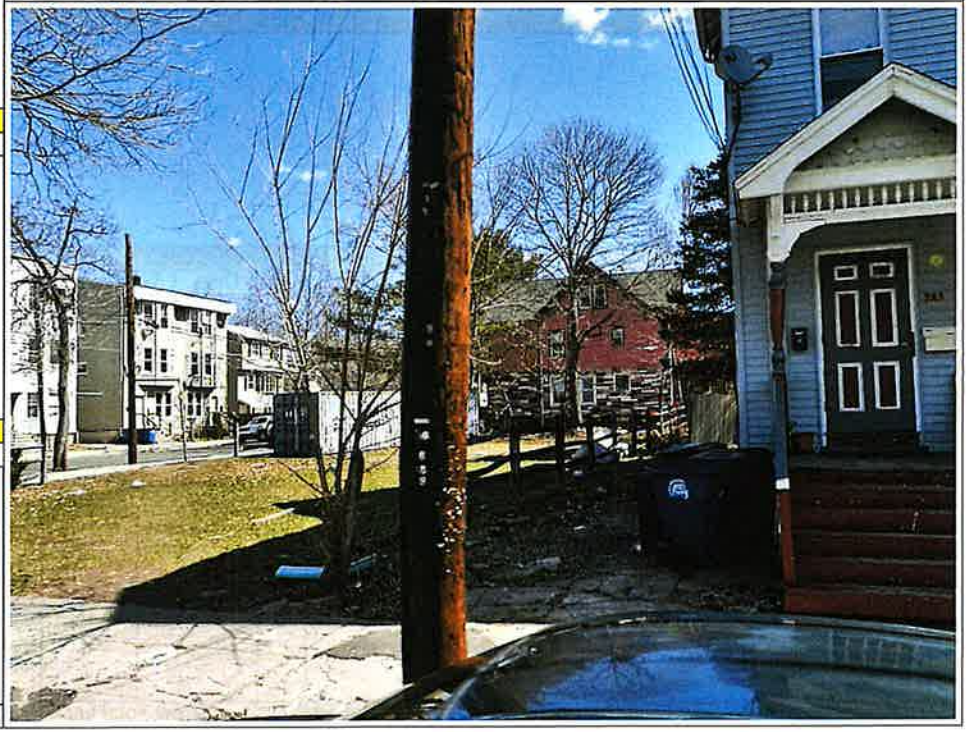
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **285 JAMES STREET.**
MBLU: 172 0766 03500

Disposition of 285 James Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-27**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,696SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 285 James Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot that appears to be used as a garden space. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Fair Haven neighborhood and is surrounded primarily by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property appears to be currently used as a gardening space. While the development of housing is in alignment with the City's Comprehensive Plan, the Commission may consider recommending a condition for agricultural activity to be included in the future development plans for the property.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 285 James St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$11,501-17,001

USES

Acquisition	$1
Holding Costs	$1,500-$2,000
Architectural Design	$10,000-$15,000

Property Location 156 HUMPHREY ST | Map ID 181/ 0599/ 00300/ / | Bldg Name | State Use 903S

Vision ID 9982 | Account # 181 0599 00300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:10:50 A

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

REAL_OWNERS CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
WARD	08
TAXABLE	
CENSUS	1421
BLOCK	1007
QUERY G	
GIS ID	9982
I/E REPO	
TAX DIST	
GIS PROP	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	188,600	132,020
EX COM BL	22	78,900	55,230
EX COM CN	24	2,900	2,030
	Total	270,400	189,280

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9720	0332	05-31-2018	U	I	51,000	18
FRATANTONIO JOHN D & DAWN P	3430	0260	03-24-1986			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	132,020	2023	21	132,020	2022	21	132,020
	22	55,230		22	55,230		22	55,230
	24	2,030		24	2,030		24	2,030
	Total	189,280		Total	189,280		Total	189,280

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
HUM	HUMPHREY 199			

NOTES

JOHN'S USED CAR CENTER

NO REPAIR WORK F=AGE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	78,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	188,600
Special Land Value	132,020
Total Appraised Parcel Value	270,400
Valuation Method	C
Total Appraised Parcel Value	270,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
M-22-00283	06-03-2022	HA		1,300				removal of 2-1000 gallon unde

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-15-2020	VA			DM	Data Mailer Sent
09-28-2011	TH			45	Review Against Field Cd
09-20-2010	GM			00	Measur+Listed
09-21-2001	SB			45	Review Against Field Cd

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value
1	903S	MUNICIPAL MD	RM2			4,048	SF	20.71	1.00000	F	1.00	HUM	2.250			0	46.59	188,600
		Total Card Land Units				4,048	SF	Parcel Total Land Area:	0								Total Land Value	188,600

1237

Property Location	156 HUMPHREY ST	Map ID	181/ 0599/ 00300/ /	Bldg Name		State Use	903S
Vision ID	9982	Account #	181 0599 00300	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/20/2025 11:10:51

1238

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	23	Garage
Model	95	Svc Sta/Gar
Grade	C+	Above Average
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	20	Brick
Exterior Wall 2	15	Concr/Cinder
Roof Structure	01	Flat
Roof Cover	04	T&G/Rubber
Interior Wall 1	05	Drywall/Plaste
Interior Wall 2	01	Minim/Masonry
Interior Floor 1	03	Concr-Finished
Interior Floor 2	05	Vinyl/Asphalt
Heating Fuel	02	Oil/Gas
Heating Type	04	FA/HW/ST
AC Type	01	None
Bldg Use	405S	IND SHP/GR MDL-95
Total Rooms		
Total Bedrms	00	
Total Baths	0	
NBHD Code		
Heat/AC	00	NONE
Frame Type	03	MASONRY
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	04	CEIL & MIN WL
Rooms/Prtns	02	AVERAGE
Wall Height	12.00	
% Comn Wall		
1st Floor Use:	405S	

CONSTRUCTION DETAIL (CONTINUED)

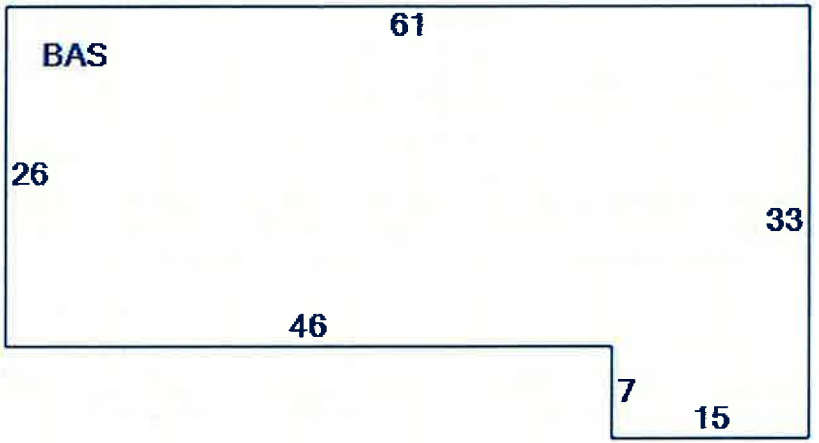
Element	Cd	Description

MIXED USE

Code	Description	Percentage
903S	MUNICIPAL MDL-95	100
		0
		0

COST / MARKET VALUATION

RCN	157,755
Year Built	1925
Effective Year Built	1976
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	45
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	50
RCNLD	78,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



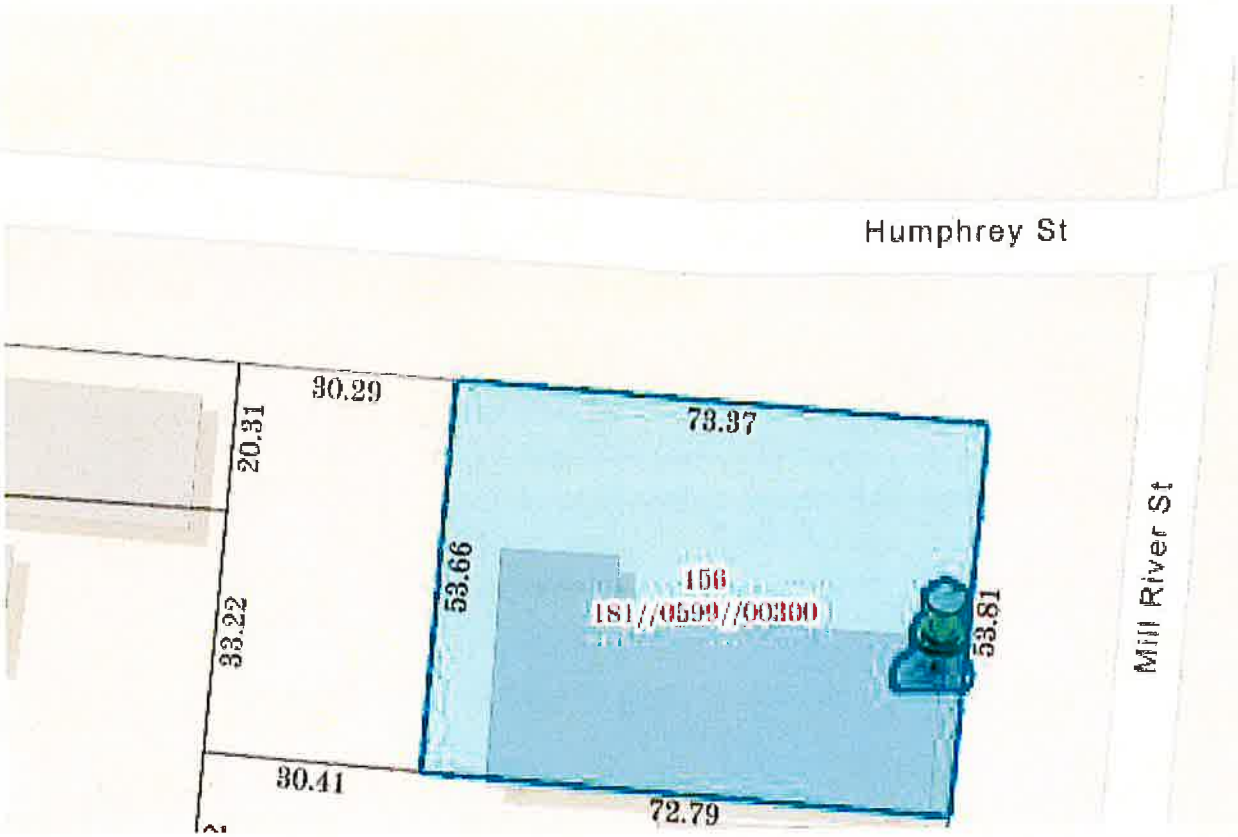


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	1,400	4.10	1970	A	50	03	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,691	1,691	1,691	93.29	157,755
	Ttl Gross Liv / Lease Area	1,691	1,691	1,691		157,755


Humphrey St
Mill River St
30.29
20.31
73.37
53.66
156
181//0599//00300
53.81
33.22
30.41
72.79



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **156 HUMPHREY STREET.**
MBLU: 181 0599 00300

Disposition of 156 Humphrey Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-28**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,926SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 156 Humphrey Street to New Haven Land Bank, LLC. The parcel is currently a lot consisting of both grassy and paved areas and a vacant garage building. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent sliver lot at 158 Humphrey Street to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property has frontage on two intersecting streets. The applicant should be aware of the potential need for Board of Zoning Approval in order to develop this parcel in accordance with the following provisions of the New Haven Zoning Ordinance:

- **Section 13(f). Minimum yards: "*Front*—**17 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with ***buildings*** with ***front yards*** smaller than 17 feet, the required ***front yard*** shall be the same as the ***yard*** presently followed by existing ***buildings*** along the greatest quantity of street frontage (in feet)."
- **Section 28. Corner visibility:** "On a corner lot in any residence district, other than the RH-2 District, no planting shall be placed or maintained, and no fence, building, wall or other structure other than necessary retaining walls shall be constructed after the effective date of these regulations, if such planting or structure thereby obstructs vision at any point between a height of two and one-half feet and a height of ten feet above the upper face of the nearest curb and within the triangular area bounded on two sides by two street lines, or by projection of such lines to their point of intersection, and on the third side by a straight line connecting points of such street lines (or their projections) each of which points is 25 feet distant from the point of intersection of the two street lines. Poles, posts, and guys for street lights and for other utility services, and tree trunks exclusive of leaves and branches, shall not be considered obstructions to vision within the meaning of this provision."

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$15,664-$20,664

USES

Acquisition	$2
Holding Costs	$5,662
Architectural Design	$10,000-$15,000

Property Location 158 HUMPHREY ST | Map ID 181/ 0599/ 00200/ / | Bldg Name | State Use 9030

Vision ID 9981 | Account # 181 0599 00200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:10:31 A

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
WARD	08
TAXABLE	
CENSUS	1421
BLOCK	1007
QUERY G	
GIS ID	9981
I/E REPO	
TAX DIST	
GIS PROP	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	140,100	98,070
	Total	140,100	98,070

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6697	0219	02-11-2004	U	I	0	14
MAYE JOE W & MARY L	0	0	03-27-1973		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	98,070	2023	21	98,070	2022	21	98,070
	Total	98,070		Total	98,070		Total	98,070

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
HUM	HUMPHREY 199			

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)	140,100
Special Land Value	98,070
Total Appraised Parcel Value	140,100
Valuation Method	C
Total Appraised Parcel Value	140,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-21-2010	GM			00	Measur+Listed
01-08-2010	EF	03		99	Vacant
09-13-2001	MJ			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		1,742	SF	35.75	1.00000	X	1.00	HUM	2.250		1.0000	80.44	140,100
		Total Card Land Units				1,742	SF	Parcel Total Land Area	0						Total Land Value		140,100

1243

Property Location 158 HUMPHREY ST | Map ID 181/ 0599/ 00200/ / | Bldg Name | State Use 9030

Vision ID 9981 | Account # 181 0599 00200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:10:32

1244

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

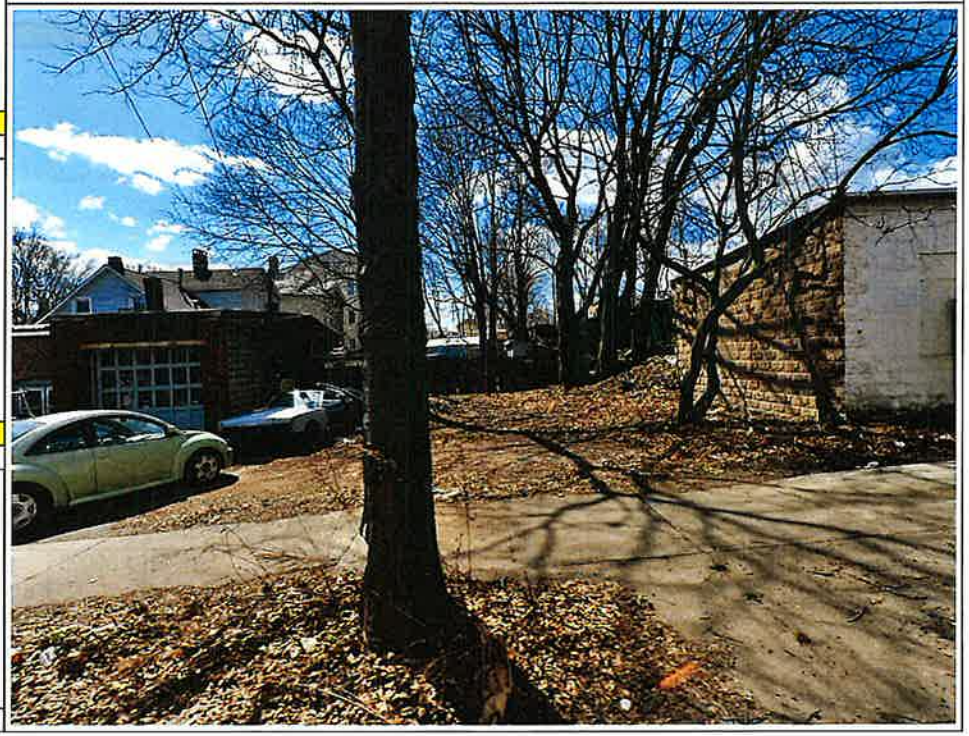
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

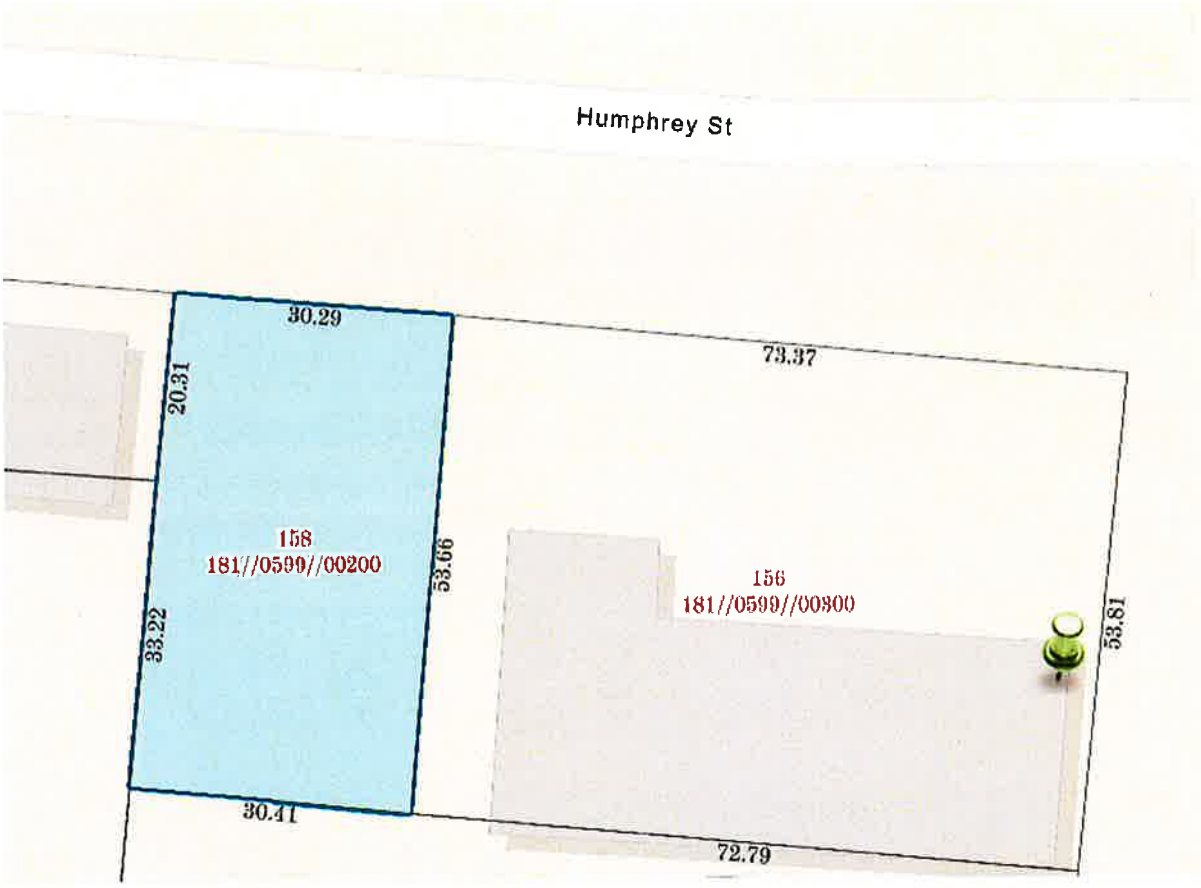


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


Humphrey St
30.29
20.31
33.22
53.66
30.41
79.37
53.81
72.79
158
181//0599//00200
156
181//0599//00800



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **158 HUMPHREY STREET.**
MBLU: 181 0599 00200

Disposition of 158 Humphrey Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-29**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	1,625SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 158 Humphrey Street to New Haven Land Bank, LLC. The parcel is current a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one-to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with the adjacent lot at 156 Humphrey Street.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$15,664-$20,664

USES

Acquisition	$2
Holding Costs	$5,662
Architectural Design	$10,000-$15,000

Property Location 24 FRANK ST | Map ID 302/ 0074/ 03100/ / | Bldg Name | State Use 9030

Vision ID 19453 | Account # 302 0074 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:19:52

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	1003		
QUERY G			
GIS ID	19453	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	33,300	23,310
		Total 33,300	23,310

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6674	0099	01-20-2004	U	I	0	00
TONEY WILLIE J	5957	0176	10-11-2001	U	I	0	
TONEY WILLIE T	3769	0163	10-08-1987		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	23,310	2023	21	23,310	2022	21	23,310
	Total	23,310		Total	23,310		Total	23,310

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

2003 DEMOLISHED BLDG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	33,300
Special Land Value	23,310
Total Appraised Parcel Value	33,300
Valuation Method	C
Total Appraised Parcel Value	33,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0746	07-03-2003	DE	Demolish		01-07-2004	100	01-07-2004	APP TO DE A VACANT 3 FAM

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
02-07-2011	RB	03		99	Vacant
12-21-2010	MD2	03		99	Vacant
01-07-2004	JF			47	BP Inspection
09-07-2001	DA			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,356	SF	11.77	1.00000	5	1.00	2000	0.650		1.0000	7.65	33,300
		Total Card Land Units				4,356	SF	Parcel Total Land Area	0						Total Land Value		33,300

Property Location 24 FRANK ST | Map ID 302/ 0074/ 03100/ / | Bldg Name | State Use 9030

Vision ID 19453 | Account # 302 0074 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:19:5

1250

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

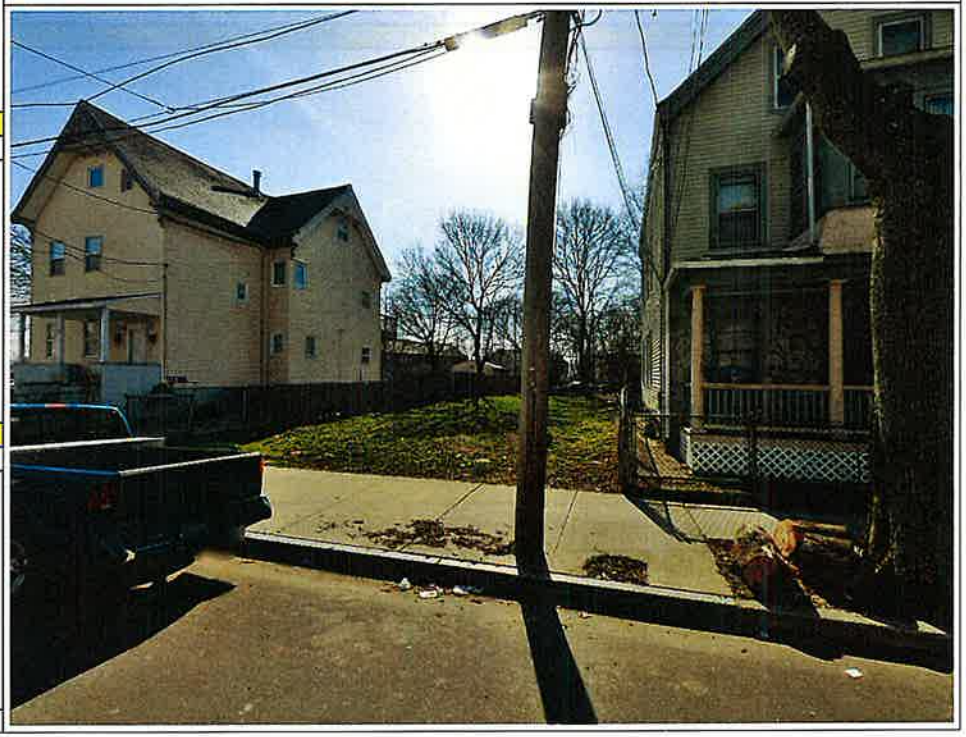
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

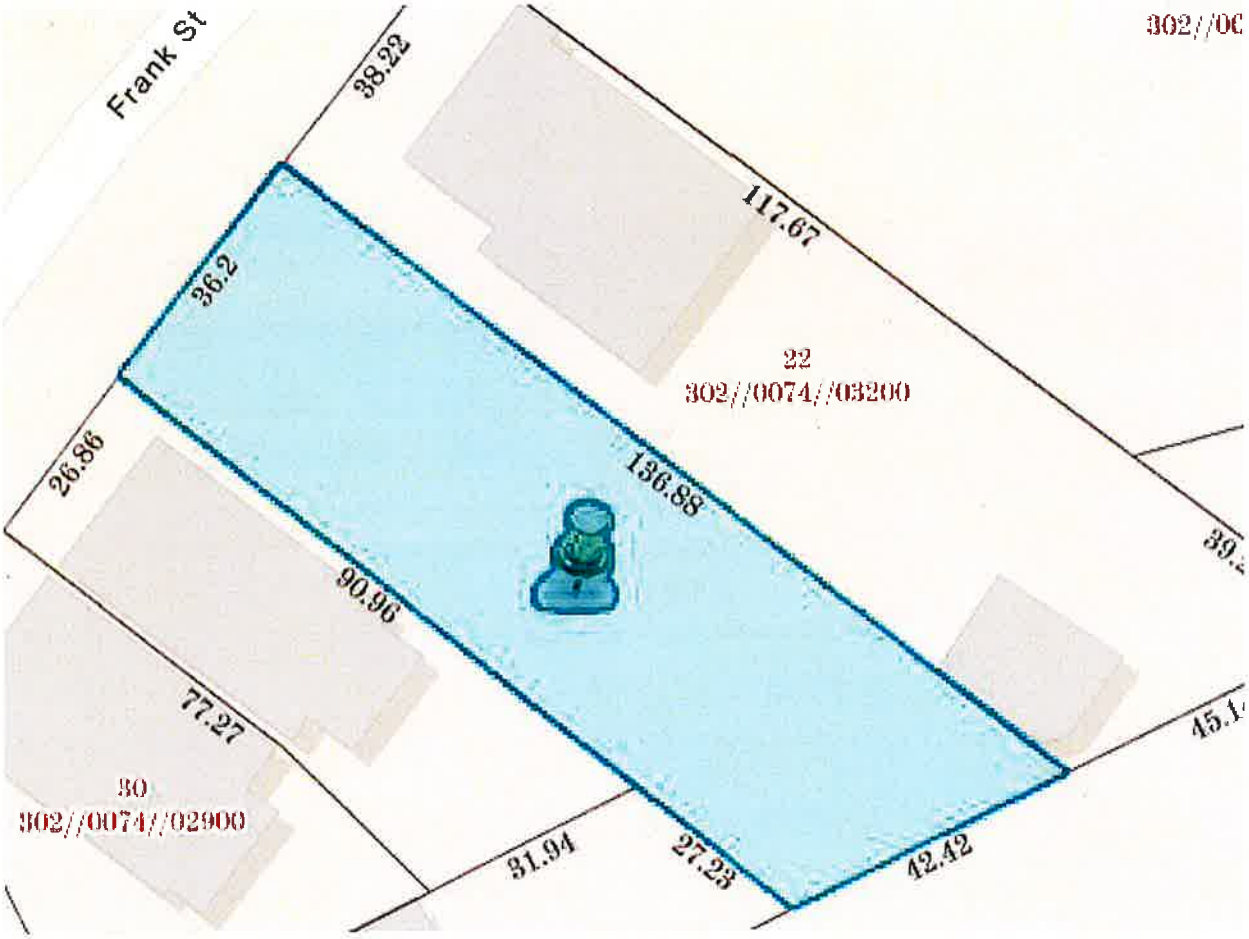


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


Frank St
38.22
117.67
36.2
22
302//0074//03200
26.86
136.88
90.96
77.27
30
302//0074//02900
31.94
27.23
42.42



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **24 FRANK STREET.**
MBLU: 302 0074 03100

Disposition of 24 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: **1675-17**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$2,000.00
Site:	4,740SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 24 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay $1,000 for each planned dwelling unit on this parcel, $2,000 total for this case. The parcel is zoned for residential use and is buildable.

