

LCI Board Meeting Minutes
April 24, 2024 (Via Zoom)

PRESENT: Hon. Evelyn Rodriguez, Addie Kimbrough, Seth Poole, John Russo, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff)

Absent: Hon. Richard Furlow, Taneha Edwards

Meeting called to order at 6:05 P.M.

Roll call of members

Review of LCI Board meeting minutes from February 28, 2024. A motion to approve was made by Seth Poole, seconded Addie Kimbrough, roll call of members was taken, approved unanimously.

New Business

54 Greenwood Street

Evan told the Board this is a non-profit sliver lot sale to MT. Calvary Hold Church of America, Inc. The applicant owns an adjacent church, and their emergency exit door opens to this parcel. The Church is in the process of opening a daycare and needs this parcel. The Church was planning to utilize this lot as a play-space, but now they will likely utilize this parcel as an entry way and drop-off area for the daycare. The lot is very small at 1280 square feet so it's not suitable for development. Non-profits pay \$1.00 per square foot for sliver lots. The church approached the City about purchasing this lot many years ago but the City was previously seeking to sell the land at fair market value under the disposition guidelines. LCI has been advised by the Office of Corporation Counsel to treat churches as non-profit organizations under a federal law called RLUIPA. The other adjacent property along Legion Avenue already has off-street parking so LCI didn't offer to split the parcel. Given the history of the property LCI felt it was appropriate to sell this entire parcel to the applicant. Addie Kimbrough asked if we would sell the property at the price listed in their letter from 2019? Evan said no, we would be utilizing the Board of Alder pricing for non-profits which is \$1.00 per square foot. Alder Rodriguez asked if given that a business use will occur, was it correct to be offering non-profit pricing? Evan said the lot is sold to the property owner, not the business operator, the property owner is a non-profit, so the correct pricing is being utilized.

A motion was made by John Russo to approve the item, seconded by Alder Rodriguez, roll call was taken, approved unanimously.

400 Legion Avenue

Evan told the Board this sliver lot sale is also proposed to be sold to MT. Calvary Hold Church of America, Inc. This parcel has been under the control of the church for about 20 years. Evan noted we have seen many sales where the adjacent property owner has had possession of City owned lots for many years. The lot is paved and fenced, and utilized as a parking lot. The church thought they already owned this parcel. It recently came to their attention that this lot is City owned. The church has maintained this parcel for

decades. LCI looked at developing a residential structure at this location. LCI determined that Legion Avenue is a busy street and a residential use was not the best option given the history of this parcel and the RLUIPA law. Evan noted there isn't off-street parking on Legion Avenue and keeping this parcel as a parking lot was appropriate. The applicant will pay \$1.00 per square foot as a non-profit. Addie Kimbrough noted this lot currently serves as the entryway for the church. The fencing and paving have been installed by the church. The Church serves the community by doing food and clothing giveaways. Alder Rodriguez noted the letter provided by the church from 2019 which highlights the positivity the church brings to the community. Seth noted that he grew up in this area and the fact that the church does a lot for the community, it's important to ensure that they have parking.

A motion was made by Seth Poole to approve the item, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

21 Haven Street

Evan told the Board this is a sliver lot sale to an adjacent owner occupant at \$0.25 per square foot in a CD-eligible area for a purchase price of \$871.25. The applicant has had possession of this lot for many years, the lot is utilized as a side-yard and for off-street parking. LCI didn't offer to split this parcel because the other adjacent property already has a large lot with almost 80' of frontage. The applicant has a small parcel, and this lot is not conducive to residential development because of its size. Evan noted that if we did develop a house on this parcel, it would be a tight fit. It is appropriate to sell this sliver lot and consistent with our sliver lot sales. Seth noted that the street view of the property shows that a curb cut is already in place for this parcel.

A motion was made by Seth Poole to approve the item, seconded by John Russo, roll call was taken, approved unanimously.

Seth told the Board that members should review the PAD Guidelines prior to further discussion. Seth wants to have a full Board prior to acting. Seth also wants to wait until the Board vacancies are filled to hold nominations.

PAD Guidelines / Motion to amend
Item passed over / No action taken.

LCI election of officers
Item passed over / No action taken.

A motion to adjourn was made by Seth Poole, seconded by Addie Kimbrough, all were in favor.

Meeting adjourned 6:34 PM

PAD MEETING MINUTES
March 20, 2024

PRESENT: Hon. Anna Festa, BoA; Hon. Kampton Singh, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan; Evan Trachten, LCI; Clay Williams, Business Development; Tamara Kirby, Tax Office
Guests: Nora Grace Flood

Meeting called to order at 3:01 P.M.

Roll Call of Members

The PAD minutes from December 20, 2023 were reviewed. A motion was made by Alder Festa to approve, seconded by Steve Fontana, approved (Tamara Kirby abstained).

New Business

54 Greenwood Street

Evan told the committee the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc. as well as a parcel at 400 Legion Avenue. The applicant has been utilizing both lots for almost 20 years. The parcel at 54 Greenwood Street will be utilized as an emergency exit area and as a play area, they have an