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:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

Property Location 137 FRANK ST | Map ID 304/ 0046/ 00500/ / | Bldg Name | State Use 9030

Vision ID 19675 | Account # 304 0046 00500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:08

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	3008		
QUERY G			
GIS ID	19675	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	33,300	23,310
	Total	33,300	23,310

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6478	0037	07-09-2003	U	V	0	14
YASUDA BANK AND TRUST COMPANY (USA	4774	0132	09-01-1994		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	23,310	2023	21	23,310	2022	21	23,310
	Total	23,310		Total	23,310		Total	23,310

EXEMPTIONS

Year	Code	Description	Amount
		Total	0:00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	33,300
Special Land Value	23,310
Total Appraised Parcel Value	33,300
Valuation Method	C
Total Appraised Parcel Value	33,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107037	11-20-1997	DE	Demolish	0		100		DEMOLISH 2F DWELLING

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
01-10-2011	GM	03		99	Vacant
12-23-2010	GM2	03		99	Vacant
09-10-2001	DA			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,356	SF	11.77	1.00000	5	1.00	2000	0.650		1.0000	7.65	33,300
		Total Card Land Units				4,356	SF	Parcel Total Land Area		0					Total Land Value		33,300

Property Location 137 FRANK ST | Map ID 304/ 0046/ 00500/ / | Bldg Name | State Use 9030

Vision ID 19675 | Account # 304 0046 00500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:0

1255

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **137 FRANK STREET.**
MBLU: 304 0046 00500

Disposition of 137 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: **1675-19**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$1,000.00
Site:	4,152SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 137 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and lot with patches of gravel. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay 1,000 for each planned dwelling unit on this parcel. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 139 #B Frank Street to provide more parcel area.

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]

[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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

Property Location 139 FRANK ST #B | Map ID 304/ 0046/ 00601/ / | Bldg Name | State Use 903V

Vision ID 113034 | Account # 304 0046 00601 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:28

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	I/E REPO
WARD	TAX DIST
TAXABLE	GIS PROP
CENSUS	
BLOCK	
QUERY G	
GIS ID	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	2,500	1,750
	Total	2,500	1,750

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6478	0034	07-09-2003	U	V	0	14
FEDERAL HOME LOAN MORTGAGE *	5008	0006	06-19-1996	U	I	0	1
UNKNOWN	4489	0035	06-03-1992	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	1,750	2023	21	1,750	2022	21	22,820
	Total	1,750		Total	1,750		Total	22,820

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	2,500
Special Land Value	1,750
Total Appraised Parcel Value	2,500
Valuation Method	C
Total Appraised Parcel Value	2,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0397	05-16-2001	DE	Demolish		06-21-2001	100		DEMO BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
01-10-2011	GM	03		99	Vacant
12-23-2010	MA	03		99	Vacant
09-10-2001	DA			45	Review Against Field Cd
06-21-2001	NT			51	BP No One Home

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 Adjustmen		Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2			2,093	SF	18.61	1.00000	5	0.10	2000	0.650			1.0000	1.21	2,500
		Total Card Land Units		2,093	SF	Parcel Total Land Area	0									Total Land Value		2,500

1258

Property Location 139 FRANK ST #B | Map ID 304/ 0046/ 00601/ / | Bldg Name | State Use 903V

Vision ID 113034 | Account # 304 0046 00601 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:2

1259

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

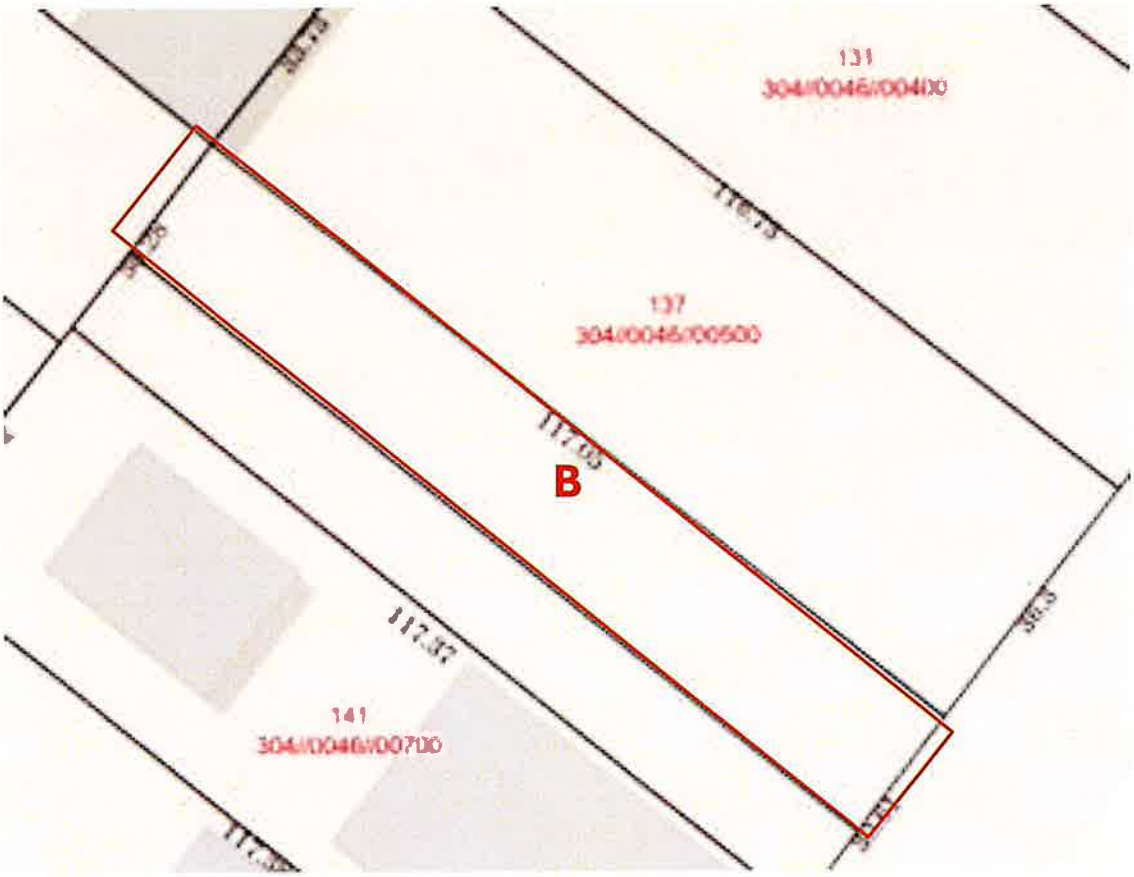


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


131
304/0046/00400
137
304/0046/00500
B
141
304/0046/00700



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **139 #B FRANK STREET.**
MBLU: 304 0046 00601

Disposition of a sliver lot at 139 #B Frank Street to Neighborhood Housing Services, Inc. to be merged with the adjoining lot at 137 Frank Street.

Submitted by: Erica Carr, EDA

REPORT: **1675-20**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$1,000.00
Site:	2,050SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 139 #B Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of developing it as a two-family residential building. The parcel is zoned for residential use and will be combined with an adjacent parcel at 137 Frank Street to facilitate that development. Neighborhood Housing Services, Inc. will pay $1,000 for each planned dwelling unit on this parcel, $2,000 total for this parcel and 137 Frank 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]

---

[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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

Property Location 169 WEST ST | Map ID 303/ 0094/ 03100/ / | Bldg Name | State Use 903V

Vision ID 19580 | Account # 303 0094 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:18:48

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN				
165 CHURCH STREET				
NEW HAVEN CT 06510				

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1406		
BLOCK	3004		
QUERY G			
GIS ID	19580	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	54,400	38,080
		Total 54,400	38,080

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8533	0059	04-28-2010	U	I	18,000	14
CITY OF NEW HAVEN (SUSPEND NO SCHE	7968	0111	05-30-2007	U	I	18,000	14
MORRIAR DONALD	4277	0050	08-07-1990		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	38,080	2023	21	38,080	2022	21	38,080
Total		38,080	Total		38,080	Total		38,080

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1900	NORTH HILL			

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)	54,400
Special Land Value	38,080
Total Appraised Parcel Value	54,400
Valuation Method	C
Total Appraised Parcel Value	54,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-01-2011	JW1	04		70	Field Review
02-08-2011	RB	03		99	Vacant
09-10-2001	DA			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		7,405	SF	7.34	1.00000	5	1.00	1900	1.000		1.0000	7.34	54,400
Total Card Land Units						7,405	SF	Parcel Total Land Area		0					Total Land Value		54,400

Property Location 169 WEST ST | Map ID 303/ 0094/ 03100/ / | Bldg Name | State Use 903V

Vision ID 19580 | Account # 303 0094 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:18:4

1264

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **169 WEST STREET.**
MBLU: 303 0094 03100

Disposition of 169 West Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: **1675-18**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$1,000.00
Site:	5,217SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 169 West Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot with heavy overgrowth. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay $1,000 for each planned dwelling unit on this parcel, $2,000 total for this case. The parcel is zoned for residential use and is buildable.

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]

---

[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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department


125.00
124.45
124.15
31.41
114.27
33.46
40.98
114.04
31.61
124.14
31.26
West St
33.69
122.39
121.18
119.99



CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 5, 2026

Meeting Submitted For: February 17, 2026

Regular or Suspension Agenda: Regular

Submitted By: Erica Carr, 203.946.6982

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

Comments: Legistar File ID: LM-2026-0045

The attached "Land Disposition of an Emergency Nature" letter requests for the Property Acquisitions Disposition Committee dispositions to go directly to 2nd Reading (current standard practice) at the 2/17/2026 meeting

Coordinator's Signature: MPL

Controller's Signature (if grant):

Mayor's Office Signature:

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

Justin Elicker
Mayor

CITY OF NEW HAVEN
Justin Elicker, Mayor

ECONOMIC DEVELOPMENT ADMINSTRATION
165 Church Street, 4R
New Haven, CT 06510
Phone: (203) 946-2867 Fax: (203) 946-2391

CITY OF NEW HAVEN
ECONOMIC DEVELOPMENT
Michael Piscitelli, AICP
Economic Development Administrator

February 4, 2026

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

Re: ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH; 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

Dear President Walker-Myers:

In accordance with the Board of Alders Land Disposition Guidelines revisions dated July 6, 2009 and September 5, 2006, as well as the Board of Alders May 20, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land 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 1996 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,

MPL

Michael Piscitelli, AICP
Economic Development Administrator

Cc:
Albert Lucas, Director, Office of Legislative Services
Alex Guzhnay, Office of the Mayor
Erica Carr, Acquisition Disposition Coordinator

..title
ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

..body
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 February 4, 2026 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 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
February 5, 2026

ADDRESS	Type	Price	Owner	USE	WARD
3 Arthur Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
8 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
14 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
26 Dewitt Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
541 Howard Avenue	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	4
545 Howard Avenue	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the	4

				mission of the New Haven Land Bank, Inc.	
285 James Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	9
156 Humphrey Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	8
158 Humphrey Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	8
56 Button Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	5
105 Greenwood Street	Non-Profit/Building lot	$1.00	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	23
24 Frank Street	Non-Profit/Building lot	$2,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4

137 Frank Street	Non-Profit/Building lot	$1,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4
139 #B Frank Street	Non-Profit/Sliver lot	$1,000	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4
169 West Street	Non-Profit/Building lot	$2,000	City of New Haven	The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers.	4

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Evelyn Rodriguez 4th Ward**
Hon. Kampton Singh 5th Ward
Hon. Mandy Martinelli 8th Ward
Hon. Caroline Tanbee Smith 9th Ward
Hon. Tyisha Walker-Myers 23rd Ward

DATE: **February 5, 2026**

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.

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH; 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

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.

FISCAL IMPACT STATEMENT

DATE:	**February 5, 2026**		
FROM (Dept.):	**Economic Development Administration**		
CONTACT:	**Erica Carr, Acquisition Disposition Coordinator**	**PHONE**	**(203) 946-6982**

SUBMISSION ITEM (Title of Legislation):

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH; 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

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	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

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

NO	
YES	X

1. **One-time $6,011.00**
2. **Annual**

Other Comments:

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING JANUARY 21, 2026 AT 3 PM

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 the7 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: Eastern Time (US and Canada)

Join Zoom Meeting:
https://newhavenct.zoom.us/j/84490745601?pwd=kox7Fab3XAKZh1VHOJKCBMHVuly33b.1

Meeting ID: 844 9074 5601
Passcode: PWyzjyh1

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

NEW HAVEN CITY CLERKS OFFICE RECEIVED 2026 JAN 20 A 10:27

I. Call to Order
II. Approval of Minutes from December 17, 2025, PAD Special Meeting
III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
56 Button Street	Building Lot	New Haven Land Bank, Inc.	5
105 Greenwood Street	Building Lot	New Haven Land Bank, Inc.	23

IV. Old Business / Open Discussion
V. Adjourn

PAD SPECIAL MEETING MINUTES

January 21, 2026

PRESENT: Erica Carr, EDA; Clay Williams, Business Development; Esther Rose-Wilen, City Plan; Carlos Eyzaguirre, EDA; Tamara Kirby, Tax Collector

Meeting called to order at 3:05 PM

Roll call was conducted. Quorum was confirmed following Tamara joining via chat; the meeting was officially called to order.

PAD Meeting minutes for December 17, 2025, were reviewed. A motion to approve was made by Esther Rose-Wilen and seconded by Clay Williams; the minutes were approved unanimously.

New Business

The committee reviewed 2 property dispositions to the New Haven Land Bank, Inc.

New Haven Land Bank Dispositions: The committee discussed the sale of 56 Button Street and 105 Greenwood Street for $1.00 each to the New Haven Land Bank, Inc.

- **56 Button Street:** vacant lot, approximately 39 by 101 feet, with an appraised value of $33,000 and an assessment of $23,100.
- **105 Greenwood Street:** vacant lot, approximately 54 by 58 feet, with an appraised value of $50,000 and an assessment of $35,000.

A vote was held for each property. A motion to approve the sale of 56 Button Street and 105 Greenwood St was made and passed unanimously.

Open Discussion

Following the votes, Erica Carr provided updates on the 13 properties approved in December (9 for the Land Bank and 4 for Neighborhood Housing Services), noting they will go to City Plan Commission tonight to be voted on.

Carlos Eyzaguirre clarified that Land Bank properties are tax exempt during the holding period. Erica Carr confirmed that she is still investigating the potential state easement at 3 Arthur Street and reports of an illegal mechanic shop near 123 Plymouth Street.

The committee discussed the challenges of 105 Greenwood Street, noting it is an undersized lot that would likely require zoning relief for any development other than a single-family home.

Erica Carr addressed frequent inquiries regarding city owned buildings, clarifying that the vast majority of the city's inventory consists of vacant land rather than structures. She requested that all such inquiries be directed to her specifically.

A motion to adjourn was made by Clay Williams, seconded by Carlos Eyzaguirre; all were in favor, and the meeting adjourned at 3:19 PM.

CITY OF NEW HAVEN
LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090

Justin Elicker
Mayor

Liam Brennan
Executive Director

LIVABLE CITY INITIATIVE
BOARD MEETING MINUTES

January 28, 2026

Date: January 28, 2026

Time: 6:00 PM (Virtual)

Location: Zoom Video Conference

Chair: Commissioner John Russo

ATTENDANCE

Commissioners Present:

- John Russo, Chair
- Addie Kimbrough
- Lana Harrison
- Richard Furlow (Alder)

Commissioners Absent:

- Commissioner Colon, Alder Rodriguez

Staff Present:

- Liam Brennan, Executive Director, Livable City Initiative
- Erica Carr, Property Acquisition Disposition Coordinator, Economic Development
- Carlos Eyzaguirre, Economic Development

CALL TO ORDER

Chair Russo called the meeting to order at approximately 6:10 PM. A quorum was confirmed with four commissioners present.

ROLL CALL

Roll call was taken by Chair Russo. Present: Lana Harrison, Richard Furlow, Addie Kimbrough, John Russo.

LCI UPDATE

Executive Director Liam Brennan provided an update on LCI activities:

- **Bella Vista Fire Response:** LCI responded to a fire at Bella Vista over the New Year weekend. Multiple apartments were water damaged, requiring relocation assistance. Teams were deployed on Sunday, and residents were relocated the following day.
- **Public Data Page Launch:** LCI has launched a public page with data on all divisions, including a property search feature. Anyone can search for information on anti-blight complaints, housing code complaints, residential licensing status, civil citations, and order letters.
- **Owner Portal:** A new owner portal is operational where property owners can log in, view all their properties, see upcoming inspections, manage residential licensing, and access citations and order letters.
- **Vacant Registry Database:** LCI is launching a comprehensive vacant property registry in coordination with the Fire Department. Per an ordinance passed several years ago, owners of vacant properties are required to pay a registration fee. LCI will begin enforcement and create a public list of all vacant properties. Neighborhood specialists will mark vacant properties in their workspaces, which will feed into the central registry.
- **781 Whalley Avenue:** A hearing with a hearing officer is scheduled for the following day.
- **Ocean Management Trial:** LCI went to trial regarding Ocean Management's appeal of anti-blight enforcement on several Fitch Street properties. The trial occurred in early January. Written final arguments are due at end of January, with responses due 10 days later. A ruling is expected in February.

Questions from Commissioners:

- Chair Russo inquired about the Fitch Street properties, confirming they are the fenced-in properties (approximately 6-7 parcels) handled by Neighborhood Specialist Ray Jackson.
- Commissioner Harrison asked about the fine structure and timeline for vacant property enforcement. Director Brennan indicated the fee structure varies by property type and that a 30-day notice period will be used before citations are issued, consistent with residential licensing procedures.

PROPERTY TRANSFER REFERRALS

Erica Carr, Property Acquisition Disposition Coordinator, presented 16 property referrals (14 from December and 2 from January). All parcels passed through the Property Acquisition and Disposition Committee (PAD) and City Plan Commission.

December Referrals - New Haven Land Bank ($1 each):

8, 14, and 26 DeWitt Street (Ward 5)

- 8 DeWitt Street: 10 x 110 ft sliver lot, assessed at $11,270, acquired 1977
- 14 DeWitt Street: 30 x 110 ft, assessed at $22,820, acquired August 2022 (foreclosure)
- 26 DeWitt Street: 37 x 109 ft, assessed at $23,100, acquired 2005 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

3 Author Street and 541, 545 Howard Avenue (Wards 4 and 5)

- 3 Author Street: 63 x 99 ft, assessed at $24,010, acquired 2012 (estate sale)
- 541 Howard Avenue: 30 x 130 ft, acquired 2015 ($30,650)

- 545 Howard Avenue: 30 x 130 ft, acquired 2015 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for $1 each. **Second:** Alder Furlow. **Vote:** Unanimously approved (4-0).

156 and 158 Humphrey Street

- 156 Humphrey Street: Corner lot, 74 x 54 ft, assessed at $889,280, acquired 2018 ($51,000)
- 158 Humphrey Street: 30 x 54 ft, acquired 2004 ($0)

Motion: Commissioner Harrison moved to transfer both properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Kimbrough. **Vote:** Unanimously approved (4-0).

285 James Street (Ward 9)

- 30 x 126 ft, assessed at $26,600, acquired 2005 ($0)

Discussion: Commissioner Harrison noted a comment in the PAD packet from Esther Rose Weiland regarding community use of the property as green space. Erica Carr confirmed she spoke with Alder Tammy Smith, who determined the lot had become a dumping area and supported transferring it to the Land Bank for multifamily housing development.

Motion: Commissioner Kimbrough moved to transfer the property to the New Haven Land Bank for $1. **Second:** Commissioner Harrison. **Discussion:** Alder Furlow noted these are transfers, not sales, for the record. **Vote:** Unanimously approved (4-0).

December Referrals - Neighborhood Housing Services ($1,000 per unit):

24 Frank Street, 137 Frank Street, 139B Frank Street, and 169 West Street (Ward 4)

- 24 Frank Street: 36 x 137 ft, assessed at $23,310, acquired 2004 (foreclosure)
- 137 Frank Street: 36 x 117 ft, acquired 2003 (foreclosure)
- 139B Frank Street: 18 x 117 ft (to be merged with 137 Frank Street)
- 169 West Street: 57 x 124 ft, assessed at $38,080, acquired 2010 ($18,000)

NHS plans to construct three two-family homes for first-time homebuyers with owner-occupancy requirements. Total sale price: $6,000 (6 units at $1,000 each).

Discussion: Alder Furlow inquired about owner-occupancy requirements and duration. Carlos Eyzaguirre confirmed properties will be owner-occupied with a 10-15 year residency requirement (exact term to be confirmed) and reversion clauses if owners move before the term expires.

Commissioner Kimbrough moved to table the item pending clarification of occupancy requirements. Director Brennan and Alder Furlow noted that either 10 or 15 years exceeds the state's 5-year requirement for housing assistance and encouraged the Board to move forward to avoid delaying affordable housing development.

Motion to Table: Commissioner Kimbrough. No second received. Motion failed.

Motion: Commissioner Harrison moved to sell all four properties to Neighborhood Housing Services for $2,000 each (two-family homes at $1,000/unit). **Second:** Alder Furlow. **Vote:** 3-1 (Kimbrough opposed). Motion carried.

January Referrals - New Haven Land Bank ($1 each):

56 Button Street (Ward 5) and 105 Greenwood Street (Ward 23)

- 56 Button Street: 39 x 101 ft, appraised at $33,000, assessed at $23,100, acquired 2009 (foreclosure)
- 105 Greenwood Street: 54 x 58 ft, appraised at $50,000, assessed at $35,000, acquired 2009 (foreclosure). Note: Surrounding area is state-owned; city is working to acquire additional land for denser development.

Motion: Alder Furlow moved to transfer both properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

General Notes on Property Transfers:

- Land Bank parcels: No taxes paid during 18-month holding period
- Property types not yet determined (pre-development stage); expected to be 1-4 family affordable housing for first-time homebuyers
- Community outreach confirmed with relevant alders including Alder Camden Singh (Ward 5), Alder Rodriguez (Ward 4), and Alder Tammy Smith (Ward 9)

ADJOURNMENT

Motion: Alder Furlow moved to adjourn. **Second:** Chair Russo. Meeting adjourned.

Minutes respectfully submitted,

_____

Liam Brennan, Executive Director

Livable City Initiative

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Tyisha Walker-Myers 23rd Ward**

DATE: **January 20, 2026**

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 a building lot at 105 Greenwood Street to the New Haven Land Bank, Inc. For stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

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.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Kampton Singh 5th Ward**

DATE: **January 20, 2026**

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 a building lot at 56 Button Street to the New Haven Land Bank, Inc. For stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

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.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
56 Button Street 105 Greenwood Street	275 0031 00600 314 0173 00700	RM-2 RM-2	5 23	Building lot Building lot	Per Zoning

2025 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
$33,000 $50,000	N/A	N/A	$33,000 $50,000	$23,100 $35,000	40' X 100' 53'X 61'	**4,000** **3,233** **Total Per Assessor 7,233 Sq./ft.**

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
$ 83,000	Vision	10/1/2025	Negotiated	$1.00	NA	$1.00

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No ☐	Hon. Kampton Singh 5th Ward Hon. Tyisha Walker-Myers 23rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511	New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511 | 203-590-1922

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	**1/20/2026**	**Staff**	**Current**

Proposal: The City of New Haven proposes to dispose of two vacant lots to the New Haven Land Bank, Inc.

General discussion: The City of New Haven proposes to dispose of two vacant lots to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Owner Occupancy? N/A

Prepared by: _____ Date 1/21/26

Concurred by: _____ Date _____

Committee	Date	Action
PAD	1/21/2026	Motion Passed
City Plan	1/21/2026	Motion Passed
L.C.I.	1/28/2026	Motion Passed
Board of Alders		

1286

Property Location 56 BUTTON ST | Map ID 275/ 0031/ 00600/ / | Bldg Name | State Use 9099

Vision ID 16094 | Account # 275 0031 00600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:11:48 P

CURRENT OWNER

CITY OF NEW HAVEN

56 BUTTON ST

NEW HAVEN CT 06511

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2002		
QUERY G			
GIS ID	16094	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX VC I L	53	33,000	23,100
		Total 33,000	23,100

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8395	0272	06-12-2009	U	I	0	14
GORDILS MELVIN	4735	0061	05-12-1994		I	6,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	53	23,100	2023	53	23,100	2022	53	23,100
	Total	23,100		Total	23,100		Total	23,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	33,000
Special Land Value	0
Total Appraised Parcel Value	33,000
Valuation Method	C
Total Appraised Parcel Value	33,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
NONE	06-01-1998	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-20-2010	GM2	03		99	Vacant
12-16-2010	TWM	03		99	Vacant
07-24-2001	TM			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 Adjustmen	Adj Unit P	Land Value
1	9099	EC VACANT	RM2	0		3,920	SF	12.93	1.00000	5	1.00	2000	0.650		1.0000	8.41	33,000

Total Card Land Units 3,920 SF | Parcel Total Land Area 0 | Total Land Value 33,000

Property Location 56 BUTTON ST | Map ID 275/ 0031/ 00600/ / | Bldg Name | State Use 9099

Vision ID 16094 | Account # 275 0031 00600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:11:49 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **56 BUTTON STREET.** Disposition of 56 Button Street to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1676-10**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	4,003SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 56 Button Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by multi-family and single-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

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: January 21, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department




Button St
45.61
39.87
38.77
4.44
56
275//0031//00600
39.66
100.89
38.67
52
275//0031//00700
37.62
101.03
34.3

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 56 BUTTON ST.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	**$190,456**

USES

Acquisition	$1
Site Prep/Foundation	$30,000
Construction	160,000
Six Months Carry Cost	$455
Total Expenses	**190,456**

Property Location 105 GREENWOOD ST | Map ID 314/ 0173/ 00700/ / | Bldg Name | State Use 9099

Vision ID 20070 | Account # 314 0173 00700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:12:05 P

1292

CURRENT OWNER

CITY OF NEW HAVEN

105 GREENWOOD ST

NEW HAVEN CT 06511

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	23	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1408		
BLOCK	1016		
QUERY G			
GIS ID	20070	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX VC I L	53	50,000	35,000
	Total	50,000	35,000

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8395	0268	06-12-2009	U	I	0	14
ROSENBERRY JAMES L	4277	0266	08-08-1990		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	53	35,000	2023	53	35,000	2022	53	35,000
	Total	35,000		Total	35,000		Total	35,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1800	CHAPEL WEST			

NOTES

RAZED 1997

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	50,000
Special Land Value	0
Total Appraised Parcel Value	50,000
Valuation Method	C
Total Appraised Parcel Value	50,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106498	06-25-1997	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-11-2001	SB			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 Adjustmen	Adj Unit P	Land Value
1	9099	EC VACANT	RM2	0		3,386	SF	14.77	1.00000	5	1.00	1800	1.000		1.0000	14.77	50,000
		Total Card Land Units				3,386	SF	Parcel Total Land Area		0						Total Land Value	50,000

Property Location 105 GREENWOOD ST | Map ID 314/ 0173/ 00700/ / | Bldg Name | State Use 9099

Vision ID 20070 | Account # 314 0173 00700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:12:06 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

1293

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **105 GREENWOOD STREET.** Disposition of 105 Greenwood Street to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1676-11**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,399SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 105 Greenwood Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy field. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the West River neighborhood, with several multi and single-family residential buildings to the north of it. Developing a similar residential use on this site is consistent with the zone, existing conditions, and is in harmony with surrounding properties.

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: January 21, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department




Scranton St
Greenwood St
113.71
105
314//0173//00700

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 105 GREENWOOD ST.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	**$205,691**

USES

Acquisition	$1
Site Prep/Foundation	$55,000
Construction/Soft Cost/Project Mgmt.	$150,000
Six Months Carry Cost	$690
Total Expenses	**$205,691**

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING DECEMBER 17, 2025 AT 3 PM

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: Eastern Time (US and Canada)

Join Zoom Meeting
https://us04web.zoom.us/j/74516674071?pwd=fx90GlZ1eaEOyw5X8Wj5RyZaVbBUFU.1

Meeting ID: 745 1667 4071
Passcode: 5zb7cQ

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

NEW HAVEN
CITY CLERKS OFFICE
RECEIVED
2025 DEC 15 P 12:34

I. Call to Order
II. Approval of Minutes from September 17, 2025, PAD Special Meeting
III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
3 Arthur Street	Building Lot	New Haven Land Bank, Inc.	5
8 Dewitt Street	Sliver Lot	New Haven Land Bank, Inc.	5
14 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
26 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
541 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4
545 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4

285 James Street	Building Lot	New Haven Land Bank, Inc.	9
156 Humphrey Street	Building Lot	New Haven Land Bank, Inc.	8
158 Humphrey Street	Sliver Lot	New Haven Land Bank, Inc.	8
24 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
169 West Street	Building Lot	Neighborhood Housing Services, Inc.	4
137 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
139 #B Frank Street	Sliver Lot	Neighborhood Housing Services, Inc.	4

IV. Old Business / Open Discussion

V. Adjourn

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
3 Arthur Street	275 0029 02100	RM-2	5	Building lot	Per Zoning
8 Dewitt Street	275 0029 01901		5	Sliver lot	
14 Dewitt Street	275 0029 01800		5	Building lot	
26 Dewitt Street	275 0029 01500		5	Building lot	
541 Howard Avenue	265 0059 01500		4	Building lot	
545 Howard Avenue	265 0059 01600		4	Building lot	
285 James Street	172 0766 03500		9	Building lot	
156 Humphrey Street	181 0599 00300		8	Building lot	
158 Humphrey Street	181 0599 00200		8	Sliver lot	

2023 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
$34,300		N/A	$623,900	$436,730	62' X 90'	**5,580**
$16,100					10' X 109'	**1,090**
$32,600					32' X 106'	**3,392**
$33,000					36' X 106'	**3,816**
$29,700					30' X 130'	**3,900**
$29,700					30' X 130'	**3,900**
$38,000					30' X 125'	**3,750**
$188,600	$81,800				54' X 73'	**3,942**
$140,100					33' X 56'	**1,848**
						Total Per Assessor 32,218 Sq./ft.

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
$ 623,900	Vision	10/1/2024	Negotiated	$1.00	NA	$1.00

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No ☐	Hon. Kampton Singh 5th Ward Hon. Evelyn Rodriguez 4th Ward Hon. Caroline Tanbee Smith 9th Ward Hon. Ellen Cupo 8th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511	New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511 | 203-590-1922

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	**11/13/2025**	**Staff**	**Current**

Proposal: The City of New Haven proposes to dispose of nine vacant lots to the New Haven Land Bank, Inc.

General discussion: The City of New Haven propose to dispose of nine vacant lots to the New Haven Land Bank, Inc for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Owner Occupancy? N/A

Prepared by: Jessica Carr Date 12/12/25

Concurred by: [signature] Date 12/23/25

Revised 2/14/02 – Disp/nmt
Disposition form.dot

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/28/26	Motion Passed
Board of Alders		

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
24 Frank Street	302 0074 03100	RM-2	4	Building lot	Per Zoning
137 Frank Street	304 0046 00500	RM-2	4	Building lot	
139 #B Frank Street	304 0046 00601	RM-2	4	Sliver lot	
169 West Street	303 0094 03100	RM-2	4	Building lot	

2024 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
$33,000 $33,300 $2,500 $54,400	N/A	N/A	$123,200	$86,240	35' X 130 36' X 115 17' X 115 58' X 124	4,550 4,140 1,955 7,192 Total per Assessor 17,837 Sq./ft

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
$ 123,200	Vision	10/1/2024	Negotiated	$1,000 per Unit	NA	$6,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No ☐	Hon. Evelyn Rodriguez 4th Ward	N/A	No

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Neighborhood Housing Services, Inc., | (203) 562-0598 333 Sherman Ave, New Haven, CT 06511	C/O James Paley | 203-562-0598 x214 |

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current		Staff	Current

Proposal: The City of New Haven proposes to dispose of 4 vacant lots to Neighborhood Housing Services, Inc. to build three multifamily homes, each having two units.

General discussion: Neighborhood Housing Services, Inc. is a strong partner in developing land, redeveloping blighted properties, and new housing for New Haven residents who are first time home buyers.

Owner Occupancy? N/A

Prepared by: Erica Carr Date 11/20/25 Concurred by: [signature] Date 1/1 20/25

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/28/26	Motion Passed
Board of Alders		

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Kampton Singh 5th Ward**
Hon. Evelyn Rodriguez 4th Ward
Hon. Ellen Cupo 8th Ward
Hon. Caroline Tanbee Smith 9th Ward

DATE: **December 12, 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 building lots at 3 Arthur Street, 8 Dewitt Street, 14 Dewitt Street, 26 Dewitt Street, 541 Howard Avenue, 545 Howard Avenue, 285 James Street, 156 Humphrey Street, and 158 Humphrey Street to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

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.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Evelyn Rodriguez 4th Ward**

DATE: **November 19, 2025**

FROM: Department **Economic Development Administration**

Person **Erica Carr** (EC) Telephone **X 6982**

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

Facilitating the sale of four properties to Neighborhood Housing Services, Inc., specifically three buildable lots on 24 Frank Street, 137 Frank Street, and 169 West Street, and one sliver lot on 139 #B Frank Street. Neighborhood Housing Services will construct three 2,954 sq./ft two family homes for first time homebuyers. The sliver lot at 139 #B Frank Street will be merged with the adjoining buildable lot at 137 Frank Street.

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.

PAD SPECIAL MEETING MINUTES

December 17, 2025

PRESENT: Erica Carr, EDA; Alder Singh, BOA; Clay Williams, Business Development; Esther Rose-Wilen, City Plan; Carlos Eyzaguirre, EDA; Alder Festa, BOA

Meeting called to order at 3:03 PM Roll call was conducted. Quorum was confirmed; the meeting was officially called to order. Erica Carr introduced Esther Rose-Wilen as the new representative for City Plan, replacing Donnell Hilton.

PAD Meeting minutes for September 17, 2025, were reviewed and approved unanimously.

New Business The committee reviewed 13 property dispositions: nine properties to the New Haven Land Bank, Inc., and four properties to Neighborhood Housing Services (NHS).

- New Haven Land Bank Dispositions: The committee discussed the sale of 8, 14, and 26 DeWitt Street; 3 Arthur Street; 541 and 545 Howard Avenue; 156 and 158 Humphrey Street; and 285 James Street for $1.00 each.
- Neighborhood Housing Services Dispositions: The committee reviewed the sale of 24 Frank Street, 169 West Street, 137 Frank Street, and 139B Frank Street for $2,000 total ($1,000 per unit).

A vote was held for each property and all were approved, with the exception of Esther Rose-Wilen abstaining on property 285 James Street.

Open Discussion After the property presentations, the committee discussed non-profit development safeguards. Alder Festa and Alder Singh expressed strong concerns regarding owner occupancy requirements, both recommended that these properties be reserved for first time homebuyers rather than large developers. The committee discussed implementing strict development timelines (12-18 months) to ensure properties do not remain vacant or undeveloped.

Clay Williams questioned whether the City would receive tax revenue from the New Haven Land Bank during the holding period; Carlos Eyzaguirre said he'd verify the tax requirements and Land Disposition Agreement language. Esther Rose-Wilen recommended increased community outreach for the James Street and Arthur Street lots due to their history as community green spaces. Alder Singh mentioned the possibility of a

potential state easement at 3 Arthur Street, and a possible illegal mechanic shop operating near 123 Plymouth Street.

The committee also noted a clerical update to change previous approvals from "New Haven Land Bank LLC" to "New Haven Land Bank Inc." to correctly reflect their non-profit status.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa; all were in favor, and the meeting adjourned at 4:10 PM.

CITY OF NEW HAVEN
LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090

Justin Elicker
Mayor

Liam Brennan
Executive Director

LIVABLE CITY INITIATIVE
BOARD MEETING MINUTES

January 28, 2026

Date: January 28, 2026

Time: 6:00 PM (Virtual)

Location: Zoom Video Conference

Chair: Commissioner John Russo

ATTENDANCE

Commissioners Present:

- John Russo, Chair
- Addie Kimbrough
- Lana Harrison
- Richard Furlow (Alder)

Commissioners Absent:

- Commissioner Colon, Alder Rodriguez

Staff Present:

- Liam Brennan, Executive Director, Livable City Initiative
- Erica Carr, Property Acquisition Disposition Coordinator, Economic Development
- Carlos Eyzaguirre, Economic Development

CALL TO ORDER

Chair Russo called the meeting to order at approximately 6:10 PM. A quorum was confirmed with four commissioners present.

ROLL CALL

Roll call was taken by Chair Russo. Present: Lana Harrison, Richard Furlow, Addie Kimbrough, John Russo.

LCI UPDATE

Executive Director Liam Brennan provided an update on LCI activities:

- **Bella Vista Fire Response:** LCI responded to a fire at Bella Vista over the New Year weekend. Multiple apartments were water damaged, requiring relocation assistance. Teams were deployed on Sunday, and residents were relocated the following day.
- **Public Data Page Launch:** LCI has launched a public page with data on all divisions, including a property search feature. Anyone can search for information on anti-blight complaints, housing code complaints, residential licensing status, civil citations, and order letters.
- **Owner Portal:** A new owner portal is operational where property owners can log in, view all their properties, see upcoming inspections, manage residential licensing, and access citations and order letters.
- **Vacant Registry Database:** LCI is launching a comprehensive vacant property registry in coordination with the Fire Department. Per an ordinance passed several years ago, owners of vacant properties are required to pay a registration fee. LCI will begin enforcement and create a public list of all vacant properties. Neighborhood specialists will mark vacant properties in their workspaces, which will feed into the central registry.
- **781 Whalley Avenue:** A hearing with a hearing officer is scheduled for the following day.
- **Ocean Management Trial:** LCI went to trial regarding Ocean Management's appeal of anti-blight enforcement on several Fitch Street properties. The trial occurred in early January. Written final arguments are due at end of January, with responses due 10 days later. A ruling is expected in February.

Questions from Commissioners:

- Chair Russo inquired about the Fitch Street properties, confirming they are the fenced-in properties (approximately 6-7 parcels) handled by Neighborhood Specialist Ray Jackson.
- Commissioner Harrison asked about the fine structure and timeline for vacant property enforcement. Director Brennan indicated the fee structure varies by property type and that a 30-day notice period will be used before citations are issued, consistent with residential licensing procedures.

PROPERTY TRANSFER REFERRALS

Erica Carr, Property Acquisition Disposition Coordinator, presented 16 property referrals (14 from December and 2 from January). All parcels passed through the Property Acquisition and Disposition Committee (PAD) and City Plan Commission.

December Referrals - New Haven Land Bank ($1 each):

8, 14, and 26 DeWitt Street (Ward 5)

- 8 DeWitt Street: 10 x 110 ft sliver lot, assessed at $11,270, acquired 1977
- 14 DeWitt Street: 30 x 110 ft, assessed at $22,820, acquired August 2022 (foreclosure)
- 26 DeWitt Street: 37 x 109 ft, assessed at $23,100, acquired 2005 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

3 Author Street and 541, 545 Howard Avenue (Wards 4 and 5)

- 3 Author Street: 63 x 99 ft, assessed at $24,010, acquired 2012 (estate sale)
- 541 Howard Avenue: 30 x 130 ft, acquired 2015 ($30,650)

- 545 Howard Avenue: 30 x 130 ft, acquired 2015 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for $1 each. **Second:** Alder Furlow. **Vote:** Unanimously approved (4-0).

156 and 158 Humphrey Street

- 156 Humphrey Street: Corner lot, 74 x 54 ft, assessed at $889,280, acquired 2018 ($51,000)
- 158 Humphrey Street: 30 x 54 ft, acquired 2004 ($0)

Motion: Commissioner Harrison moved to transfer both properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Kimbrough. **Vote:** Unanimously approved (4-0).

285 James Street (Ward 9)

- 30 x 126 ft, assessed at $26,600, acquired 2005 ($0)

Discussion: Commissioner Harrison noted a comment in the PAD packet from Esther Rose Weiland regarding community use of the property as green space. Erica Carr confirmed she spoke with Alder Tammy Smith, who determined the lot had become a dumping area and supported transferring it to the Land Bank for multifamily housing development.

Motion: Commissioner Kimbrough moved to transfer the property to the New Haven Land Bank for $1. **Second:** Commissioner Harrison. **Discussion:** Alder Furlow noted these are transfers, not sales, for the record. **Vote:** Unanimously approved (4-0).

December Referrals - Neighborhood Housing Services ($1,000 per unit):

24 Frank Street, 137 Frank Street, 139B Frank Street, and 169 West Street (Ward 4)

- 24 Frank Street: 36 x 137 ft, assessed at $23,310, acquired 2004 (foreclosure)
- 137 Frank Street: 36 x 117 ft, acquired 2003 (foreclosure)
- 139B Frank Street: 18 x 117 ft (to be merged with 137 Frank Street)
- 169 West Street: 57 x 124 ft, assessed at $38,080, acquired 2010 ($18,000)

NHS plans to construct three two-family homes for first-time homebuyers with owner-occupancy requirements. Total sale price: $6,000 (6 units at $1,000 each).

Discussion: Alder Furlow inquired about owner-occupancy requirements and duration. Carlos Eyzaguirre confirmed properties will be owner-occupied with a 10-15 year residency requirement (exact term to be confirmed) and reversion clauses if owners move before the term expires.

Commissioner Kimbrough moved to table the item pending clarification of occupancy requirements. Director Brennan and Alder Furlow noted that either 10 or 15 years exceeds the state's 5-year requirement for housing assistance and encouraged the Board to move forward to avoid delaying affordable housing development.

Motion to Table: Commissioner Kimbrough. No second received. Motion failed.

Motion: Commissioner Harrison moved to sell all four properties to Neighborhood Housing Services for $2,000 each (two-family homes at $1,000/unit). **Second:** Alder Furlow. **Vote:** 3-1 (Kimbrough opposed). Motion carried.

January Referrals - New Haven Land Bank ($1 each):

56 Button Street (Ward 5) and 105 Greenwood Street (Ward 23)

- 56 Button Street: 39 x 101 ft, appraised at $33,000, assessed at $23,100, acquired 2009 (foreclosure)
- 105 Greenwood Street: 54 x 58 ft, appraised at $50,000, assessed at $35,000, acquired 2009 (foreclosure). Note: Surrounding area is state-owned; city is working to acquire additional land for denser development.

Motion: Alder Furlow moved to transfer both properties to the New Haven Land Bank for $1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

General Notes on Property Transfers:

- Land Bank parcels: No taxes paid during 18-month holding period
- Property types not yet determined (pre-development stage); expected to be 1-4 family affordable housing for first-time homebuyers
- Community outreach confirmed with relevant alders including Alder Camden Singh (Ward 5), Alder Rodriguez (Ward 4), and Alder Tammy Smith (Ward 9)

ADJOURNMENT

Motion: Alder Furlow moved to adjourn. **Second:** Chair Russo. Meeting adjourned.

Minutes respectfully submitted,

_____

Liam Brennan, Executive Director

Livable City Initiative

Property Location 3 ARTHUR ST | Map ID 275/ 0029/ 02100/ / | Bldg Name | State Use 902V

Vision ID 16030 | Account # 275 0029 02100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/6/2025 3:21:24 PM

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16030	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	34,300	24,010
		Total 34,300	24,010

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8837	0158	05-30-2012	U	V	0	15
GASKIN ALBERT	8317	0010	12-11-2008	U	I	0	29
GASKIN ALBERT TRUSTEE	2853	0218	06-10-1980		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	24,010	2023	21	24,010	2022	21	24,010
	Total	24,010		Total	24,010		Total	24,010

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	34,300
Special Land Value	0
Total Appraised Parcel Value	34,300
Valuation Method	C
Total Appraised Parcel Value	34,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107598	05-27-1998	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
12-17-2010	RMH	03		99	Vacant
07-24-2001	MJ			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 Adjustmen		Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		5,663	SF	9.31	1.00000	5	1.00	2000	0.650			1.0000	6.05	34,300
		Total Card Land Units				5,663	SF	Parcel Total Land Area		0						Total Land Value		34,300

1311

Property Location 3 ARTHUR ST | Map ID 275/ 0029/ 02100/ / | Bldg Name | State Use 902V

Vision ID 16030 | Account # 275 0029 02100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/6/2025 3:21:25 P

1312

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

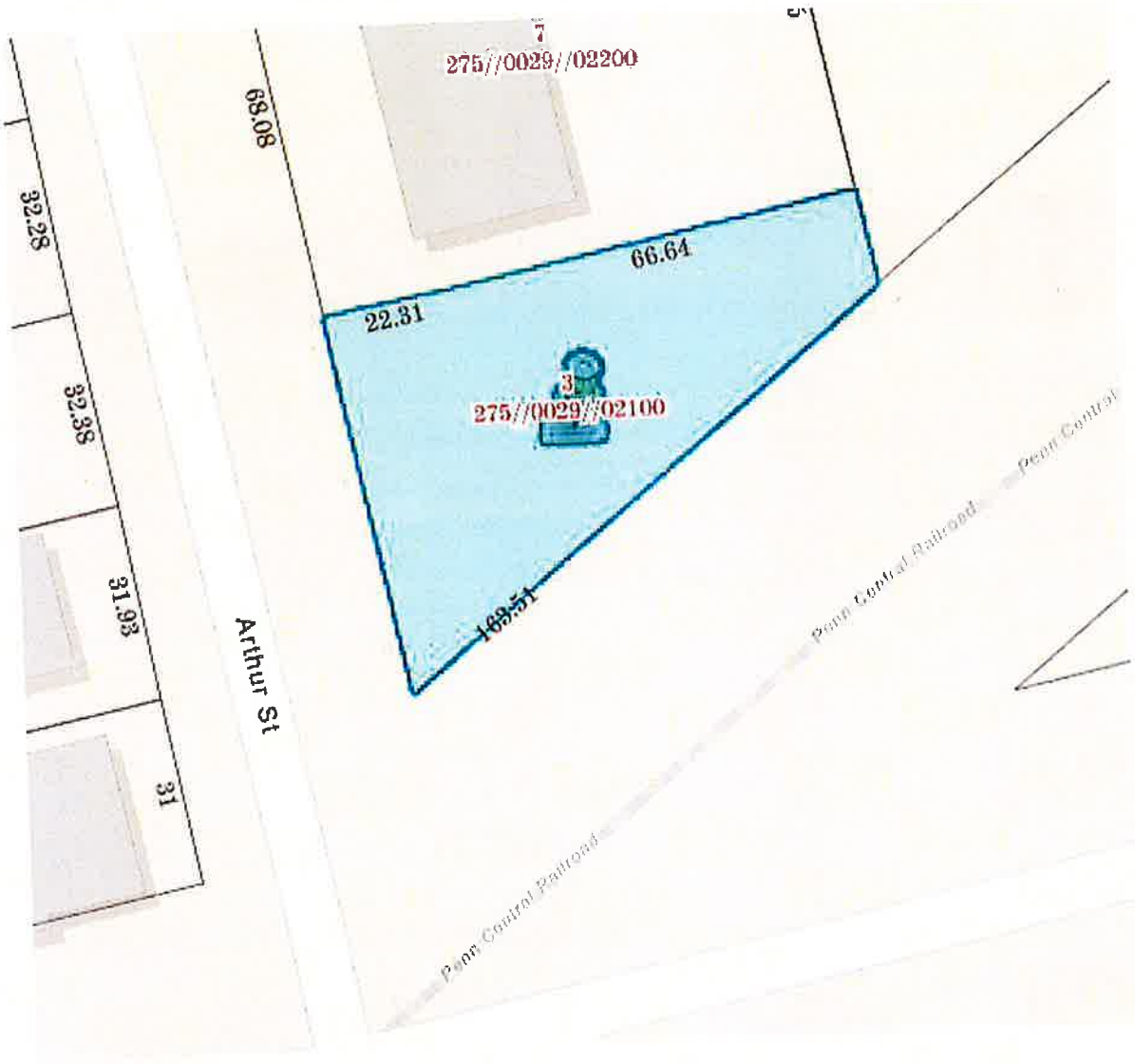


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


7
275//0029//02200
68.08
32.28
32.38
31.93
31
66.64
22.31
3
275//0029//02100
169.51
Arthur St
Penn Central Railroad
Penn Central



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **3 ARTHUR STREET.**
MBLU: 275 0029 02100

Disposition of 3 Arthur Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-21**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,491SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 3 Arthur Street to New Haven Land Bank, LLC. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded by both multi-family and single-family residential buildings. The property is also located directly adjacent to a section of Metro-North railroad tracks.

Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 3 Arthur St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,474-$15,474

USES

Acquisition	$1
Holding Costs	$473
Architectural Design	$10,000-$15,000

Property Location 8 DEWITT ST | Map ID 275/ 0029/ 01901/ / | Bldg Name | State Use 9030

Vision ID 16028 | Account # 275 0029 01901 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:49

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN				
165 CHURCH ST				
NEW HAVEN CT 06510				

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16028	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	16,100	11,270
	Total	16,100	11,270

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	2667	0087	10-12-1977		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	11,270	2023	21	11,270	2022	21	11,270
	Total	11,270		Total	11,270		Total	11,270

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	16,100
Special Land Value	11,270
Total Appraised Parcel Value	16,100
Valuation Method	C
Total Appraised Parcel Value	16,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
P-22-00353	06-14-2022	PL		1,472				water heater replacement 50 gallon gas tall 9 year

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
12-21-2010	GM2	03		99	Vacant
12-16-2010	TWM	03		99	Vacant

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 Adjustmen		Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		1,307	SF	18.94	1.00000	5	1.00	2000	0.650			1.0000	12.31	16,100
		Total Card Land Units				1,307	SF	Parcel Total Land Area		0						Total Land Value		16,100

1317

Property Location 8 DEWITT ST | Map ID 275/ 0029/ 01901/ / | Bldg Name | State Use 9030

Vision ID 16028 | Account # 275 0029 01901 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:4

1318

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


22
275//0029//01600
109.55
34.53
18
275//0029//01700
110.25
29.63
14
275//0029//01800
110.8
111.31
53.11
25.35
6
275//0029//01900
122.09
DeWitt St



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **8 DEWITT STREET.**
MBLU: 275 0029 01901

Disposition of 8 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-22**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	1,145SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 8 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with an adjacent parcel at 14 Dewitt Street.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,674-$15,674

USES

Acquisition	$2
Holding Costs	$672
Architectural Design	$10,000-$15,000

Property Location 14 DEWITT ST | Map ID 275/ 0029/ 01800/ / | Bldg Name | State Use 9030

Vision ID 16026 | Account # 275 0029 01800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:03

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16026	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	32,600	22,820
		Total 32,600	22,820

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6184	0032	08-09-2002	U	I	0	
JOHNSON EUGENE B	2929	0133	08-25-1981		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	22,820	2023	21	22,820	2022	21	22,820
	Total	22,820		Total	22,820		Total	22,820

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	32,600
Special Land Value	22,820
Total Appraised Parcel Value	32,600
Valuation Method	C
Total Appraised Parcel Value	32,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
12-21-2010	SDS	03		99	Vacant
12-16-2010	TWM	03		99	Vacant
07-24-2001	MJ			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		3,485	SF	14.38	1.00000	5	1.00	2000	0.650		1.0000	9.35	32,600
		Total Card Land Units				3,485	SF	Parcel Total Land Area	0						Total Land Value		32,600

1323

Property Location 14 DEWITT ST | Map ID 275/ 0029/ 01800/ / | Bldg Name | State Use 9030

Vision ID 16026 | Account # 275 0029 01800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:0

1324

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


275//0029//01600
109.55
34.53
18
275//0029//01700
110.25
29.63
14
275//0029//01800
110.8
111.31
53.11
25.35
6
275//0029//01900
122.09
DeWitt St



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **14 DEWITT STREET.**
MBLU: 275 0029 01800

Disposition of 14 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-23**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,336SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 14 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 8 Dewitt Street to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,674-$15,674

USES

Acquisition	$2
Holding Costs	$672
Architectural Design	$10,000-$15,000

Property Location 26 DEWITT ST | Map ID 275/ 0029/ 01500/ / | Bldg Name | State Use 902V

Vision ID 16023 | Account # 275 0029 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:22

CURRENT OWNER

CITY OF NEW HAVEN THE

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	05	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	2000		
QUERY G			
GIS ID	16023	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	33,000	23,100
		Total 33,000	23,100

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN THE	7249	0124	07-06-2005	U	V	0	14
WILLIAMS ANNIE	6346	0340	02-26-2003	U	V	0	25
WILLIAMS ROBERT & ANNIE	0	0	09-30-1968		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	23,100	2023	21	23,100	2022	21	23,100
	Total	23,100		Total	23,100		Total	23,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	33,000
Special Land Value	0
Total Appraised Parcel Value	33,000
Valuation Method	C
Total Appraised Parcel Value	33,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107257	02-11-1998	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-21-2010	SDS	03		99	Vacant
12-16-2010	TWM	03		99	Vacant
07-24-2001	MJ			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 Adjustmen	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		3,920	SF	12.93	1.00000	5	1.00	2000	0.650		1.0000	8.41	33,000
		Total Card Land Units				3,920	SF	Parcel Total Land Area		0						Total Land Value	33,000

Property Location 26 DEWITT ST | Map ID 275/ 0029/ 01500/ / | Bldg Name | State Use 902V

Vision ID 16023 | Account # 275 0029 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:21:2

1330

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

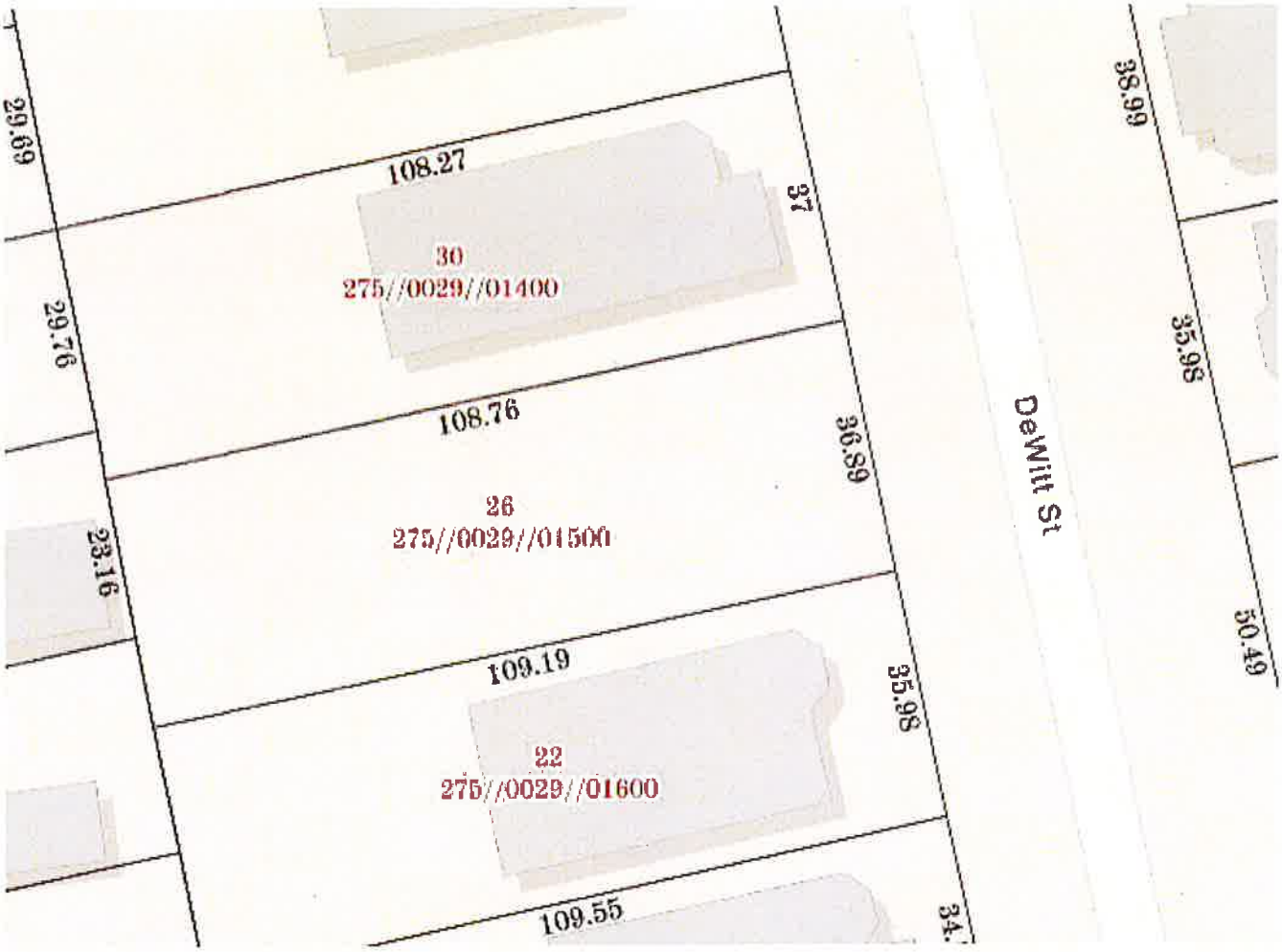


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


29.69
108.27
37
30
275//0029//01400
29.76
108.76
36.89
26
275//0029//01500
23.16
109.19
35.98
22
275//0029//01600
109.55
34.
DeWitt St
38.99
35.98
30.49



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **26 DEWITT STREET.**
MBLU: 275 0029 01500

Disposition of 26 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-24**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,975SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 26 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 26 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$10,456-$15,456

USES

Acquisition	$1
Holding Costs	$455
Architectural Design	$10,000-$15,000

Property Location 541 HOWARD AV | Map ID 265/ 0059/ 01500/ / | Bldg Name | State Use 903V

Vision ID 15287 | Account # 265 0059 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:33 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN				
165 CHURCH ST				
NEW HAVEN CT 06510				

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1403		
BLOCK	2040		
QUERY G			
GIS ID	15287	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	29,700	20,790
		Total 29,700	20,790

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9241	0127	01-28-2015	U	V	30,650	18
IBRAHEM MUSTAFA A & EL-RAWAS *	5712	0002	08-09-2000	Q	I	20,000	00
UNKNOWN	4336	0194	02-04-1991	U		150,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	20,790	2023	21	20,790	2022	21	20,790
Total		20,790	Total		20,790	Total		20,790

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

10/01/2014 BLDG. DEMOLISHED

HOWARK MARKET

1-1BD

1-2BD

NO INCOME=BLDG SIZE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	29,700
Special Land Value	20,790
Total Appraised Parcel Value	29,700
Valuation Method	C
Total Appraised Parcel Value	29,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-13-732	06-20-2013	DE	Demolish		10-15-2014	100		ASBESTOS REMOVA

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-15-2014	SF	02		47	BP Inspection
09-22-2011	TH			45	Review Against Field Cd
04-12-2011	TT	03		01	Measured
01-19-2011	RB	03		07	Info at door
09-11-2001	SB			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,030	SF	12.62	0.90000	4	1.00	2000	0.650		1.0000	7.38	29,700
Total Card Land Units						4,030	SF	Parcel Total Land Area		0					Total Land Value		29,700

Property Location 541 HOWARD AV | Map ID 265/ 0059/ 01500/ / | Bldg Name | State Use 903V

Vision ID 15287 | Account # 265 0059 01500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:33

1336

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	60
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

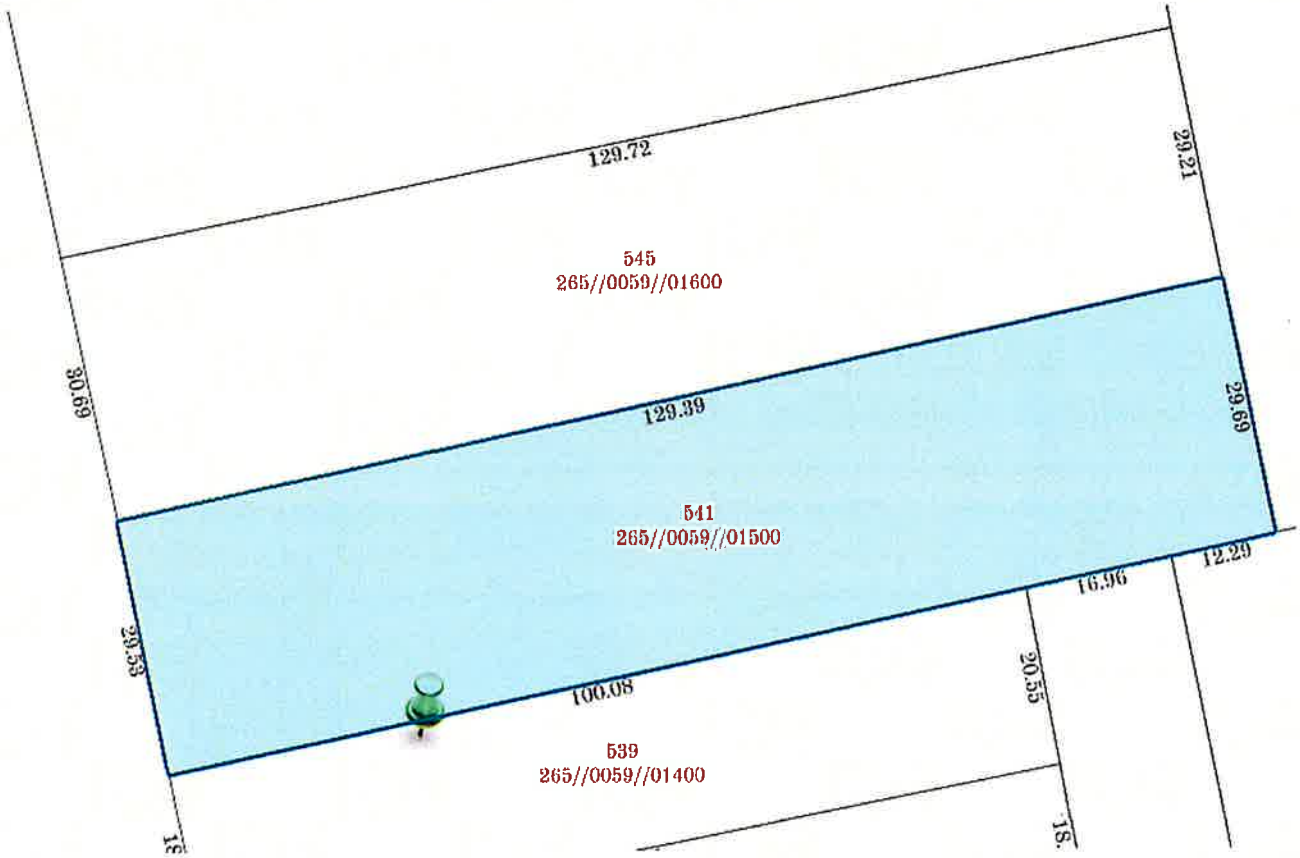


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


129.72
29.21
545
265//0059//01600
30.69
129.39
29.69
541
265//0059//01500
29.58
16.96
12.29
100.08
20.55
539
265//0059//01400
15
18



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **541 HOWARD AVENUE.**
MBLU: 265 0059 01500

Disposition of 541 Howard Avenue to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-25**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,828SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 541 Howard Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 545 Howard Avenue to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 541 & 545 Howard Ave.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$13,087-18,087

USES

Acquisition	$2
Holding Costs	$3,085
Architectural Design	$10,000-$15,000

Property Location 545 HOWARD AV | Map ID 265/ 0059/ 01600/ / | Bldg Name | State Use 903V

Vision ID 15288 | Account # 265 0059 01600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:10 A

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1403		
BLOCK	2040		
QUERY G			
GIS ID	15288	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	29,700	20,790
		Total 29,700	20,790

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9253	0337	03-05-2015	U	I	0	14
STEINBACH MICHAEL	5679	0015	06-02-2000	U	I	0	1
STEINBACH MICHAEL	5555	0257	09-03-1999	U	I	0	
SANCHES MANUAL + ALMIRA + SURV	5497	0281	05-18-1999	U	I	14,000	
UNKNOWN	4324	0292	12-28-1990	U	I	60,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	20,790	2023	21	20,790	2022	21	20,790
	Total	20,790		Total	20,790		Total	20,790

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

FENCE, NO TRES.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	29,700
Special Land Value	20,790
Total Appraised Parcel Value	29,700
Valuation Method	C
Total Appraised Parcel Value	29,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-16-159	02-09-2016	DE	Demolish	0	04-29-2016	100		APP TO DEMO VACANT 4830
BP-0267	04-18-2000	RH	Rehab	3,500		100		REPLACE WINDOWS/PATCH

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-29-2016	CA	02		47	BP Inspection
08-16-2011	VA			DM	Data Mailer Sent
06-08-2011	JW1	04		70	Field Review
12-16-2010	JH	03		04	Measur/Vac/Boarded up
07-27-2001	DA			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 Adjustmen		Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		3,920	SF	12.93	0.90000	4	1.00	2000	0.650			1.0000	7.57	29,700
		Total Card Land Units				3,920	SF	Parcel Total Land Area		0						Total Land Value		29,700

1341

Property Location 545 HOWARD AV | Map ID 265/ 0059/ 01600/ / | Bldg Name | State Use 903V

Vision ID 15288 | Account # 265 0059 01600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:11:11

1342

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	55
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

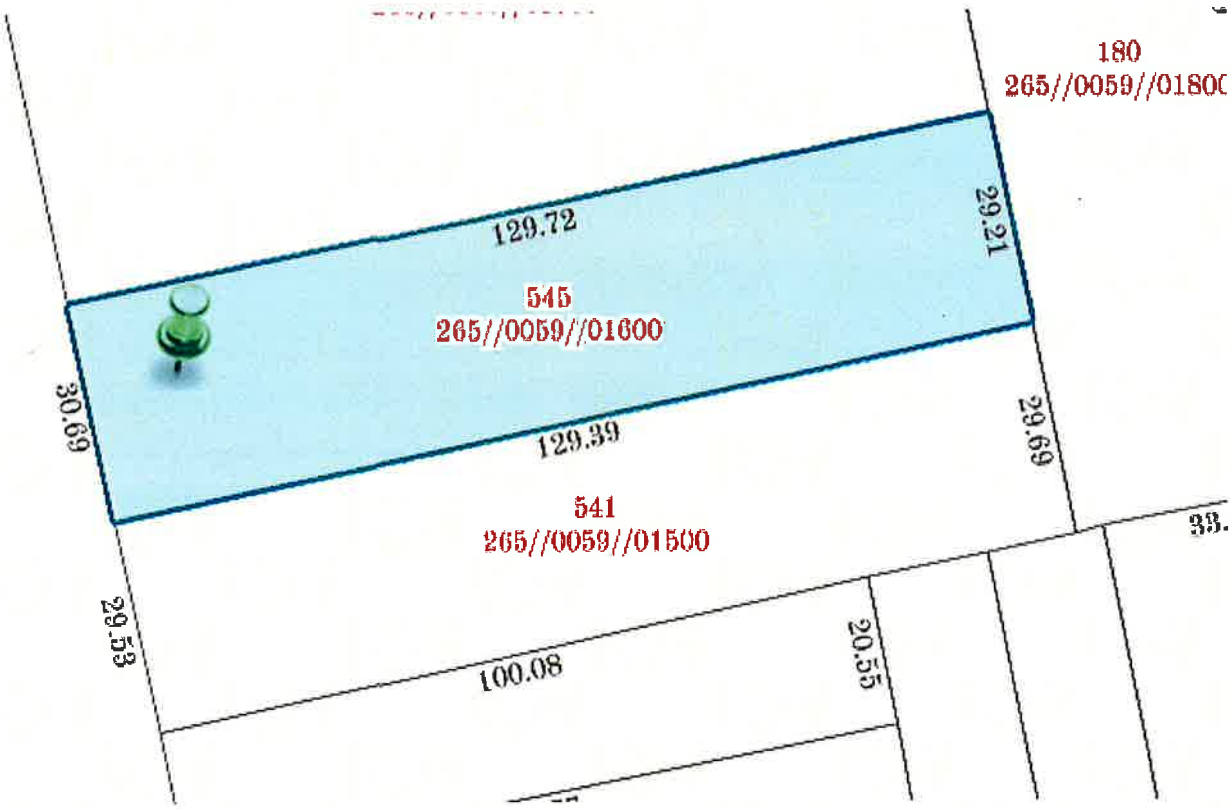


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


180
265//0059//0180
129.72
29.21
545
265//0059//01600
30.69
129.39
29.69
541
265//0059//01500
33.
29.58
100.08
20.35



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **545 HOWARD AVENUE.**
MBLU: 265 0059 01600

Disposition of 545 Howard Avenue to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-26**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,879SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 545 Howard Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 541 Howard Avenue to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 541 & 545 Howard Ave.

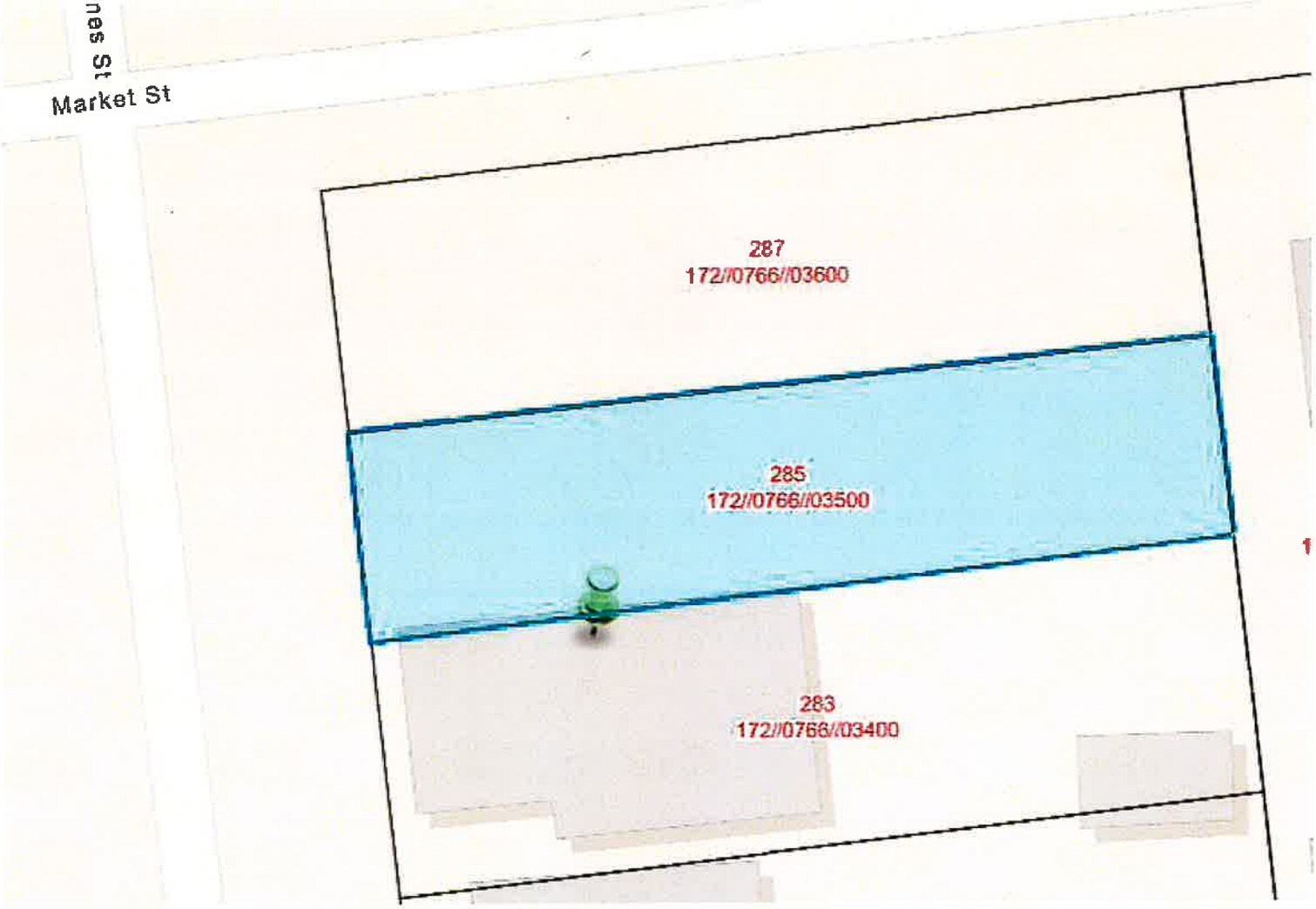
SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$13,087-18,087

USES

Acquisition	$2
Holding Costs	$3,085
Architectural Design	$10,000-$15,000


Market St
287
172//0766//03600
285
172//0766//03500
283
172//0766//03400



Property Location 285 JAMES ST | Map ID 172/ 0766/ 03500/ / | Bldg Name | State Use 902V

Vision ID 9357 | Account # 172 0766 03500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:11:33 P

1348

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	09	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1424		
BLOCK	3004		
QUERY G			
GIS ID	9357	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	38,000	26,600
		Total 38,000	26,600

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	7067	0107	01-14-2005	U	V	0	14
KEENAN EDWARD	5308	0115	05-06-1998	U	I	0	1
SMITH EVERSON + IRVING + SURV	5008	0201	06-21-1996	U	I	0	
UNKNOWN	4499	0054	06-29-1992	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	26,600	2023	21	26,600	2022	21	26,600
	Total	26,600		Total	26,600		Total	26,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0900	FAIR HAVEN N			

NOTES

DEMO BLDG PER ASSR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	38,000
Special Land Value	0
Total Appraised Parcel Value	38,000
Valuation Method	C
Total Appraised Parcel Value	38,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-30-2010	RMH	03		99	Vacant
09-09-2010	GM			00	Measur+Listed
08-15-2001	MJ			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 Adjustmen	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		3,920	SF	12.93	1.00000	5	1.00	0900	0.750		1.0000	9.7	38,000
Total Card Land Units						3,920	SF	Parcel Total Land Area		0					Total Land Value		38,000

Property Location 285 JAMES ST | Map ID 172/ 0766/ 03500/ / | Bldg Name | State Use 902V

Vision ID 9357 | Account # 172 0766 03500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 01-13-2026 4:11:34 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

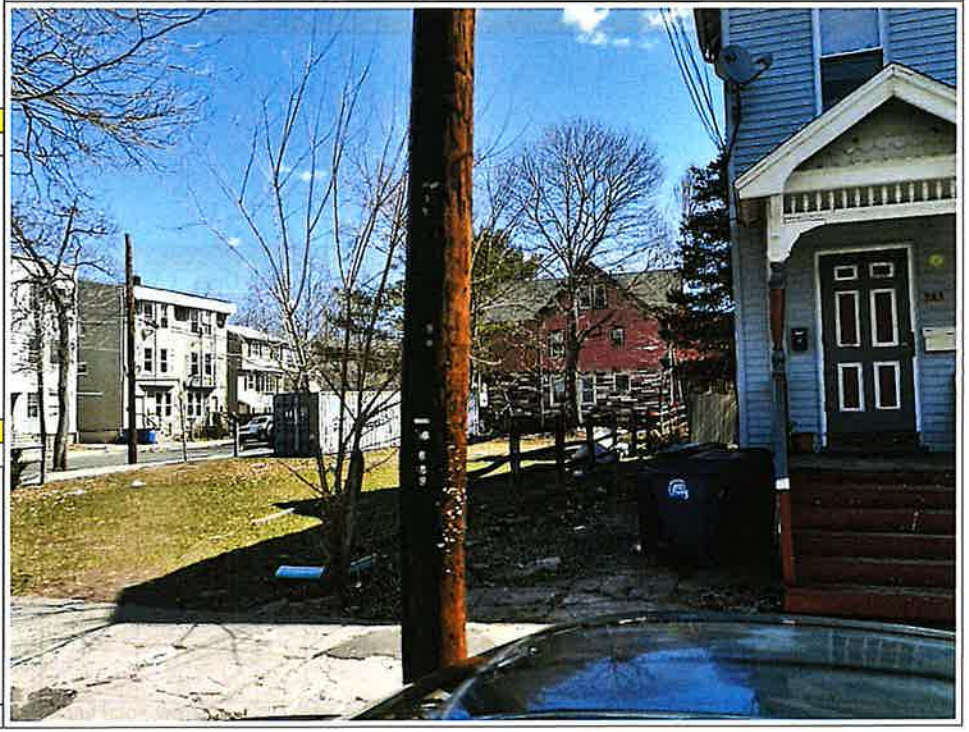
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

1349

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **285 JAMES STREET.**
MBLU: 172 0766 03500

Disposition of 285 James Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-27**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,696SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 285 James Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot that appears to be used as a garden space. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Fair Haven neighborhood and is surrounded primarily by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property appears to be currently used as a gardening space. While the development of housing is in alignment with the City's Comprehensive Plan, the Commission may consider recommending a condition for agricultural activity to be included in the future development plans for the property.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 285 James St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$11,501-17,001

USES

Acquisition	$1
Holding Costs	$1,500-$2,000
Architectural Design	$10,000-$15,000

Property Location 156 HUMPHREY ST | Map ID 181/ 0599/ 00300/ / | Bldg Name | State Use 903S

Vision ID 9982 | Account # 181 0599 00300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:10:50 A

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

REAL_OWNERS CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
WARD	08
TAXABLE	
CENSUS	1421
BLOCK	1007
QUERY G	
GIS ID	9982
I/E REPO	
TAX DIST	
GIS PROP	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	188,600	132,020
EX COM BL	22	78,900	55,230
EX COM CN	24	2,900	2,030
	Total	270,400	189,280

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9720	0332	05-31-2018	U	I	51,000	18
FRATANTONIO JOHN D & DAWN P	3430	0260	03-24-1986			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	132,020	2023	21	132,020	2022	21	132,020
	22	55,230		22	55,230		22	55,230
	24	2,030		24	2,030		24	2,030
	Total	189,280		Total	189,280		Total	189,280

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
HUM	HUMPHREY 199			

NOTES

JOHN'S USED CAR CENTER

NO REPAIR WORK F=AGE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	78,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	188,600
Special Land Value	132,020
Total Appraised Parcel Value	270,400
Valuation Method	C
Total Appraised Parcel Value	270,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
M-22-00283	06-03-2022	HA		1,300				removal of 2-1000 gallon unde

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-15-2020	VA			DM	Data Mailer Sent
09-28-2011	TH			45	Review Against Field Cd
09-20-2010	GM			00	Measur+Listed
09-21-2001	SB			45	Review Against Field Cd

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value
1	903S	MUNICIPAL MD	RM2			4,048	SF	20.71	1.00000	F	1.00	HUM	2.250			0	46.59	188,600
		Total Card Land Units				4,048	SF	Parcel Total Land Area:	0							Total Land Value		188,600

1353

Property Location	156 HUMPHREY ST	Map ID	181/ 0599/ 00300/ /	Bldg Name		State Use	903S
Vision ID	9982	Account #	181 0599 00300	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/20/2025 11:10:51

1354

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	23	Garage
Model	95	Svc Sta/Gar
Grade	C+	Above Average
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	20	Brick
Exterior Wall 2	15	Concr/Cinder
Roof Structure	01	Flat
Roof Cover	04	T&G/Rubber
Interior Wall 1	05	Drywall/Plaste
Interior Wall 2	01	Minim/Masonry
Interior Floor 1	03	Concr-Finished
Interior Floor 2	05	Vinyl/Asphalt
Heating Fuel	02	Oil/Gas
Heating Type	04	FA/HW/ST
AC Type	01	None
Bldg Use	405S	IND SHP/GR MDL-95
Total Rooms		
Total Bedrms	00	
Total Baths	0	
NBHD Code		
Heat/AC	00	NONE
Frame Type	03	MASONRY
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	04	CEIL & MIN WL
Rooms/Prtns	02	AVERAGE
Wall Height	12.00	
% Comn Wall		
1st Floor Use:	405S	

CONSTRUCTION DETAIL (CONTINUED)

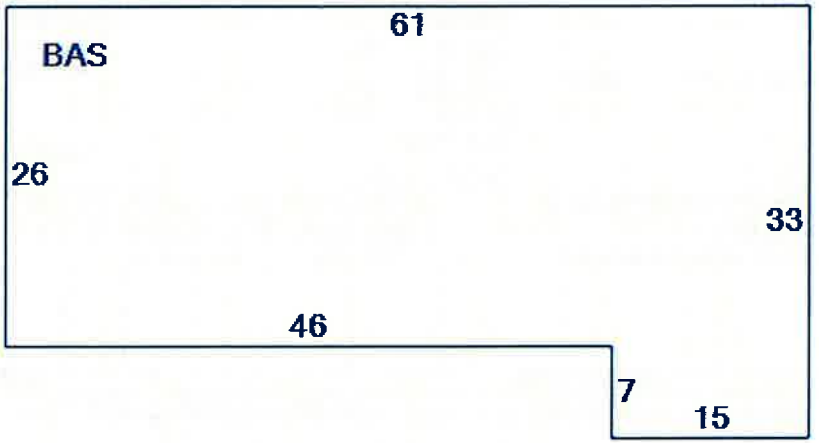
Element	Cd	Description

MIXED USE

Code	Description	Percentage
903S	MUNICIPAL MDL-95	100
		0
		0

COST / MARKET VALUATION

RCN	157,755
Year Built	1925
Effective Year Built	1976
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	45
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	50
RCNLD	78,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



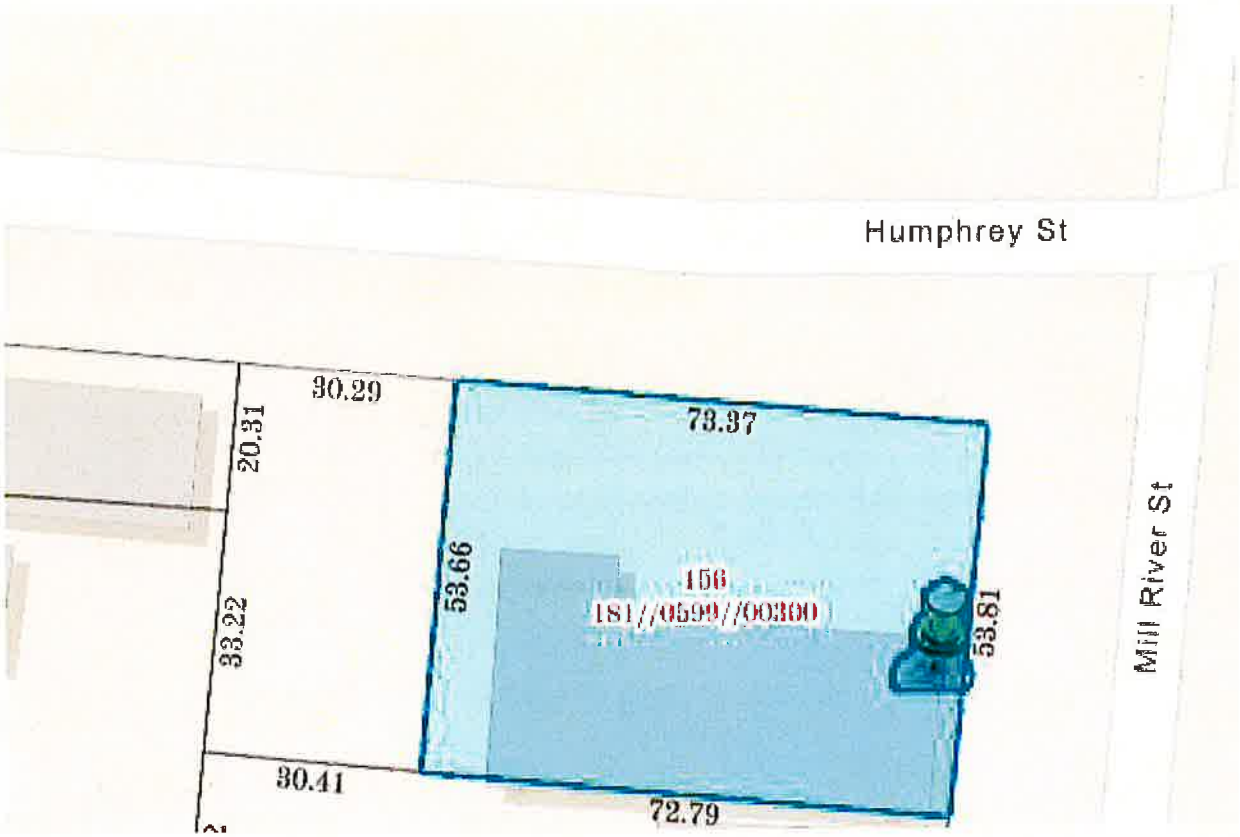


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	1,400	4.10	1970	A	50	03	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,691	1,691	1,691	93.29	157,755
	Ttl Gross Liv / Lease Area	1,691	1,691	1,691		157,755


Humphrey St
Mill River St
30.29
20.31
73.37
53.66
156
181//0599//00300
53.81
33.22
30.41
72.79



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **156 HUMPHREY STREET.**
MBLU: 181 0599 00300

Disposition of 156 Humphrey Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-28**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	3,926SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 156 Humphrey Street to New Haven Land Bank, LLC. The parcel is currently a lot consisting of both grassy and paved areas and a vacant garage building. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent sliver lot at 158 Humphrey Street to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property has frontage on two intersecting streets. The applicant should be aware of the potential need for Board of Zoning Approval in order to develop this parcel in accordance with the following provisions of the New Haven Zoning Ordinance:

- **Section 13(f). Minimum yards: "*Front*—**17 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with ***buildings*** with ***front yards*** smaller than 17 feet, the required ***front yard*** shall be the same as the ***yard*** presently followed by existing ***buildings*** along the greatest quantity of street frontage (in feet)."
- **Section 28. Corner visibility:** "On a corner lot in any residence district, other than the RH-2 District, no planting shall be placed or maintained, and no fence, building, wall or other structure other than necessary retaining walls shall be constructed after the effective date of these regulations, if such planting or structure thereby obstructs vision at any point between a height of two and one-half feet and a height of ten feet above the upper face of the nearest curb and within the triangular area bounded on two sides by two street lines, or by projection of such lines to their point of intersection, and on the third side by a straight line connecting points of such street lines (or their projections) each of which points is 25 feet distant from the point of intersection of the two street lines. Poles, posts, and guys for street lights and for other utility services, and tree trunks exclusive of leaves and branches, shall not be considered obstructions to vision within the meaning of this provision."

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$15,664-$20,664

USES

Acquisition	$2
Holding Costs	$5,662
Architectural Design	$10,000-$15,000

Property Location 158 HUMPHREY ST | Map ID 181/ 0599/ 00200/ / | Bldg Name | State Use 9030

Vision ID 9981 | Account # 181 0599 00200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 11:10:31 A

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	08	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1421		
BLOCK	1007		
QUERY G			
GIS ID	9981	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	140,100	98,070
		Total 140,100	98,070

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6697	0219	02-11-2004	U	I	0	14
MAYE JOE W & MARY L	0	0	03-27-1973		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	98,070	2023	21	98,070	2022	21	98,070
	Total	98,070		Total	98,070		Total	98,070

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
HUM	HUMPHREY 199			

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)	140,100
Special Land Value	98,070
Total Appraised Parcel Value	140,100
Valuation Method	C
Total Appraised Parcel Value	140,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-21-2010	GM			00	Measur+Listed
01-08-2010	EF	03		99	Vacant
09-13-2001	MJ			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 Adjustmen		Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		1,742	SF	35.75	1.00000	X	1.00	HUM	2.250			1.0000	80.44	140,100
		Total Card Land Units				1,742	SF	Parcel Total Land Area	0							Total Land Value		140,100

Property Location	158 HUMPHREY ST	Map ID	181/ 0599/ 00200/ /	Bldg Name		State Use 9030
Vision ID 9981	Account # 181 0599 00200	Bldg # 1	Sec # 1 of 1	Card # 1 of 1		Print Date 11/20/2025 11:10:32

1360

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

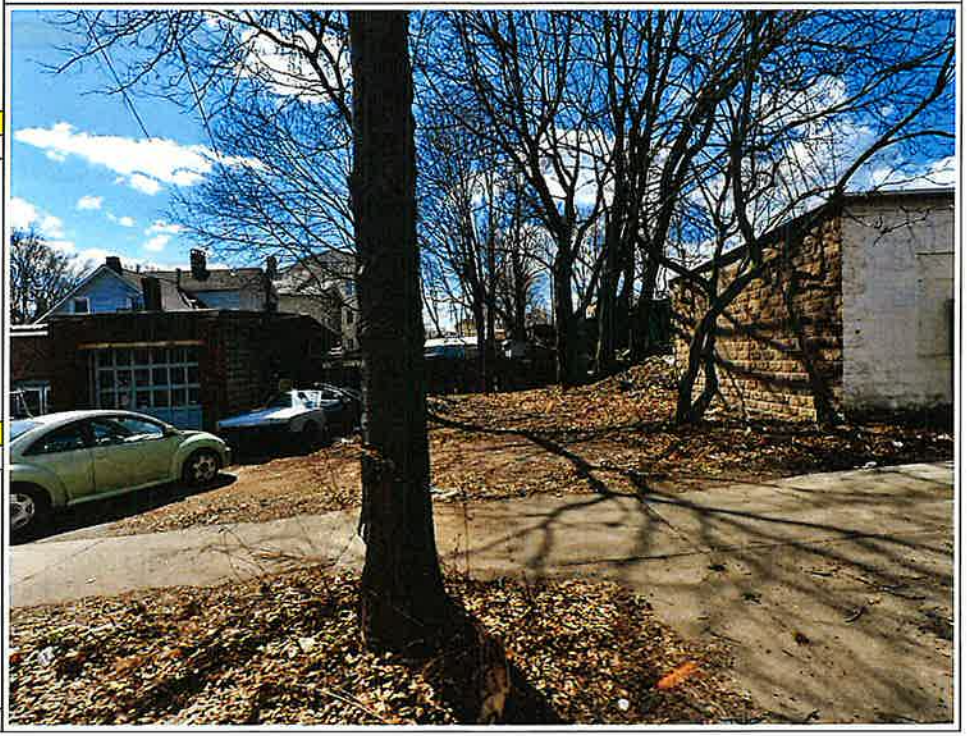
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

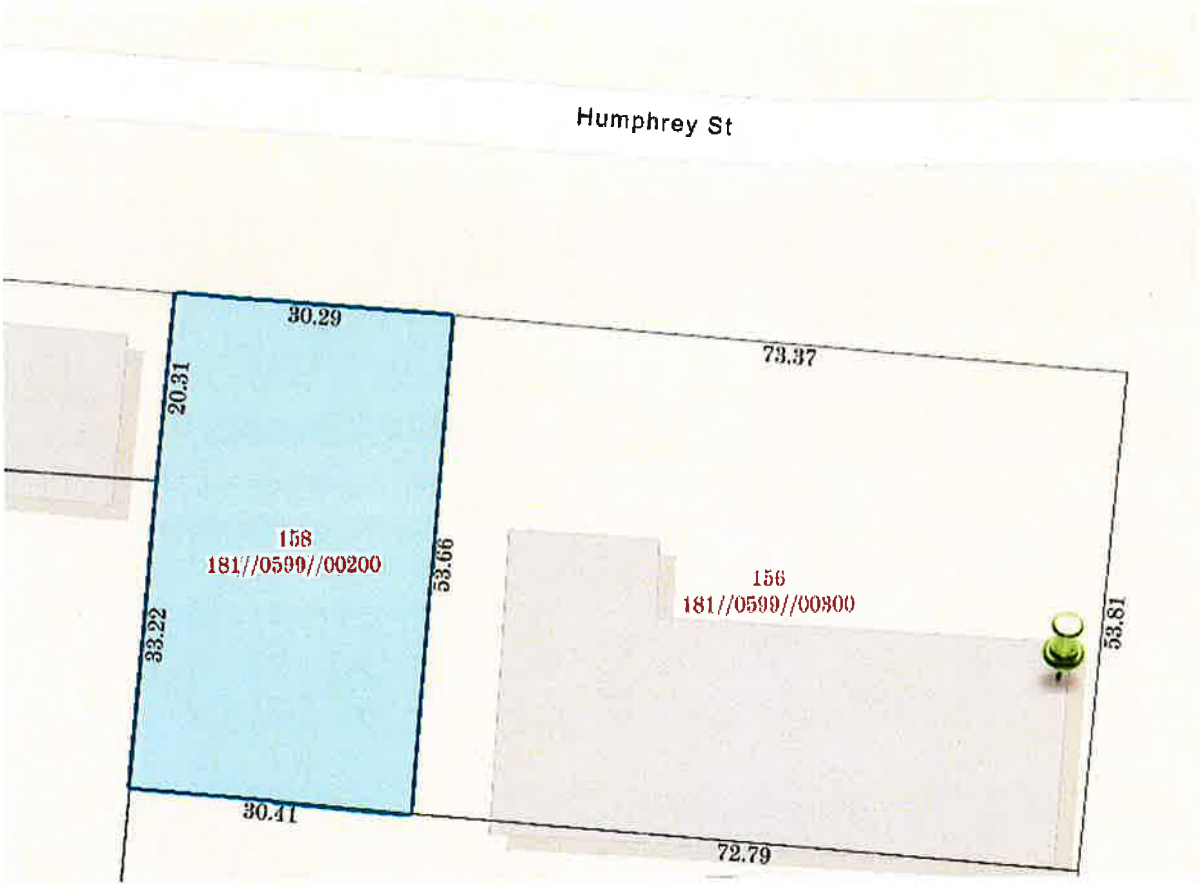


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


Humphrey St
30.29
20.31
33.22
30.41
53.66
79.37
53.81
72.79
158
181//0599//00200
156
181//0599//00800



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **158 HUMPHREY STREET.**
MBLU: 181 0599 00200

Disposition of 158 Humphrey Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: **1675-29**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	$1.00
Site:	1,625SF
Zone:	RM-2
Use:	One- to four-family residential dwelling
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 158 Humphrey Street to New Haven Land Bank, LLC. The parcel is current a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one-to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with the adjacent lot at 156 Humphrey Street.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	$15,664-$20,664

USES

Acquisition	$2
Holding Costs	$5,662
Architectural Design	$10,000-$15,000

Property Location 24 FRANK ST | Map ID 302/ 0074/ 03100/ / | Bldg Name | State Use 9030

Vision ID 19453 | Account # 302 0074 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:19:52

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	1003		
QUERY G			
GIS ID	19453	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	33,300	23,310
		Total 33,300	23,310

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6674	0099	01-20-2004	U	I	0	00
TONEY WILLIE J	5957	0176	10-11-2001	U	I	0	
TONEY WILLIE T	3769	0163	10-08-1987		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	23,310	2023	21	23,310	2022	21	23,310
	Total	23,310		Total	23,310		Total	23,310

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

2003 DEMOLISHED BLDG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	33,300
Special Land Value	23,310
Total Appraised Parcel Value	33,300
Valuation Method	C
Total Appraised Parcel Value	33,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0746	07-03-2003	DE	Demolish		01-07-2004	100	01-07-2004	APP TO DE A VACANT 3 FAM

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
02-07-2011	RB	03		99	Vacant
12-21-2010	MD2	03		99	Vacant
01-07-2004	JF			47	BP Inspection
09-07-2001	DA			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,356	SF	11.77	1.00000	5	1.00	2000	0.650		1.0000	7.65	33,300

Total Card Land Units 4,356 SF | Parcel Total Land Area 0 | Total Land Value 33,300

1365

Property Location 24 FRANK ST | Map ID 302/ 0074/ 03100/ / | Bldg Name | State Use 9030

Vision ID 19453 | Account # 302 0074 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:19:5

1366

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

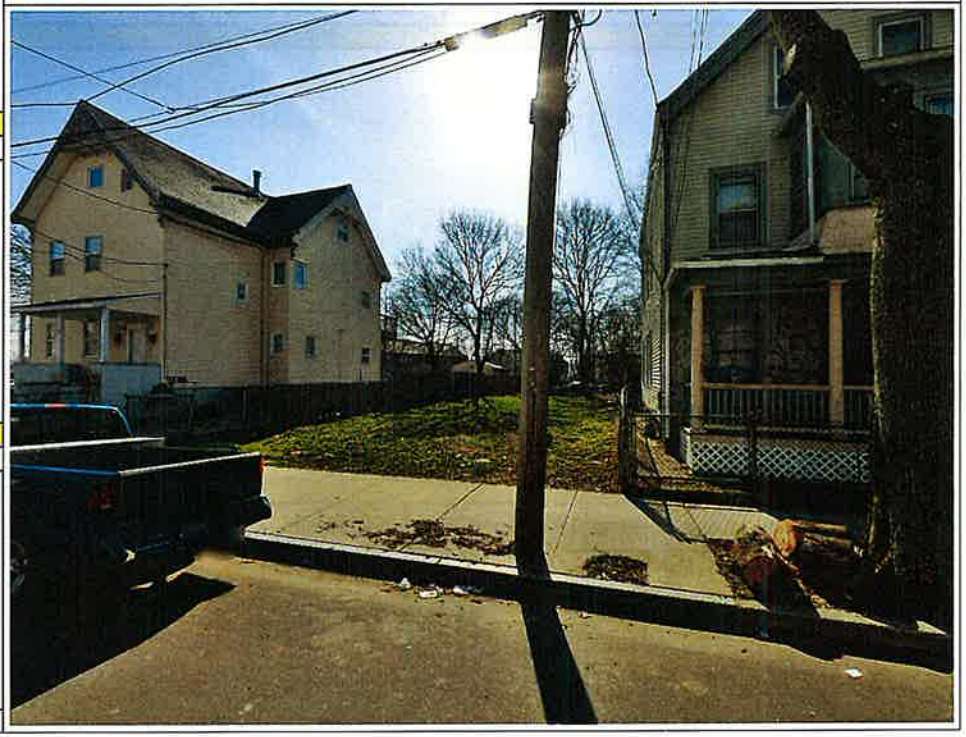
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

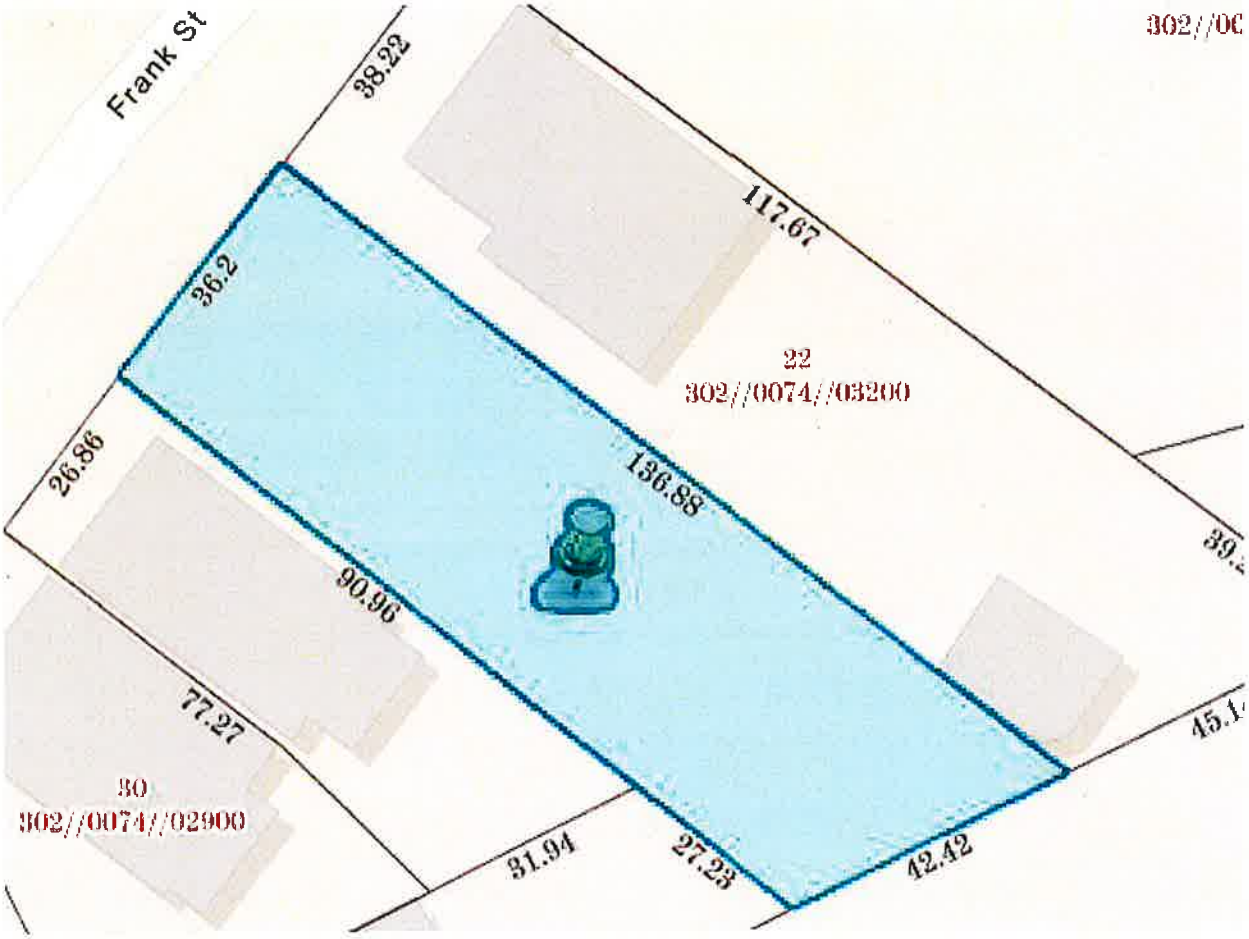


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


Frank St
38.22
117.67
36.2
22
302//0074//03200
26.86
136.88
90.96
77.27
30
302//0074//02900
31.94
27.23
42.42



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **24 FRANK STREET.**
MBLU: 302 0074 03100

Disposition of 24 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: **1675-17**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$2,000.00
Site:	4,740SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 24 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay $1,000 for each planned dwelling unit on this parcel, $2,000 total for this case. The parcel is zoned for residential use and is buildable.

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:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

Property Location 137 FRANK ST | Map ID 304/ 0046/ 00500/ / | Bldg Name | State Use 9030

Vision ID 19675 | Account # 304 0046 00500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:08

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1405		
BLOCK	3008		
QUERY G			
GIS ID	19675	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	33,300	23,310
	Total	33,300	23,310

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6478	0037	07-09-2003	U	V	0	14
YASUDA BANK AND TRUST COMPANY (USA	4774	0132	09-01-1994		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	23,310	2023	21	23,310	2022	21	23,310
	Total	23,310		Total	23,310		Total	23,310

EXEMPTIONS

Year	Code	Description	Amount
		Total	0:00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	33,300
Special Land Value	23,310
Total Appraised Parcel Value	33,300
Valuation Method	C
Total Appraised Parcel Value	33,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107037	11-20-1997	DE	Demolish	0		100		DEMOLISH 2F DWELLING

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
01-10-2011	GM	03		99	Vacant
12-23-2010	GM2	03		99	Vacant
09-10-2001	DA			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,356	SF	11.77	1.00000	5	1.00	2000	0.650		1.0000	7.65	33,300

Total Card Land Units 4,356 SF | Parcel Total Land Area 0 | Total Land Value 33,300

1370

Property Location 137 FRANK ST | Map ID 304/ 0046/ 00500/ / | Bldg Name | State Use 9030

Vision ID 19675 | Account # 304 0046 00500 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:0

1371

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **137 FRANK STREET.**
MBLU: 304 0046 00500

Disposition of 137 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: **1675-19**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$1,000.00
Site:	4,152SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 137 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and lot with patches of gravel. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay 1,000 for each planned dwelling unit on this parcel. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 139 #B Frank Street to provide more parcel area.

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]

[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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

Property Location 139 FRANK ST #B | Map ID 304/ 0046/ 00601/ / | Bldg Name | State Use 903V

Vision ID 113034 | Account # 304 0046 00601 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:28

CURRENT OWNER

CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN CT 06510

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	I/E REPO
WARD	TAX DIST
TAXABLE	GIS PROP
CENSUS	
BLOCK	
QUERY G	
GIS ID	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	2,500	1,750
	Total	2,500	1,750

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	6478	0034	07-09-2003	U	V	0	14
FEDERAL HOME LOAN MORTGAGE *	5008	0006	06-19-1996	U	I	0	1
UNKNOWN	4489	0035	06-03-1992	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	1,750	2023	21	1,750	2022	21	22,820
	Total	1,750		Total	1,750		Total	22,820

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2000	SOUTH HILL			

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)	2,500
Special Land Value	1,750
Total Appraised Parcel Value	2,500
Valuation Method	C
Total Appraised Parcel Value	2,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0397	05-16-2001	DE	Demolish		06-21-2001	100		DEMO BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-08-2011	JW1	04		70	Field Review
01-10-2011	GM	03		99	Vacant
12-23-2010	MA	03		99	Vacant
09-10-2001	DA			45	Review Against Field Cd
06-21-2001	NT			51	BP No One Home

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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2			2,093	SF	18.61	1.00000	5	0.10	2000	0.650		1.0000	1.21	2,500
		Total Card Land Units		2,093	SF	Parcel Total Land Area	0								Total Land Value		2,500

1374

Property Location 139 FRANK ST #B | Map ID 304/ 0046/ 00601/ / | Bldg Name | State Use 903V

Vision ID 113034 | Account # 304 0046 00601 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:20:2

1375

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

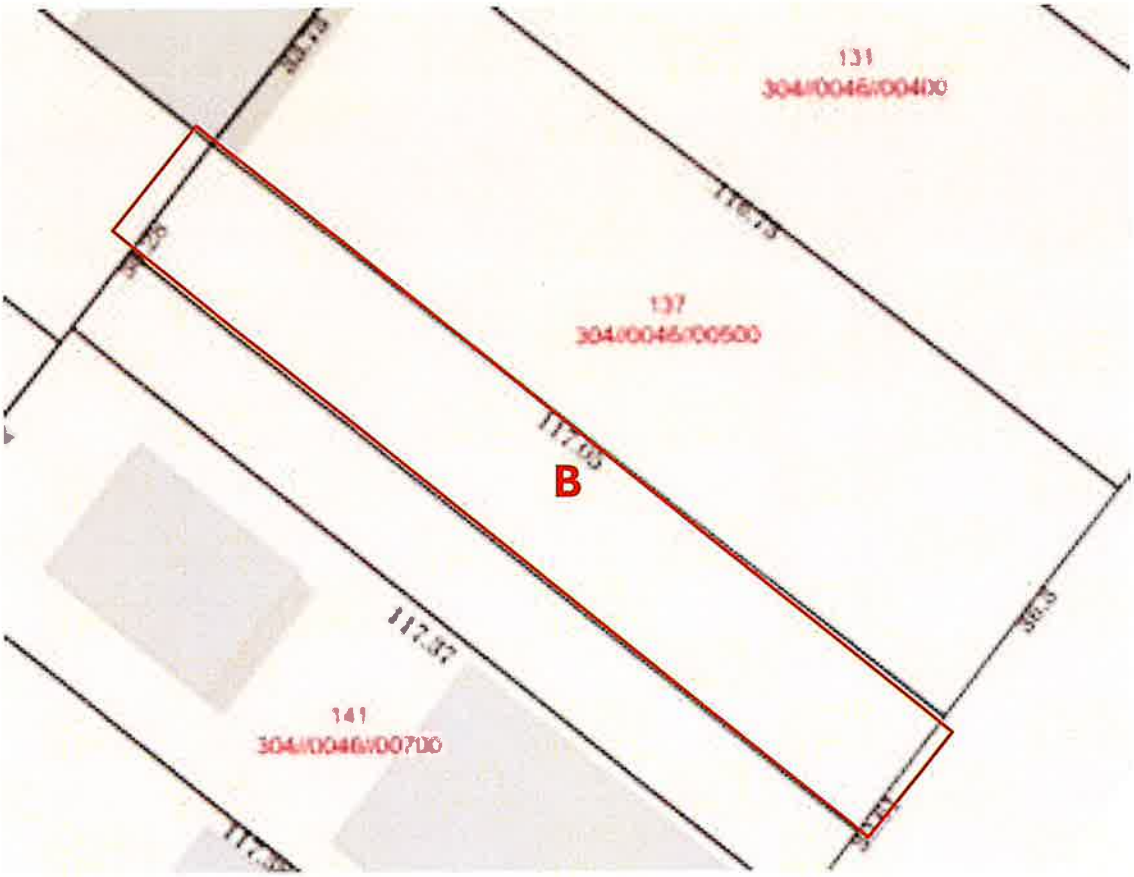


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0


131
304/0046/00400
116.79
137
304/0046/00500
117.03
B
117.37
141
304/0046/00700



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **139 #B FRANK STREET.**
MBLU: 304 0046 00601

Disposition of a sliver lot at 139 #B Frank Street to Neighborhood Housing Services, Inc. to be merged with the adjoining lot at 137 Frank Street.

Submitted by: Erica Carr, EDA

REPORT: **1675-20**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$1,000.00
Site:	2,050SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 139 #B Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of developing it as a two-family residential building. The parcel is zoned for residential use and will be combined with an adjacent parcel at 137 Frank Street to facilitate that development. Neighborhood Housing Services, Inc. will pay $1,000 for each planned dwelling unit on this parcel, $2,000 total for this parcel and 137 Frank 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]

---

[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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

Property Location 169 WEST ST | Map ID 303/ 0094/ 03100/ / | Bldg Name | State Use 903V

Vision ID 19580 | Account # 303 0094 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:18:48

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN				
165 CHURCH STREET				
NEW HAVEN CT 06510				

SUPPLEMENTAL DATA

Alt Prcl ID		I/E REPO	
WARD	04	TAX DIST	
TAXABLE		GIS PROP	
CENSUS	1406		
BLOCK	3004		
QUERY G			
GIS ID	19580	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	54,400	38,080
		Total 54,400	38,080

6093

NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8533	0059	04-28-2010	U	I	18,000	14
CITY OF NEW HAVEN (SUSPEND NO SCHE	7968	0111	05-30-2007	U	I	18,000	14
MORRIAR DONALD	4277	0050	08-07-1990		I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	21	38,080	2023	21	38,080	2022	21	38,080
Total		38,080	Total		38,080	Total		38,080

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1900	NORTH HILL			

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)	54,400
Special Land Value	38,080
Total Appraised Parcel Value	54,400
Valuation Method	C
Total Appraised Parcel Value	54,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-01-2011	JW1	04		70	Field Review
02-08-2011	RB	03		99	Vacant
09-10-2001	DA			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 Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		7,405	SF	7.34	1.00000	5	1.00	1900	1.000		1.0000	7.34	54,400
Total Card Land Units						7,405	SF	Parcel Total Land Area		0						Total Land Value	54,400

Property Location 169 WEST ST | Map ID 303/ 0094/ 03100/ / | Bldg Name | State Use 903V

Vision ID 19580 | Account # 303 0094 03100 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/15/2025 11:18:4

1380

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Interior Conditio		
Fin Bsmnt Area		
Fin Bsmnt Qual		
NBHD Code		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **169 WEST STREET.**
MBLU: 303 0094 03100

Disposition of 169 West Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: **1675-18**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	$1,000.00
Site:	5,217SF
Zone:	RM-2
Use:	Two-unit residential dwelling
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 169 West Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot with heavy overgrowth. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay $1,000 for each planned dwelling unit on this parcel, $2,000 total for this case. The parcel is zoned for residential use and is buildable.

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]

---

[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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
  - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department


125.00
124.45
124.15
31.41
114.27
33.46
40.98
114.04
31.61
124.14
31.26
West St
33.69
122.39
121.18
119.99



CITY OF NEW HAVEN

JUSTIN ELICKER, MAYOR
165 Church Street
New Haven, Connecticut 06510
T: 203.946.8200 F: 203.946.7683

All-America City
SINCE 1958

February 4, 2026

Hon. Tyisha Walker- Myers
President, New Haven Board of Alders
165 Church Street, 2nd Floor
New Haven, CT 06510

Dear President Walker-Myers,

Pursuant to Section 21-29 of the New Haven Code of Ordinances and Article IV Section 3B of the Charter of the City of New Haven, and the past practice of the Livable City Initiative and Board of Alders, I certify the following land dispositions of the Economic Development Administration to be a disposition of an Emergency Nature for which immediate action is necessary; and to be deemed second readings proper for vote at the next full meeting of the Board of Alders:

Address/MBLU:

1. 3 Arthur Street / MBLU 275/0029/02100
2. 8 Dewitt Street / MBLU 275/0029/01901
3. 14 Dewitt Street / MBLU 275/0029/01800
4. 26 Dewitt Street / MBLU 275/0029/01500
5. 541 Howard Avenue / MBLU 265/0059/01500
6. 545 Howard Avenue / MBLU 265/0059/01600
7. 285 James Street / MBLU 172/0766/03500
8. 156 Humphrey Street / MBLU 181/0599/00300
9. 158 Humphrey Street / MBLU 181/0599/00200
10. 56 Button Street / MBLU 275/0031/00600
11. 105 Greenwood Street / MBLU 314/0173/00700
12. 24 Frank Street / MBLU 302/0074/03100
13. 137 Frank Street / MBLU 304/0046/00500
14. 139 #B Frank Street / MBLU 304/0046/00601

Please find the attached pertinent information for the disposition of each property identified above, including the required City Plan Commission Report, proposed purchaser, square footage, proposed disposition cost, and conflict of interest/non-collusion affidavit for each purchaser.
The disposition of these properties will further the PAD mission of neighborhood improvement and the amelioration of blighting influences in the City of New Haven. Thank you for your time and consideration in these important PAD matters.

Sincerely,

Justin Elicker

City of New Haven

Signature Copy

Order: LM-2026-0045

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

File Number: LM-2026-0045

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE DISPOSITION OF (1) 3 ARTHUR STREET, 8 DEWITT STREET, 14 DEWITT STREET, 26 DEWITT STREET, 285 JAMES STREET, 156 HUMPHREY STREET, 158 HUMPHREY STREET, 56 BUTTON STREET, 105 GREENWOOD STREET, TO THE NEW HAVEN LAND BANK, INC. FOR $1 EACH AND (2) 24 FRANK STREET, 137 FRANK STREET, 139 #B FRANK STREET, 169 WEST STREET TO NEIGHBORHOOD HOUSING SERVICES, INC. FOR $1,000 PER UNIT (6 UNITS TOTAL)

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 February 4, 2026 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 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

February 5, 2026

ADDRESS Type Price Owner USE WARD

3 Arthur Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 5

8 Dewitt Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 5

14 Dewitt Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 5

26 Dewitt Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 5

541 Howard Avenue Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 4

545 Howard Avenue Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 4

285 James Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 9

156 Humphrey Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 8

158 Humphrey Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 8

56 Button Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 5

105 Greenwood Street Non-Profit/Building lot $1.00 City of New Haven The City of New Haven proposes to dispose of this buildable lot to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 23

24 Frank Street Non-Profit/Building lot $2,000 City of New Haven The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family

home for first time homebuyers. 4

137 Frank Street Non-Profit/Building lot $1,000 City of New Haven The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers. 4

139 #B Frank Street Non-Profit/Sliver lot $1,000 City of New Haven The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers. 4

169 West Street Non-Profit/Building lot $2,000 City of New Haven The City of New Haven proposes to dispose of this buildable lot to Neighborhood Housing Services, Inc., to construct a 2,954 sq. Ft two family home for first time homebuyers. 4

This Order was Passed by the Board of Alders on 2/17/2026.

Attest, City Clerk _____ **Date** 2/17/2026

Signed, City Clerk _____ **Date** 2/23/2026

Signed, Mayor _____ **Date** 2/24/2026

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

Agenda Date: **Version:** 1 **Status:** In Committee

In Control: Legislation Committee **File Type:** Ordinance

WHEREAS; a juice bar or similar facility is a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)); and

WHEREAS; certain establishments that hold a Café Permit are enabled by state statute to host “juice bars” or all ages nights involving the participation of those between 18 and 21 years of age; and

WHEREAS; the City of New Haven Zoning Ordinance makes no distinction nor separate regulatory framework for the zoning of juice bars; and

WHEREAS; a concentration of juice bars now exists in the City with certain special events drawing up large crowds both in- and outside- the premises; and

WHEREAS; the large crowds and recent incidents of violence have impacted public safety with documentation of over 50 incidents addressed by the New Haven Police Department in a recent six month period at establishments all concentrated in the Downtown neighborhood; and

WHEREAS; such juice bars introduce additional difficulties in establishing and controlling order, increase the need for police presence beyond the established premise, and take away resources from other public safety duties both in the Downtown and citywide; and

WHEREAS; such juice bars have an increasingly adverse impact on the surrounding community, particularly residents, restaurants and hospitality; and

WHEREAS; the City is seeking to establish appropriate zoning regulations governing the location and operation of such uses; and

WHEREAS, pursuant to Article XIII, Section 2E of the Charter, the Board of Alders referred the zoning ordinance text amendments to the New Haven City Plan Commission for a public hearing; and

WHEREAS, on XXX, 2026, the City Plan Commission held a public hearing on the zoning ordinance text amendments after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, on XXX, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII of the Charter and Sections 64(d)(2) of the Zoning Ordinance recommending approval of the zoning ordinance text amendments, CPC Report No. XXXX; and

WHEREAS, the Board of Alders finds that the Text Amendments and their provisions are in accordance with the Comprehensive Plan of Development of the City and are consistent with the land uses and the zoning classifications of neighboring parcels and with the standards set forth in Article XIII, Sections 2B through 2E of the Charter; and

WHEREAS, the Board of Alders further finds that after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the Department of Transportation, Traffic and Parking, the Engineering Department, and the Office of Building, Inspection and Enforcement, that the Text Amendments meet the objectives set forth in Zoning Ordinance, Article VII, Section 64(d) in that the Text Amendments are responsive to changes that have taken place in the City and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the purposes of zoning and the comprehensive plan of the City of New Haven.

NOW, THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Text Amendments are hereby adopted with the modifications of the existing zoning requirements requested by members of the Board of Alders as described in the attached hereto and made a part of this Ordinance.

ARTICLE I. DEFINITIONS

Section 1. Definitions.

The following definitions shall apply to all parts of the zoning ordinance. Words not defined in this ordinance shall be as defined in the most current edition of Webster's New World Dictionary, College Edition. Words in ***boldface italic*** in this ordinance are defined in this Article I or in an applicable section if their use is limited.

JUICE BAR OR SIMILAR FACILITY means a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)). This is only an accessory use to an establishment selling or serving alcoholic beverages, not a standalone principal use.

ARTICLE V. BUSINESS AND INDUSTRIAL DISTRICTS

Section 42. Use regulations for business and industrial districts.

TABLE 3. USE TABLE

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MULW	TOC	IL	IM	IH	Parking	Loading
E. Eating, Drinking Places & Entertainment																	
ESTABLISHMENTS SELLING FOOD OR BEVERAGES FOR IMMEDIATE CONSUMPTION ON OR OFF PREMISES, INCLUDING ESTABLISHMENT WHERE LIVE ENTERTAINMENT IS A PRINCIPAL OR ACCESSORY USE																	

FOR PURPOSES OF THIS ZONING ORDINANCE A CHANGE FROM ONE CLASSIFICATION OF EATING, DRINKING OR ENTERTAINMENT ESTABLISHMENT TO ANOTHER SHALL BE CONSIDERED A NEW USE

EATING AND DRINKING PLACES

Other establishment selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment

| | | |

CHECK LIST FOR ALDERMANIC SUBMISSIONS

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

IN ADDITION [IF A GRANT/DONATION]:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 26, 2026

Meeting Submitted For: April 6, 2026

Regular or Suspension Agenda: Regular

Submitted By: Laura Brown, City Plan Department

Title of Legislation:

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE "JUICE BARS AND SIMILAR FACILITIES" AND TO PROHIBIT "JUICE BARS AND SIMILAR FACILITIES" WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

Comments: Legistar File ID: OR-2026-0013

Coordinator's Signature: MPL

Controller's Signature (if grant):

Mayor's Office Signature:

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

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

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

NEW HAVEN CITY PLAN DEPARTMENT
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 newhavenct.gov/cityplan

March 26, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached order to amend the New Haven Zoning Ordinance to establish zoning regulations related to juice bars.

A **juice bar or similar facility** is a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)).

State-level regulation of juice bars is meant to reduce the likelihood of alcohol being served to minors within establishments like bars, nightclubs, and concert venues. The creation of a separate area allows businesses to hold "all-ages" events with reduced concern or liability of minors receiving or consuming alcoholic beverages on their premises. State regulations include several provisions that require establishments with juice bars to inform local police of large events, further encouraging public safety for this particular land use activity.

Potential to Improve Public Safety and Reduce Underage Drinking

The proposed text amendments to the Zoning Ordinance are intended to prevent the sale and serving of alcoholic beverages to minors and resultant underage drinking by prohibiting new establishments that hold a cafe permit from the State of Connecticut and establishments renewing their permit from having a "juice bar" or similar facility on the premises.

The City of New Haven has experienced several incidents of violence near and outside establishments that have juice bars and that have included minors, particularly Downtown. The scale is significant with 57 incidents requiring a New Haven Police Department response, at just five establishments with juice bar-type permits from September, 2025 to February, 2026. It is the belief of the City that regulations must be enhanced both at the State and local level. On behalf of our Police Department and Economic Development Department, I urge your favorable review and action on this matter.

Respectfully,

Laura Brown, City Plan Department on behalf of the Juice Bars Working Group

..title

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE "JUICE BARS AND SIMILAR FACILITIES" AND TO PROHIBIT "JUICE BARS AND SIMILAR FACILITIES" WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

..body

WHEREAS; a juice bar or similar facility is a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)); and

WHEREAS; certain establishments that hold a Café Permit are enabled by state statute to host "juice bars" or all ages nights involving the participation of those between 18 and 21 years of age; and

WHEREAS; the City of New Haven Zoning Ordinance makes no distinction nor separate regulatory framework for the zoning of juice bars; and

WHEREAS; a concentration of juice bars now exists in the City with certain special events drawing up large crowds both in- and outside- the premises; and

WHEREAS; the large crowds and recent incidents of violence have impacted public safety with documentation of over 50 incidents addressed by the New Haven Police Department in a recent six month period at establishments all concentrated in the Downtown neighborhood; and

WHEREAS; such juice bars introduce additional difficulties in establishing and controlling order, increase the need for police presence beyond the established premise, and take away resources from other public safety duties both in the Downtown and citywide; and

WHEREAS; such juice bars have an increasingly adverse impact on the surrounding community, particularly residents, restaurants and hospitality; and

WHEREAS; the City is seeking to establish appropriate zoning regulations governing the location and operation of such uses; and

WHEREAS, pursuant to Article XIII, Section 2E of the Charter, the Board of Alders referred the zoning ordinance text amendments to the New Haven City Plan Commission for a public hearing; and

WHEREAS, on XXX, 2026, the City Plan Commission held a public hearing on the zoning ordinance text amendments after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, on XXX, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII of the Charter and Sections 64(d)(2) of the Zoning Ordinance recommending approval of the zoning ordinance text amendments, CPC Report No. XXXX; and

WHEREAS, the Board of Alders finds that the Text Amendments and their provisions are in accordance with the Comprehensive Plan of Development of the City and are consistent with the land uses and the zoning classifications of neighboring parcels and with the standards set forth in Article XIII, Sections 2B through 2E of the Charter; and

WHEREAS, the Board of Alders further finds that after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the Department of Transportation, Traffic and Parking, the Engineering Department, and the Office of Building, Inspection and Enforcement, that the Text Amendments meet the objectives set forth in Zoning Ordinance, Article VII, Section 64(d) in that the Text Amendments are responsive to changes that have taken place in the City and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the purposes of zoning and the comprehensive plan of the City of New Haven.

NOW, THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Text Amendments are hereby adopted with the modifications of the existing zoning requirements requested by members of the Board of Alders as described in the attached hereto and made a part of this Ordinance.

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JUICE BAR OR SIMILAR FACILITY means a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)). This is only an accessory use to an establishment selling or serving alcoholic beverages, not a standalone principal use.

ARTICLE V. BUSINESS AND INDUSTRIAL DISTRICTS

Section 42. Use regulations for business and industrial districts.

TABLE 3. USE TABLE

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable
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E. Eating, Drinking Places & Entertainment																	
ESTABLISHMENTS SELLING FOOD OR BEVERAGES FOR IMMEDIATE CONSUMPTION ON OR OFF PREMISES, INCLUDING ESTABLISHMENT WHERE LIVE ENTERTAINMENT IS A PRINCIPAL OR ACCESSORY USE																	
FOR PURPOSES OF THIS ZONING ORDINANCE A CHANGE FROM ONE CLASSIFICATION OF EATING, DRINKING OR ENTERTAINMENT ESTABLISHMENT TO ANOTHER SHALL BE CONSIDERED A NEW USE																	
EATING AND DRINKING PLACES																	
Other establishment selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment																	

Without juice bar or similar facility as an accessory use	SE	SE	SE	SE	SE	R	SE	SE	R	SE	R	R	R	SP	R	p	x
With juice bar or similar facility as an accessory use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	x

..title

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE "JUICE BARS AND SIMILAR FACILITIES" AND TO PROHIBIT "JUICE BARS AND SIMILAR FACILITIES" WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

..body

WHEREAS; a juice bar or similar facility is a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)); and

WHEREAS; certain establishments that hold a Café Permit are enabled by state statute to host "juice bars" or all ages nights involving the participation of those between 18 and 21 years of age; and

WHEREAS; the City of New Haven Zoning Ordinance makes no distinction nor separate regulatory framework for the zoning of juice bars; and

WHEREAS; a concentration of juice bars now exists in the City with certain special events drawing up large crowds both in- and outside- the premises; and

WHEREAS; the large crowds and recent incidents of violence have impacted public safety with documentation of over 50 incidents addressed by the New Haven Police Department in a recent six month period at establishments all concentrated in the Downtown neighborhood; and

WHEREAS; such juice bars introduce additional difficulties in establishing and controlling order, increase the need for police presence beyond the established premise, and take away resources from other public safety duties both in the Downtown and citywide; and

WHEREAS; such juice bars have an increasingly adverse impact on the surrounding community, particularly residents, restaurants and hospitality; and

WHEREAS; the City is seeking to establish appropriate zoning regulations governing the location and operation of such uses; and

WHEREAS, pursuant to Article XIII, Section 2E of the Charter, the Board of Alders referred the zoning ordinance text amendments to the New Haven City Plan Commission for a public hearing; and

WHEREAS, on XXX, 2026, the City Plan Commission held a public hearing on zoning ordinance text amendments after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, on XXX, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII of the Charter and Sections 64(d)(2) of the Zoning Ordinance recommending approval of the zoning ordinance text amendments, CPC Report No. XXXX; and

WHEREAS, the Board of Alders finds that the Text Amendments and their provisions are in accordance with the Comprehensive Plan of Development of the City and are consistent with the land uses and the zoning classifications of neighboring parcels and with the standards set forth in Article XIII, Sections 2B through 2E of the Charter; and

WHEREAS, the Board of Alders further finds that after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the Department of Transportation, Traffic and Parking, the Engineering Department, and the Office of Building, Inspection and Enforcement, that the Text Amendments meet the objectives set forth in Zoning Ordinance, Article VII, Section 64(d) in that the Text Amendments are responsive to changes that have taken place in the City and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the purposes of zoning and the comprehensive plan of the City of New Haven.

NOW, THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Text Amendments are hereby adopted with the modifications of the existing zoning requirements requested by members of the Board of Alders as described in the attached hereto and made a part of this Ordinance.

ARTICLE I. DEFINITIONS

Section 1. Definitions.

The following definitions shall apply to all parts of the zoning ordinance. Words not defined in this ordinance shall be as defined in the most current edition of Webster's New World Dictionary, College Edition. Words in ***boldface italic*** in this ordinance are defined in this Article I or in an applicable section if their use is limited.

JUICE BAR OR SIMILAR FACILITY means a separate and limited area within a premises that is operated under (a) a cafe permit or (B) a cafe permit for wine, beer and cider wherein nonalcoholic beverages are served to minors and wherein there is no sale, consumption, dispensing or presence of alcoholic liquor, as further defined under Section 30-22c(1) of the Connecticut General Statutes (CGS § 30-22c(1)). This is only an accessory use to an establishment selling or serving alcoholic beverages, not a standalone principal use.

ARTICLE V. BUSINESS AND INDUSTRIAL DISTRICTS

Section 42. Use regulations for business and industrial districts.

TABLE 3. USE TABLE																	
Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable **In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.**																	
Use	**BA**	**BA-1**	**CGD**	**BA-2**	**BC**	**BD**	**BD-1**	**BD-2**	**BD-3**	**BE**	**MULW**	**TOC**	**IL**	**IM**	**IH**	**Parking**	**Loading**
E. Eating, Drinking Places & Entertainment																	
ESTABLISHMENTS SELLING FOOD OR BEVERAGES FOR IMMEDIATE CONSUMPTION ON OR OFF PREMISES, INCLUDING ESTABLISHMENT WHERE LIVE ENTERTAINMENT IS A PRINCIPAL OR ACCESSORY USE																	
FOR PURPOSES OF THIS ZONING ORDINANCE A CHANGE FROM ONE CLASSIFICATION OF EATING, DRINKING OR ENTERTAINMENT ESTABLISHMENT TO ANOTHER SHALL BE CONSIDERED A NEW USE																	
EATING AND DRINKING PLACES																	
Other establishment selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment																	

Without juice bar or similar facility as an accessory use	SE	SE	SE	SE	SE	R	SE	SE	R	SE	R	R	R	SP	R	p	x
With juice bar or similar facility as an accessory use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	x

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): **ALL**

WARD # **ALL**

DATE: **March 26, 2026**

FROM: Department/Office City Plan

Person Laura Brown Telephone 203.946.6380

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:

(Insert Title of Order Here)
ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE "JUICE BARS AND SIMILAR FACILITIES" AND TO PROHIBIT "JUICE BARS AND SIMILAR FACILITIES" WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

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:	March 25, 2026		
FROM (Dept.):	**City Plan**		
CONTACT:	**Laura Brown**	**PHONE**	**203.946.6380**

SUBMISSION ITEM (Title of Legislation):

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE 1 DEFINITIONS AND ARTICLE V. SECTION 42, TABLE 3, USE TABLE OF THE NEW HAVEN ZONING ORDINANCE TO DEFINE "JUICE BARS AND SIMILAR FACILITIES" AND TO PROHIBIT "JUICE BARS AND SIMILAR FACILITIES" WITHIN ESTABLISHMENTS THAT OPERATE UNDER A CAFE PERMIT AND THAT SELL OR SERVE ALCOHOLIC BEVERAGES.

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				
1. Initial start up				
2. One-time				
3. Annual				
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual				

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

NO	**X**
YES	

1. One-time

2. Annual

Other Comments:

Docusign Envelope ID: 75CADF3B-0224-4AC1-A793-103A337DFEC2

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the mayor of the City of New Haven to enter into a bridge loan agreement with the Connecticut Green Bank in order to finance the construction of a networked geothermal system

Submitted by: Steven Winter, Director, Office of Climate & Sustainability

REPORT: 1656-03
ADVICE: Approval

BACKGROUND:
As part of the Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants Program: Implementation Grants General Competition (CPRG), the City of New Haven proposed to construct a networked geothermal system and to retrofit Union Station with a ground-source heat pump to serve as the station's primary source of heating and cooling. In addition to shifting Union Station away from on-site fossil fuel use, the proposed networked geothermal system would also provide geothermal capacity for space conditioning and domestic hot water to an estimated 1,000 units of new residential construction to be built across the street from the station at the new development planned by Elm City Communities.

Following a highly competitive nationwide request for proposals, the City's proposal to EPA was selected for funding through CPRG. A key criterion of the CPRG competition is that applicants make use of existing funding sources and incentives to complete projects. The City's proposal will receive $9,471,615 in funding from EPA to pay for the portion of the project costs that would not be eligible for reimbursement through incentives available for geothermal projects from Energize CT and the Inflation Reduction Act (IRA). The City plans to utilize these incentives, in particular the IRA's domestic content and prevailing wage/apprenticeship provisions, to obtain reimbursement for the remaining costs, which are projected to total $7,114,410.

The City is seeking authorization to obtain low-interest bridge financing from the Connecticut Green Bank for its portion of the project costs until it can obtain reimbursement. Through the Greenhouse Gas Reduction Fund, the Connecticut Green Bank is able to offer bridge loan financing at a 3% interest rate. The City anticipates needing a bridge loan with a 4 year term to complete the construction of the project, obtain reimbursement from Energize CT and the federal government, and repay the principal. In the event that project completion is delayed, the City has requested the option to extend the bridge loan on the same terms for up to 2 one year periods.

Interest only bridge financing from the Green Bank will allow the City to seek full reimbursement through the Inflation Reduction Act for its share of project costs. If the City were to utilize municipal bonds to pay for its share of project costs, its Inflation Reduction Act reimbursement would be reduced by 15% as tax-exempt bonds are not eligible for full reimbursement payments.
Bridge financing for this project has the potential to not only unlock substantial grant funding from EPA but also to catalyze the development of a networked geothermal system that offers a new model for affordable, clean heating and cooling. This system has the potential not only to serve Union Station and the transit-oriented development planned around this key transportation hub, but also to extend affordable, clean heating and cooling to the Hill neighborhood adjacent to Union Station and to create many strong job opportunities for New Haven residents.

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PLANNING CONSIDERATIONS

The City of New Haven Comprehensive Plan **New Haven Vision 2025** states the following goals:

> "Build the missing infrastructure for enhancing the existing bicycle/pedestrian network within the city and facilitate enhanced use of transit through the implementation of sustainable land use, housing, transportation, and economic development strategies to improve air quality." (Sec. xxxiii)
>
> "Preserve the quality of the natural environment by encouraging local businesses and industries to make energy-efficient structural, as well as, process-based improvements." (Sec. xxix)
>
> "Encourage energy conservation and green building designs in new/infill developments, including appropriate green buildings standards, use of green technologies, and careful site planning. Encourage low-impact development to that end by implementing a far-reaching energy program focused on the use of renewable power sources within new and existing housing in the city. Encourage more programs that help reduce energy costs in existing old housing stock." (Sec. IV-15)
>
> "The City will require a continued commitment to sustainable environmental policy and a systematic approach to energy efficiency and development of renewable energy resources to further improve air quality and ensure a high-quality environment." (Sec. VII-17).

Authorization of the proposed bridge loan agreement would support New Haven's push towards more sustainable energy infrastructure, which furthers the goals of the City's Comprehensive plan.

ADVICE

Authorization of this agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: September 25, 2024
Ernest Pagan
Acting Chair

ATTEST: DocuSigned by: Laura E. Brown September 26, 2024 | 11:00 AM EDT
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Laura Brown
Executive Director, City Plan Department

Docusign Envelope ID: 07CC75F5-64D2-4C2A-82C5-445202C0CEC4

CITY OF NEW HAVEN

Justin Elicker, Mayor

OFFICE OF CLIMATE AND SUSTAINABILITY
165 Church St, 2nd Floor
New Haven, CT 06510
Phone: (475) 331-3769

March 26th, 2026

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

RE: ORDER OF THE BOARD OF ALDERS AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A BRIDGE LOAN AGREEMENT WITH THE CONNECTICUT GREEN BANK IN ORDER TO FINANCE THE CONSTRUCTION OF A NETWORKED GEOTHERMAL SYSTEM (LM-2024-0572)

Dear President Walker-Myers:

The Office of Climate and Sustainability is requesting to amend an Order previously adopted concerning the authorization of the City to enter into a bridge loan agreement with the Connecticut Green Bank to finance the construction of the City's networked geothermal system serving Union Station and the first phase of the Union Square development.

Order LM 2024-0572 was favorably recommended by the City Services and Environmental Policy Committee on October 8th, 2024 and approved by the Board of Alders on November 7th, 2024.

To fund the loan, the City and the Green Bank had planned to rely on funding from the US Environmental Protection Agency's Greenhouse Gas Reduction Fund (GGRF). This funding would have allowed the City to access an interest rate of 3% but the federal administration has moved to terminate the GGRF. In the event that litigation is not successful in unfreezing the GGRG funds, the City will be required to utilize the Green Bank's conventional financing, which has an interest rate of 4.25%. While this interest rate is higher than the GGRF rate, due to the compression of our construction schedule the overall financing cost is estimated to be similar to the original projection.

Therefore we respectfully request your honorable Board's favorable action on the attached amended Order (LM 2024-0572), which will allow the project to close its construction financing and proceed with bidding and contractor selection for the geothermal ground loop.

Thank you for your consideration of this matter. If you have any questions or concerns, please feel free to contact me at (475) 331-3769.

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Respectfully submitted,

DocuSigned by:



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Steven Winter

Executive Director

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026

Submitted by: Science Supervisor

REPORT: 1680-08
ADVICE: Approval

BACKGROUND:
This request for approval by the Board of Alders would authorize an agreement with Trifecta Ecosystems – Connecticut Department of Agriculture, CT Grown for CT Kids Program for High School in the Community.

The service would support the installation of a climate-controlled shipping-container mushroom farm at a district high school located within **High School in the Community**. This innovative project is designed to provide students with authentic, hands-on learning experiences centered on agriculture, sustainability, nutrition, and entrepreneurship, while also strengthening career and technical pathways within the district.

The initiative is designed to align with the mission of High School in the Community. It aims to transform an underutilized space into a productive, revenue-generating learning environment where students engage directly in food production, environmental stewardship, and small-business operations.

The mushroom container farm will serve as a living laboratory, exposing students to modern agricultural practices—including controlled-environment agriculture, hydroponic and aquaponic systems, and traditional growing methods—while reinforcing science, technology, engineering, and math skills. Students will gain real-world experience in cultivation, data collection, quality control, logistics, and sustainability planning.

Central to this initiative is the integration of the **Weekly Harvest Micro-Business Experience**, which enables students to participate in the full farm-to-market cycle. Through this model, students will learn budgeting, marketing, workforce collaboration, and customer engagement, developing essential skills that prepare them for postsecondary education and careers in agriculture, bioscience, food systems, and entrepreneurship.

The shipping container farm would be implemented in partnership with Trifecta Ecosystems Inc., the vendor as presented. Trifecta Ecosystems, Inc. specializes in modular, controlled-environmental agriculture systems designed for educational and community-based settings.

Note: Upon investigation of this item staff learned that this project has already been implemented but ARPA funds have not yet been fully expected for related project charges. This approval is required to complete the administration of the project.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

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Economic Opportunities for All

Goal 1: Connect New Haven's workers to good jobs and economic opportunities in the City.

- Strategy 1.1: Support and expand workforce development and job placement programs and continue to coordinate with those programs to develop new training pathways.
- Strategy 1.4: Promote vocational training opportunities for local youth in New Haven's most competitive and emerging industry sectors.

Goal 2: Strengthen New Haven's position as a regional employment center by building on economic strengths across multiple sectors.

- Strategy 2.7: Enrich and contribute to innovation by supporting food-based business, craft products and cultural equity.

Climate & Ecological Connections

Goal 5: Expand farming and gardening opportunities for all.

- Strategy 5.5: Increase access to information, resources, and opportunities related to food and agriculture.

Civic Services & Experiences

Goal 10: Improve quality and use of school buildings to better meet the needs of students and the community.

- Strategy 10.3: Improve schools to better support community engagement and provide multi-use spaces.

Per the applicant, this project represents a strategic investment in workforce development, sustainability, and student engagement. By aligning innovative agricultural education with economic and community impact, the shipping-container mushroom farm advances the City's goals of expanding green workforce opportunities while creating meaningful, career-connected learning experiences for New Haven students. Authorization of the agreement with Trifecta Ecosystems would enable High School in the Community to achieve these goals.

The City Plan Commission recommends the following:

- That the applicant submit a site plan to City Plan staff for review
- That the applicant reaches out to the building department for review of building code requirements
- Clarification of whether this shipping container and associated programming is temporary or will be a permanent fixture at High School in the Community

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

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

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP** to change the zoning designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed-Use District. Owner/Applicant: Gustave Keach-Longo, New Haven Jewish Community Council Housing Corporation)
REPORT: **1677-02**
ADVICE: **Approval**

PROJECT ADDRESSES:
- 18 Tower Lane (Map/Block/Parcel 238/0110/00400)
- 1B Tower Lane (Map/Block/Parcel 239/0110/00402)

APPLICANT/OWNER:
Gustave Keach-Longo
New Haven Jewish Community Council Housing Corporation

SUBMISSION:
This petition for this ordinance amendment was dated for and received at the January 5, 2026 Board of Alders meeting. Legistar File ID: LM-2025-0675. The submission included:

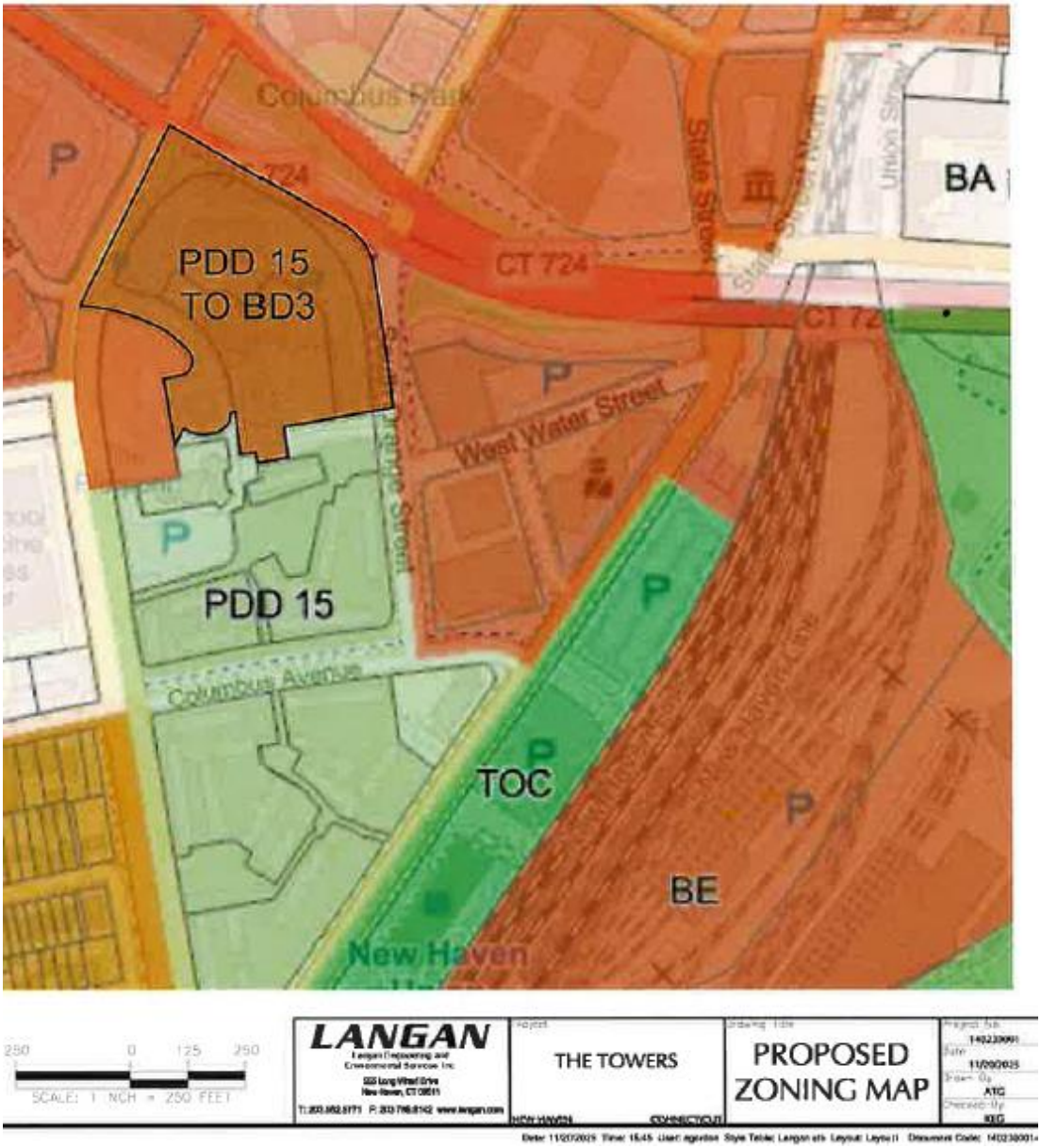
- Submission checklist form
- Fiscal impact statement
- Prior notification form
- Cover Letter
- Signed Petition including:
    - Attachment A: Petition for Zoning Map Amendment
    - Attachment B Proposed Ordinance for Zoning Map Amendment
    - Attachment C: Existing and Proposed Zoning Maps
    - Attachment D: Legal Description of Parcels to be Re-Zoned
- Filing fee

BACKGROUND AND PDD HISTORY
18 Tower Lane consists of two parcels and encompasses an area of approximately 4.4 acres. The parcels are Map/Block/Parcel 239/0110/00402 situated on the south side of South Frontage Road (Route 34) and bounded to the west by Church Street South, Tower Lane and South Orange Street and Map/Block/Parcel 238/0110/00400 on the east side of Tower Lane and bounded by Map/Block/Parcel 239/0110/00402 parcel to the north owned by the New Haven Jewish Community Council Housing Corporation.

The parcels described are occupied by two residential Senior Living Apartment high-rise buildings called “The Towers at Tower Lane.” One building is a 21-story tower (“Tower One”) and the second is a 13-story tower (“Tower East.”) The site also includes a yard and a paved parking area. The facility is a 54-year-old independent and assisted living community which serves low income, very low income and moderate-income elderly residents and provides care services.

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These parcels are part of existing Planned Development District 15 (PDD 15). The existing PDD is in the Hill neighborhood and is bounded by South Frontage Road (Route 34) to the north, Church Street South to the west, Union Avenue to the south and South Orange Street to the east. The PDD is bisected by Columbus Avenue. The parcels are part of the northern third of the existing PDD.



Planned Development District 15 - Church Street South
The Church Street South Planned Development District (PDD) #15 is an approximately 15-acre mixed-use area in the Hill neighborhood bounded by Union Avenue, South Orange Street, South Frontage Road (Route 34), and Church Street South. The area currently contains vacant land where Church Street South was situated, and high-rise residential towers, including Tower One and Tower East, which primarily serve elderly and moderate-income residents. Residential development includes courtyards, landscaped open spaces, pedestrian walkways, and internal

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streets part of the Robert T. Wolfe apartments operated by Elm City Communities fronting on Union Ave. Institutional facilities in the district include the Greek Orthodox Church (St. Basil's) The parcel known as 9 Tower Lane was removed from the PDD in 1989.

Prior to Redevelopment, the area around including the parcels in PDD 15 played an important role in New Haven's early economic history providing blocks of row houses for primarily immigrant families and an array of local shops, bakeries, and family-owned businesses that served the neighborhood. As factories closed and the manufacturing economy shifted through the late 20th century, buildings fell into decline and neighborhoods in this area became less cohesive.

PDD #15 was adopted by the Board of Alders in 1967 with the purpose of establishing low-income multifamily housing as part of the Church Street Redevelopment and Renewal Project. The original project area was bounded by Church Street Extension, the Oak Street Connector (South Frontage Road), South Orange Street, and Union Avenue "known as Church Street South." The project consisting of 30 buildings of low-income housing was constructed in 1969 ultimately housing approximately 260 families. In 2008 Northland Investment Corporation purchased the property from the existing owner, The Community Builders. After years of ongoing structural issues, the project was demolished in 2018 to make way for a newly visioned mixed-use development. In 2023 Elm City Communities (ECC, the Housing Authority of New Haven), with the Glendower Group, (the development arm of ECC) purchased most the parcels on the Church Street South, PDD #15. Elm City Communities, in partnership with the City of New Haven, received a grant to initiate the Union Square Choice Neighborhood Planning process through HUD from 2023 to 2025 https://unionsquarechoice.com/

There have been numerous amendments to the PDD as detailed below primarily to accommodate ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (Saint Basil's) ongoing developments of the Towers buildings by the New Haven Jewish Community Council and the Greek Community Church (St. Basil's).

Date	**CPC Meeting / Report No.**	**Action Taken**
August 1, 1967	621-01A	Amendment to change the BE zone to the RH-2 zone for Parcels J, K, and L
August 1, 1967	621-01B	Initial approval of Planned Development District #15 (Church Street South).
March 5, 1968	654-01	Amendment approving inclusion of Tower One within PDD #15.
September 30, 1968	644-06	Amendment to PDD #15 reducing overall project size.
November 30, 1971	687-01	Revision to PDD permitting commercial space, daycare, and 12 residential units.
December 16, 1983	952-01	Action related to Church Street South Housing Finance Corporation (Tower One).
June 20, 1984	968-11	Detailed Plan Review (primarily landscape-related comments).
August 17, 1988	1072-04 / 1072-02	Approval of Land Disposition Agreement (LDA) to the New Haven Greek Community and PDD amendment to permit church and related uses.

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April 5, 1989	1088-01 / 1088-02	Amendment to PDD deleting parcel K-1 and approving mixed-use commercial/residential plans.
July 19, 1989	1094-24	City Site Plan Review (CSPR) and Detailed Plan Review (DPR) for Greek Community development (K-1-B and K-2).
July 31, 1991	1135-21	Revised DPR and CSPR approval with NHRA advisory input for Greek Community facilities.
February 19, 1992	1143-08	Detailed Plan Review approval for church construction.
May 20, 1992	1148-06	Minor modification approval for Tower One (accessory commercial use).
September 16, 1992	1151-12	Administrative approval for change in utility vault location.
May 12, 1994	1176-10	DPR approval for Tower One parking lot and related minor modifications.
June 15, 1994	1177-05	Amendment to Land Disposition Agreement for K-1-B parcel.
September 22, 1999	1278-19	Approval of Section 108 Loan ($10.5 million) with HUD guarantee supporting PDD development.
May 31, 2002	*Administrative*	Modification for accessibility improvements (no CPC meeting number noted).
December 16, 2009	*Administrative*	Approval for addition to the Greek Orthodox Church within the PDD.
December 15, 2015	*Administrative*	Lot split approved to facilitate a 4,300 sq. ft. addition to St. Basil's Church.

PROPOSED ZONING – Business D-3 Districts—Central Business/Mixed-Use (BD-3)

The applicant proposes to rezone two parcels 18 Tower Lane (Map/Block/Parcel 238/0110/00400) and 18 Tower Lane (Map/Block/Parcel 239/0110/00402) as shown in the map below, from Planned Development District #15 to the BD-3 Zone to support the construction of a new building to be known as Tower Three to include 140-220 residential units. The applicant states "Tower Three will provide additional assisted living and support services for elderly and other low- and moderate-income residents."

The applicant states that the rezoning is needed to accommodate the new Tower Three Building and, in particular, to amend the required open space. Section 65 of the Zoning Ordinance requires 250 square feet per dwelling unit and 125 square feet for each elderly dwelling unit. Amendments made to the PDD allowed the open space requirement to be met on parcels that are not part of this proposal. The applicant states "*Prior to the demolition of the Church Street South Project, a substantial amount of the open space required for Tower One and Tower East was located on the Church Street South Project site that was also part of PDD #15. Now that the Church Street South Project has been demolished, the open space available and attributed to The Towers no longer exists {such land will be used for the Union Square Project)*. If the Planned Development for The Towers properties remained in place there would be additional open space required for the new 140-200 units that will be constructed in Tower Three that is not available on The Towers' properties or elsewhere in PDD#15.

Docusign Envelope ID: B74E2E40-9500-48A7-9EF2-8F312E596AB6

The applicant further states that "*The BD-3 District permits residential and assisted living units as a matter of right, allows for dense development, provides for appropriate open space, and permits a mixed-use development, which Tower Three will be."*

The current owner of the remaining parcels in PDD #15, Elm City Communities and the City of New Haven, have concurrently applied in a separate application for a rezone of those parcels out of the PDD to the newly established Transit Orientated Community Zone. Should both of these zone changes be enacted this would effectively terminate the PDD.

Per the New Haven zoning ordinance, the BD-3 zone (*Central Business/Mixed-Use Zone*) is characterized as "*districts in the urban core reserved for intensive development, including multi-story and mid- and high-rise buildings. They provide for mixed uses, including hospital outpatient clinics, other medical clinics, biotechnology research centers, high and medium density residences, offices, and commercial uses, including retail shops and restaurants. These districts also connect the city's central business and medical and educational districts with each other and with the city's transportation center at Union Station. The Central Business/Mixed-Use Districts are pedestrian, bicycle and transit friendly. Uses on the ground floors of nonresidential and mixed-use buildings that face public rights-of-way in these districts should include retail and active uses that are in part or in whole transparent from sidewalks and streets."*

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations
The table below demonstrates the differences in zoning regulations between the original underlying zone that the existing PDD varies from (the RH-2 zone), the existing enacted PDD, and the proposed BD-3 zone.

Standard	**RH-2 in Aug 1967** ***Underlying Zoning***	**PDD 15** ***Approved Variation of Underlying Zoning***	**BD-3** ***Proposed Zoning***
Maximum Density of Units per Lot Area	One unit per 2,000 sq ft	One unit per 1,010 sq ft	N/A
Maximum Density of Units per Gross Area of the Building	N/A	N/A	One unit per 1,000 sq ft[1]
Maximum Building Coverage	30%	40.4%	No direct limit
Maximum Gross Floor Area (Floor Area Ratio – FAR)	0.5 to 1.7 (depending on building coverage)	1.03 to 1.89	6.0
Front Yard Setback	17-25 ft	3-5 ft	No front yard required with exceptions[2]
Side Yard Setback	One side at least 8 ft; other side at least 10 ft	0 ft; 5 ft for the side containing the "Dining Area"	No side yard required with exceptions[2]
Rear Yard Setback	25 ft	No variation from RH-2	No rear yard required with exceptions[2]

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Accessory Buildings in Required Yards		Permitted with a minimum of 5 ft from the lot line	No minimum	Same yard regulations as principal buildings apply
Covered Front Yard Parking		Permitted by Special Exception	"Requested" (as stated in PDD materials)	N/A
Distance Between Facing Walls of Two Garden Apartments	Both walls contain windows	50 ft	28 ft	N/A
	One wall contains windows	20 ft	9 ft	
Distance Between Facing Walls of Other Residential Principal Buildings	Both walls contain windows	41 ft	27 ft	N/A
	One wall contains windows	27 ft	14 ft	
Projection into Corner Visibility Area		Not Permitted	Permitted up to 4 ft	Not Permitted
Maximum Building Height – Tower		110 feet	224 ft	No limit on building height
Maximum Building Height – Dining / Low-Rise Areas		40 feet	Up to 72 feet	N/A
Minimum Parking		108 parking spaces (a ratio standard is not provided)	45 parking spaces	0.5 spaces per dwelling unit; 0.33 per Assisted Living and Elderly Housing dwelling unit
Minimum Open Space per Dwelling Unit		250 sq ft / 125 ft for elderly units	Approx. 351 sq ft	50 sq ft with exceptions[3]

Notes

1. Specified in Use Regulations – Section 42, Table 3, Use Table, A (Residential Uses).
2. In the BD-3 zone, there must be a minimum of 15 ft of unobstructed land from the ground up on which no structures shall be located between the outer face of a building foundation wall at grade of a principal building that fronts on a street and the curb of such street – Section 43(g)(4) (Yard Regulations). Additionally, in the BD-3 District, when a mixed use or a residential principal building which is four stories or less, contains one or more windows that face a nonresidential building on the same lot, there shall be a minimum of ten feet of unobstructed land from the ground up between the nonresidential building and the residential principal building or mixed-use building. If such residential principal building or such mixed-use building faces a nonresidential building on

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an adjacent lot or faces an adjacent vacant lot, then there shall be a minimum ten-foot side or rear yard (as the case may be) on the lot on which such residential principal building or mixed-use building is located facing the adjacent lot.

3. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of usable open space per dwelling unit shall be required.

Zoning Table – Comparison of Relevant Use Regulations

Use	RH-2 in Aug 1967 *Underlying Zoning*	PDD 15	BD-3 *Proposed Zoning*
Dwelling Units	Permitted As-of-Right	Permitted As-of-Right	Permitted As-of-Right (*above ground floor*) Permitted by Special Permit (*ground floor in combination with upper story dwelling units*)
Assisted Living, Elderly and Disabled Housing	Permitted As-of-Right	Permitted As-of-Right	Permitted As-of-Right
Retail	Permitted As-of-Right (*limited to accessory use*)	Permitted As-of-Right (*PDD materials only specify ground floor use*)	Permitted As-of-Right (*majority of retail uses*)
Community Center	Permitted by Special Exception	Permitted As-of-Right	Permitted by Special Exception

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on January 27, 2026. A transcript of the hearing, meeting #1677, will be available from the City Plan Department.

PLANNING CONSIDERATIONS

Given the long history of PDD #15, it is not surprising the City's approach to land uses in this area have changed significantly since its inception. In spite of the many changes to the PDD over the years, it still codifies the autocentric redevelopment era approach to housing and mixed-use development on these parcels. Previous zoning approaches failed to capitalize on the unique location of this land adjacent to one of the busiest public transit hubs in New England, nearby many of the City's amenities and at the junction of several established neighborhoods.

This application aligns with the City's Plan of Conservation and Development, New Haven Vision 2034 (2025), the recently adopted Union Square Choice Neighborhood Transformation Plan (2025) goals in the Hill to Downtown Community Plan (2014).

NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS

The City of New Haven's Vision 2034 Comprehensive plan emphasizes the need for greater housing development city-wide. The proposed zoning amendment aligns with several goals found in the Great Places to Live focus area, which are noted below. As referenced in the applicant's narrative,

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the proposal would further Goal 7 of this focus area by greatly increasing the number of affordable housing units with long term care services. The added capacity for seniors assisted living allows more New Haven residents to age in place, embodying strategy 6.1. These efforts also support related goals in this focus area, such as promoting mixed use development. Overall, staff find the proposed amendment to be consistent with the goals of the comprehensive plan.

New Haven Vision 2034, Goals addressed by this project include:
Great Places to Live
Goal 1: Increase the number of deeply affordable housing units.
Goal 2: Increase housing supply.

- Strategy 2.2: Amend ordinances and policies to better support housing development.
- Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.

- Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Goal 6: Prevent displacement by ensuring residents can continue to live in their neighborhood of choice as housing costs rise.

- Strategy 6.1: Pursue necessary zoning amendments to promote aging in place.

Goal 7: Improve access to housing resources and support for tenants and current and prospective homeowners.

- Strategy 7.6: Encourage or prioritize projects that combine affordable housing with long-term care services, such as a Program for All-Inclusive Care for the Elderly (PACE) or state-assisted living programs to enable older residents to age in place while receiving coordinated care and services.

Choice Neighborhood Transformation Plan
The Union Square Choice Neighborhood Transformation Plan sets several goals for the revitalization of the Union Square Neighborhood. These goals were developed based on extensive community outreach and were drafted to ensure Union Square becomes a thriving, equitable, and resilient community. The goals are grouped into three categories: People, Neighborhood, and Housing. Staff have identified areas where the proposed zoning amendment aligns with the goals of the Choice Neighborhood Plan. Overall, the proposal furthers several of the housing goals in the plan by allowing greater development of the subject parcels for assisted living housing. It strengthens the neighborhood through greater density and place making, and through the development of quality affordable units. Lastly, it will generate jobs through the construction phases of the forthcoming tower, and the long term uses that will establish themselves in the mixed-use portions of the development.

People

- Goal 5: Foster job creation and economic development.

Neighborhood

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- Goal 2: Make sure the neighborhood's public places support wellness, safety, and economic mobility.
- Goal 4: Increase the supply of affordable and high-quality homes for homeowners and renters who want to stay here.

Housing

- Goal 2: Provide affordable, safe, and high-quality housing choices.
    - Strategy 2.1 Provide diverse housing options: townhouse-style homes and tall apartment buildings
- Goal 4: Offer amenities for community gatherings, social support, and recreation.
    - Strategy 4.2 Promote new housing development for all ages and family types, especially on underutilized land and at neighborhood hubs
- Goal 5: Design spaces for retail and commercial development.
- Goal 6: Housing and Neighborhood Revitalization.

Hill-to-Downtown Community Plan (Adopted November 2014)
The Hill-to-Downtown Community Plan emphasizes the need for an organic connection between the Hill Neighborhood and Downtown. This connection must be growth based, including the development of high-quality housing that accommodates a wide range of incomes, places that serve the social needs of residents, and businesses that serve economic needs of the community. All these initiatives work towards a community vision of a vibrant, walkable, mixed-use district. The intent of this application is to facilitate development of mixed use "Tower Three" designed to accommodate 150-200 assisted living dwelling units. This project would greatly increase the density of the rezoned parcels and support the assisted living community in both existing towers. In short, the proposed text and map amendments aligns with the following goals explicitly referenced in the Community Plan:

- Encourage Development of Commercial, Residential, and Retail Space in the Areas Around Union Station and within the Medical District Areas.
- Strengthen the Existing Neighborhood.
- Improve Connectivity within the District and to Downtown
- Expand the City's Tax Base

CITY CHARTER AND ZONING ORDINANCE CRITERIA

Sections(s) 181 and 182 of the Charter of The City of New Haven
The City Plan Commission finds that, based on submitted information, the proposed zoning ordinance amendment complies with Sections 181 and 182 of the Charter of the City of New Haven in that it is:

(i.) uniform for each class of buildings or structures,
(ii.) made in accordance with the comprehensive plan,
(iii.) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate

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the adequate provisions for transportation, water, sewerage, parks and other public requirements, and

(iv.) made with reasonable consideration, as to the character of the proposed district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Section 64(d)(2)c of the New Haven Zoning Ordinance
Section 64(d)(2) requires that the City Plan Commission take the following into consideration in evaluating any amendment to the text of the Zoning Ordinance and the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven:

Since the approval of the subject PDD, there has been increased need for housing throughout New Haven, especially for elderly residents seeking independent and supportive living options. The surrounding area has also been rezoned to the BD-3 zone to the northwest of these parcels as part of work to support mixed-use development between Downtown New Haven and Union Station. The mapping of the Transit-Oriented Community (TOC) zone and the adoption and mapping of the Downtown for All Overlay District in this surrounding area has further indicated a plan for increased residential and mixed-use development in support of greater housing and economic opportunity.

These parcels were once part of the BE zone (Wholesale and Distribution) and were rezoned to the RH-2 zone in the same City Plan Commission meeting (August 1967) at which these parcels were then added into PDD 15. The intent of that rezoning was to support more viable and necessary residential development in a formerly industrial part of the city. The proposed map change continues that intent and further applies different open space regulations that help maximize the development of elderly housing on this site in ways that the current PDD and underlying RH-2 zone prohibit.

b. Whether some other method or procedure under the zoning ordinance is more appropriate:

The proposed ordinance map amendment is the most appropriate method to support the development of a residential tower within this area. It reflects a continuation of abutting zoning districts that are in keeping with the City's comprehensive plan and desired development patterns.

Additionally, because this PDD includes parcels meant for two future proposed projects (Tower Three by this proponent, and Union Square by the Housing Authority of New Haven as described in report 1677-01), an amendment to the existing PDD would be insufficient as it would make it difficult for two different residential and mixed-use development projects to proceed without conflicting regulatory pathways.

c . In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the

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case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District:

The contiguous area of the proposed ordinance map amendment exceeds the required minimum at a total size of 4.5 acres.

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **approved**.

ADOPTED: January 27, 2026
Ernest Pagan
Chair

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

Docusign Envelope ID: 74DB89EC-8030-4EB8-ABFD-3A112886D9AE

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION FOR ZONING ORDINANCE MAP AMENDMENT** to change the zoning designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#l25/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS-2 (General Single Family) to RM-1 (Low Middle Density)

Submitted by: Robert Letskus, Member, Refined Living LLC

REPORT: 1674-07
ADVICE: Approval

PROJECT ADDRESS: 1439 Quinnipiac Avenue and 1445 Quinnipiac Avenue
APPLICANT: Robert Letskus, Member, Refined Living LLC
OWNERS: 1439 Quinnipiac-Kilmartin Mary A (Est), 1445- General Investment Alliance LLC Quinnipiac

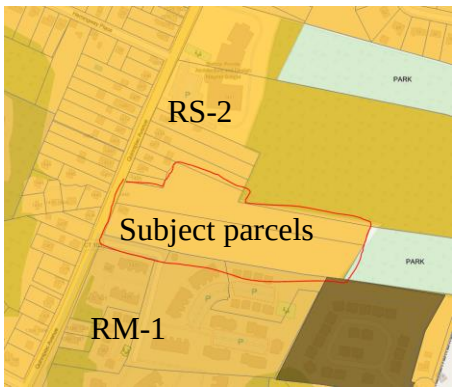
SUBMISSION

- Cover Letter
- Prior notification form
- Fiscal impact statement
- Petition
- Order
- 1439 Quinnipiac Avenue Legal Description
- 1445 Quinnipiac Avenue Legal Description
- Zoning Map Proposed change (map)
- Architectural drawings
- Architectural renderings
- Email re ownership
- Proposed project unit mix
- Filing fee

BACKGROUND

The applicant has submitted a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of two properties; 1439 Quinnipiac Avenue and 1445 Quinnipiac Avenue New Haven, CT from RS-2 (General Single Family) to RM-1 (Low Middle Density) (collectively, the "the Site"), located along the east side of Quinnipiac Avenue between its intersection with Foxon Boulevard (Rt. 80) and Foxon Hill Road. The total approximate area of the Site is 6.218 acres, and it contains two buildings used for residential housing. The properties to the south are zoned RM-l and are improved with various condominium developments. The properties to the north are RS-2 and are improved with single family housing, with Bishop Woods School approximately 7 parcels to the north. Should the petition or zoning map amendment be approved, the applicant states that they will then present a plan for development of the Site at appropriate size and scale for the RM-1 Zone. The applicant did submit renderings, architectural plans, and a unit mix for a potential development for the site, however the current application is limited to the zoning change, and any future development proposals of three or more units will come back before the City Plan Commission for Site Plan Review.

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CURRENT ZONING:
NHZO Article III, Section 12. *Section 12. - RS-2 Districts: General Single-Family.* These districts exist for the protection of areas, most of them large in size, that have been and are being developed predominantly for single-family dwellings. Accordingly, the use of land and buildings within such areas is limited to single-family detached dwellings, and to such non-residential uses as generally support and harmonize with a low-density residential area. The non-residential uses permitted in RS-2 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

PROPOSED ZONING:
NHZO Article III, Section 13. *RM-1 Districts: Low-Middle Density.* These districts exist for the protection of areas that have been and are being developed predominantly for low-middle density dwellings of various types. Accordingly, the use of land and buildings within these areas is limited in general to dwellings at a density of about 12 dwelling units per acre, and to such non-residential uses as generally support and harmonize with a middle density area. The non-residential uses permitted in RM-1 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary for the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

ZONING TABLE-Listing some differences in bulk requirements between RS-2 and RM-1.
Note that the main differences are in residential density and parking requirements.

	RS-2	**RM-1**
Building height maximum	Either 35 feet or 3 stories	Either 35 feet or 3 stories
Minimum lot size	4,000 SF	4,000 SF
Maximum building coverage/Maximum impervious coverage	Total coverage of principal and accessory buildings not to exceed 30% of lot area./Total coverage of ***building(s)*** and paved area (parking and walkways) shall not exceed 70 percent of the ***lot area.***	Total coverage of principal and accessory buildings not to exceed 30% of lot area./No limit on impervious coverage.
Parking	1 space for first bedroom, and ½ space for each additional bedroom, rounded to the next higher number if a fraction.	1 space per D.U.
Minimum yards	Front: min 25ft Rear: min 25ft	Front: min 20ft Rear: min 25ft

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	Side: one at least 8ft, one at least 12ft (8ft for corner lots)	Side: one at least 8ft, one at least 10ft (8ft for corner lots)
Maximum residential density	Single family residential, with provisions for interior conversion to additional units by variance.	Minimum lot area per dwelling unit: 3,500 sq. ft., except 2,500 sq. ft. in the case of an efficiency unit and 1,750 sq. ft. in the case of an elderly housing unit. Interior conversion at an average of one dwelling unit per 1,000 sq. ft. of gross floor area.

Comparison of Permitted Uses
The RS-2 and RM-1 zones are both residential zones intended for residential use, with varying densities permitted, as summarized in the chart above. Non-residential uses permitted as-of-right are very similar between the RS-2 and the RM-1 zones and include home occupations, daycares, some home-based office uses, religious institutions, schools and universities, cultural activities, agriculture, parks, public utilities, and healthcare uses. Uses permitted by Special Exception in the RM-1 Zone include fraternities and sororities, certain types of group homes, transition parking, temporary uses, recreation and community facilities, railroad and other rights-of-way, convenience uses as defined by NHZO Section 31, and front yard parking. Uses permitted by Special Exception in the RS-2 zone are limited to temporary uses, recreation and community facilities, railroad and other rights-of-way, and convenience uses as defined by NHZO Section 31.

In summary, a higher residential density is permitted in the RM-1 zone, and there are more uses permitted by Special Exception in the RM-1 zone than the RS-2 zone. The change in zone would not increase uses permitted as-of-right, and the Board of Zoning Appeals would continue to have purview to review, approve or deny, and place conditions on most non-residential uses.

PUBLIC HEARING
A public hearing was held on November 19, 2025. A transcript of the hearing, CPC meeting 1674, is available from the City Plan Department. No letters of written testimony were received for this item. No member of the public provided testimony at the meeting. No other testimony was presented to the commission.

PLANNING CONSIDERATIONS
The proposed zoning amendment is aligned with Vision 2034, New Haven's Comprehensive Plan (see specific strategies below) which recommends moving toward medium-density residential use in areas currently zoned as single-family. The two parcels abut an existing RM-1 zone that would be expanded with the map change. The change in zoning district would not result in a significant expansion of non-residential uses permitted as-of-right and any residential development of three units or more would require Site Plan Review by the City Plan Commission, ensuring robust review of changes to the site.

The proposed Zoning Map Amendment supports many goals of Vision 2034, New Haven's Comprehensive Plan, including:

Great Places to Live, Strategy 2.1: *Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.*
Great Places to Live, Strategy 2.2: *Amend ordinances and policies to better support housing development.*
Great Places to Live, Strategy 5.3: *Continue to support neighborhood revitalization around schools and public housing.*
Future Land Use Map, page 183, shows conversion of single-family residential areas to medium density residential areas.

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SECTIONS(S) 181 and 182 OF THE CHARTER OF THE CITY OF NEW HAVEN

The City Plan Commission finds that, based on submitted information the proposed map amendment comply with Sections 181 and 182 of the Charter of the City of New Haven in that it is (i) uniform for each class of buildings or structures, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character of the proposed RM-1 District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

SECTION 64(d)(2)c OF THE NEW HAVEN ZONING ORDINANCE

Section 64(d)(2) requires that the City Plan Commission take into consideration in evaluating any amendment to the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;

The proposed zoning map amendment responds to changes that have taken place in the Quinnipiac Meadows neighborhood, and changes in patterns of construction and land use in the city, including the great need for affordable housing and denser residential development. The Planning Considerations section of this report discusses the strong alignment with the City's Comprehensive Plan.

b. Whether some other method or procedure under the zoning ordinance is more appropriate; and

The applicant has worked with Planning Staff to determine that a zoning map amendment is appropriate for this location.

c . *In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.*

The subject parcels are adjacent to the existing RM-1 zone and will result in a 6.2 acre increase to the RM-1 zoning district which already encompasses about a third of the neighborhood.

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

ADOPTED: November 19, 2025
Ernest Pagan
Chair

ATTEST: DocuSigned by: Laura E. Brown E71FA1E41A2D4B3...
Laura E Brown
Executive Director, City Plan Department

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NEW HAVEN PARKS DEPARTMENT

DEPARTMENT OF PARKS
720 EDGEWOOD AVE
NEW HAVEN, CT 06511
PHONE: 203-946-6960
Maxwell Webster, *Director*
www.newhavenct.gov

Justin Elicker
Mayor

January 27, 2026

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

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution concerning the acceptance of a $48,750 grant from the Connecticut Department of Energy and Environmental Protection to replace the current pier at the north pond of Beaver Ponds Park with a new one that is safer.

This grant would provide for consultations with City Plan, soil and water depth surveys, permits, purchase of materials, installation, and mitigation of any alterations to the park due to construction, as well as beautifying the area prior to opening. This new pier will provide local youth with more opportunities to receive instruction on and enjoy fishing.

I urge your favorable review and action on this matter.

Very truly yours,

Signed by:
Maxwell Webster
F94AA75DD68D474...
Maxwell Webster, Director
Parks Department

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the New Haven Board of Education to enter into an agreement with Trifecta Ecosystems, under the Connecticut Department of Agriculture – CT Grown for CT Kids program, for shipping containers for High School in the Community through June 30, 2026

Submitted by: Science Supervisor

REPORT: 1680-08
ADVICE: Approval

BACKGROUND:
This request for approval by the Board of Alders would authorize an agreement with Trifecta Ecosystems – Connecticut Department of Agriculture, CT Grown for CT Kids Program for High School in the Community.

The service would support the installation of a climate-controlled shipping-container mushroom farm at a district high school located within **High School in the Community**. This innovative project is designed to provide students with authentic, hands-on learning experiences centered on agriculture, sustainability, nutrition, and entrepreneurship, while also strengthening career and technical pathways within the district.

The initiative is designed to align with the mission of High School in the Community. It aims to transform an underutilized space into a productive, revenue-generating learning environment where students engage directly in food production, environmental stewardship, and small-business operations.

The mushroom container farm will serve as a living laboratory, exposing students to modern agricultural practices—including controlled-environment agriculture, hydroponic and aquaponic systems, and traditional growing methods—while reinforcing science, technology, engineering, and math skills. Students will gain real-world experience in cultivation, data collection, quality control, logistics, and sustainability planning.

Central to this initiative is the integration of the **Weekly Harvest Micro-Business Experience**, which enables students to participate in the full farm-to-market cycle. Through this model, students will learn budgeting, marketing, workforce collaboration, and customer engagement, developing essential skills that prepare them for postsecondary education and careers in agriculture, bioscience, food systems, and entrepreneurship.

The shipping container farm would be implemented in partnership with Trifecta Ecosystems Inc., the vendor as presented. Trifecta Ecosystems, Inc. specializes in modular, controlled-environmental agriculture systems designed for educational and community-based settings.

Note: Upon investigation of this item staff learned that this project has already been implemented but ARPA funds have not yet been fully expected for related project charges. This approval is required to complete the administration of the project.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

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Economic Opportunities for All

Goal 1: Connect New Haven's workers to good jobs and economic opportunities in the City.

- Strategy 1.1: Support and expand workforce development and job placement programs and continue to coordinate with those programs to develop new training pathways.
- Strategy 1.4: Promote vocational training opportunities for local youth in New Haven's most competitive and emerging industry sectors.

Goal 2: Strengthen New Haven's position as a regional employment center by building on economic strengths across multiple sectors.

- Strategy 2.7: Enrich and contribute to innovation by supporting food-based business, craft products and cultural equity.

Climate & Ecological Connections

Goal 5: Expand farming and gardening opportunities for all.

- Strategy 5.5: Increase access to information, resources, and opportunities related to food and agriculture.

Civic Services & Experiences

Goal 10: Improve quality and use of school buildings to better meet the needs of students and the community.

- Strategy 10.3: Improve schools to better support community engagement and provide multi-use spaces.

Per the applicant, this project represents a strategic investment in workforce development, sustainability, and student engagement. By aligning innovative agricultural education with economic and community impact, the shipping-container mushroom farm advances the City's goals of expanding green workforce opportunities while creating meaningful, career-connected learning experiences for New Haven students. Authorization of the agreement with Trifecta Ecosystems would enable High School in the Community to achieve these goals.

The City Plan Commission recommends the following:

- That the applicant submit a site plan to City Plan staff for review
- That the applicant reaches out to the building department for review of building code requirements
- Clarification of whether this shipping container and associated programming is temporary or will be a permanent fixture at High School in the Community

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

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

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS authorizing the City of New Haven to apply for and accept planning support services from the Long Island Sound Resilience Planning Support Program to assist with an update to the City of New Haven Coastal Program

Submitted by: Laura Brown, Executive Director, City Plan Department

REPORT: 1680-07
ADVICE: Approval

BACKGROUND:
This request is for the Long Island Sound Resilience Planning Support Program, which is a program that provides municipalities, nonprofits, and community organizations assistance with planning for sustainability and resilience-focused projects that will benefit communities within or partially within the Long Island Sound (LIS) Coastal Boundary. The goal of this request is to obtain technical support and assistance in a full update to the New Haven Coastal Program, which was adopted in 1983 and last updated in 2006. The Coastal Program is in need of an update in order to achieve consistency with both the City's recently adopted Plan of Conservation and Development, Vision 2034, and the Connecticut Coastal Management Act and to plan for emerging challenges and opportunities.

PLANNING CONSIDERATIONS
Vision 2034, New Haven's Comprehensive Plan, includes the following goals and strategies:

Climate and Ecological Connections
Goal 6: Closely guide land use in the coastal management district, including waterfront development
- Strategy 6.2: Update the City's Coastal Program

Authorization and acceptance of the LIS Resilience Planning Support Program would enable New Haven to receive planning support services for an update to the New Haven Coastal Program at no cost to the City. If awarded, the grant is provided in the form of technical assistance and does not involve direct exchange of funds to the City of New Haven. The project is anticipated to begin in Fall 2026 if awarded.

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: March 18, 2026
Ernest Pagan
Chair

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

Docusign Envelope ID: 7E1710B0-143B-45D4-84B4-0E23B498AF5C

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP** to change the zoning designation of 249 Legion Avenue from BA and BD-2 to entirely BD-2, and to include it within the Downtown Form-Based District Overlay Zone.

Submitted by: Brenner, Saltzman & Wallman LLP, on behalf of RBU & Kids, LLC

REPORT: **1680-03**
ADVICE: **Approval**

PROJECT ADDRESSES:

- 249 Legion Avenue (MBLU: 315 1287 00101)

APPLICANT/OWNER:

- 249 Legion Avenue - RBU & Kids Real Estate, LLC

SUBMISSION:

This petition for this ordinance amendment submitted February 5, 2026 for the February 16, 2026, Board of Alders meeting. Legistar File ID: OR-2026-0007. The submission included:

- Cover Letter
- Attachment A: Petition for Zoning Map Amendment
- Attachment B: Proposed Ordinance for Zoning Map Amendment
- Attachment C: Existing and Proposed Zoning Maps
- Attachment D: Legal Description of Parcels to be Released Filing Fee

BACKGROUND AND PARCEL HISTORY

The site of the proposed zone change is a roughly 2.36 acre parcel in the West River neighborhood and bounded by Rev. Dr. Martain Luther King Jr. Boulevard to the north, 149 Legion Avenue to the east, Legion Avenue to the south, and Orchard Street to the west. The parcel is in the general business (BA) district with BD-2 zoned parcels to the east and RM-2 zoned parcels to the north and south.

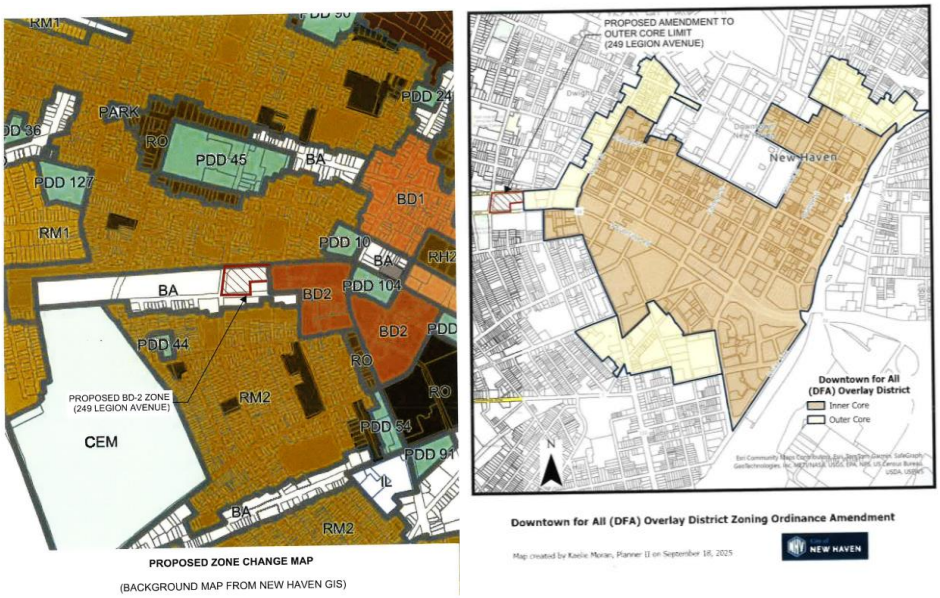


Figure 1. Proposed Zoning Map and Overlay Boundary

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Previous CPC Actions at 249 Legion Avenue:

- **CPC 1492-05A2:** Administrative Site Plan Review for changes to entry of Rite Aid
- **CPC 1529-20:** Site Plan Review for changes to approved site plan from restaurant to child day care facility in a BA/BD-2 zones.
- **CPC 1529-20A1:** Administrative Site Plan Review for minor changes to approved site plan for child daycare.

PROPOSED ZONING – BD-2 District— Central Business/Medical District

The applicant proposes to rezone the subject parcel from BA to BD-2.

As stated in Article V, Section 41 of the New Haven Zoning Ordinance, the BD-2 Zoning districts "*Includes appropriate areas in and around the city's hospitals and medical centers having high density medical institutional uses including hospitals, clinical, laboratory or bioscience research space, patient care medical offices, and supportive accessory uses, with pedestrian-friendly ground floor retail uses in some buildings. The district allows intensive use of land for such uses subject to site plan approval to further the city's policy of encouraging dense development of institutional uses within concentrated areas in and around the Central Business District while maintaining a human-scale streetscape. It is the purpose of these regulations to allow such intensity of hospital, medical, research and medical institutional uses in combination with street-level retail uses encouraging pedestrian connections between the medical areas and adjacent neighborhoods and business districts, and to exclude uses which are incompatible with or would have a negative effect upon the functioning of hospital, medical and research and medical institutional uses.*"

Zoning Table – Comparison of Bulk, Yard, Density, and Parking Regulations

This table demonstrates the differences between the existing BA zone and the proposed BD-2 zone.

Standard	BA *Existing Zoning*	BD-2 *Proposed Zoning*
Maximum Gross Floor Area (Floor Area Ratio – FAR)	2.0	6.0[1]
Maximum Building Height	No direct limit on building height	Shall not exceed 200 feet with provision[2]
Maximum Building Coverage	No direct limit on building coverage	No direct limit on building coverage
Minimum Front Yard	No front yard requirement	No front yard requirement
Minimum Side Yard	None, with exceptions[2]	None, with exceptions[3]
Minimum Rear Yard	**10 ft** for a building wall having an average height of 30 ft or less **1 ft for each 3 ft** of average height for a building wall having an average height of more than 30 feet	**10 ft** for a building wall having an average height of 30 ft or less **1 ft for each 3 ft** of average height for a building wall having an average height of more than 30 feet
Minimum Usable Open Space per Dwelling Unit	No minimum	50 sq ft with provision[4]
Minimum Common Amenity Space per Dwelling Unit	No minimum	50 sq ft

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Notes

1. Where a lot in a BD-2 District abuts a residence district along a rear or side lot line, the maximum permitted **FAR** is 2.5.
2. With regard to **maximum building height** a building shall be entitled ten feet of additional height if such building is registered as a Leadership in Energy and Environmental Design (LEED)-certified building for new commercial construction and major renovation projects, as established by the United States Green Building Council, or an equivalent standard, and the owner or applicant certifies its good faith intent to achieve such standard.
3. Except that in any case where a **side yard** is actually provided such side yard shall be required to be not less than five feet for a building wall having an average height of 20 feet or less, and not less than one foot for each four feet of average height for a building wall having an average height of more than 20 feet. (Section 43(h)(2)).
4. If any point on the lot upon which the mixed-use building or the residential principal building is situated is located within a 1,000-foot radius of publicly accessible usable open space, then a minimum of 25 square feet of **usable open space** per dwelling unit shall be required.

PUBLIC HEARING

A Public Hearing was held by the City Plan Commission on March 18, 2026. A transcript of the hearing, meeting #1680, is available from the City Plan Department.

No members of the public spoke in favor or opposition to the item. No written testimony was received at the time of the hearing. The commission asked if alders from the wards in and around the site were contacted regarding this item. Attorney Danielle Bercury responded that efforts have been made to make contact, but formal discussion has yet to happen. She stated that they will reach out to President Walk-Meyers and Alder Hubbard about this proposal.

PLANNING CONSIDERATIONS

REZONE TO BD-2

Staff find the rezoning of the subject parcel from BA to BD-2 to be appropriate for this section of the city. The rezoning anticipates future redevelopment for a mixed-use project including existing and proposed ground floor retail. The BA zone, while similar to BD-2 in the allowed uses and yard requirements, is less permissive in terms of the allowed bulk of structures. Rezoning would offer greater flexibility in the scale of a development by increasing the base Floor Area Ratio (FAR) from 2.0 to 6.0. While the BD-2 district was not originally imagined for high-density residential use, the adjacent residential areas to the north, and the development of The Suites at Yale and the Cambria Hotel east of this lot indicate that the zone may be more suitable and appropriate for accommodating needed non-medical uses such as lodging and housing.

- "**Business D-2 Districts—Central Business/Medical.** This district Includes appropriate areas in and around the city's hospitals and medical centers having high density medical institutional uses including hospitals, clinical, laboratory or bioscience research space, patient care medical offices, and supportive accessory uses, with **pedestrian-friendly ground floor retail uses in some buildings.** The district allows intensive use of land for such uses subject to site plan approval to further the city's policy of encouraging dense development of institutional uses within concentrated areas in and around the Central Business District while maintaining a human-scale streetscape. It is the purpose of these regulations to allow such intensity of hospital, medical, research and medical

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institutional uses in combination with **street-level retail uses encouraging pedestrian connections between the medical areas and adjacent neighborhoods and business districts,** and to exclude uses which are incompatible with or would have a negative effect upon the functioning of hospital, medical and research and medical institutional uses."

DOWNTOWN FOR ALL OVERLAY ZONE

The parcel is appropriate for inclusion into the Downtown for All Overlay due to the overlay's prioritization of higher density residential construction, and the density allowances it offers. 249 Legion Avenue is within the "High-Density Mixed Use" area of the Vision 2034 Future Land Use Map, which supports this change as the area is envisioned for higher density residential and mixed-use development. The DFA Overlay aligns with this goal by easing unit requirements and prioritizing greater residential density. **NOTE: Because the DFA Overlay is currently being appealed related to the boundary of the adopted overlay district, expansion of the DFA at this time is not recommended until that appeal has been settled, even if this proposal indicates consistency with the overlay's goals.**

- DFA Overlay "**Purpose:** The purpose of the creation of this Overlay District is to address challenges associated with the housing supply shortage and affordability in New Haven by reducing regulatory barriers to development in the Downtown. Limitations presented by Zoning including FAR limits, density, open space and amenity requirements create regulatory hurdles that restrict development. Incentivizing new and higher density construction in areas with existing transit infrastructure will increase housing opportunities, drive down costs, and increase Downtown vibrancy."

COMPREHENSIVE PLAN CONSISTENCY

Given the goals of this rezoning, staff find the proposal to be consistent with the Vision 2034 Comprehensive Plan. The rezoning particularly aligns with the Great Places to Live focus area of the plan, which include the following goals:

- **Goal 1: Increase the number of deeply affordable housing units.**
  - **Strategy 1.2:** Prioritize the development of housing units affordable to households at or below 30% of Area Median Income (AMI) in development of mixed-income housing.
- **Goal 2: Increase housing supply.**
  - **Strategy 2.1:** Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
  - **Strategy 2.2:** Amend ordinances and policies to better support housing development
- **Goal 4: Transform empty and run-down properties into affordable housing and other community resources.**
  - **Strategy 4.3:** Strengthen partnerships with housing developers and community organizations for property rehabilitation.
- **Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.**
  - **Strategy 5.4:** Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Lastly, as stated above, rezoning this property for residential and mixed-use development is in line with the Future Land Use Map of Vision 2034 (p. 183-185) which highlights this area as a future "High-Density Mixed-Use" area:

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- **"High-Density Mixed-Use:** These areas, including New Haven's downtown and Science Park, are vibrant, high- density areas that function as the City's central business district, cultural hub, and institutional centers. These areas feature a **mix of office, retail, civic, and entertainment uses, along with high-density residential development, including residential and mixed-use buildings.** They are well-served by a robust transportation network, including local and regional transit, access to larger public spaces, and pedestrian and bike-friendly streets, making these areas the most accessible and connected parts of the City."

FINDINGS AND ADVICE

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 64(d)(2) of the New Haven Zoning Ordinance and should be **Approved**.

ADOPTED: March 18, 2026 **ATTEST:** DocuSigned by: Laura E. Brown E71FA1E41A27483...

Ernest Pagan
Chair

Laura E Brown
Executive Director, Plan Department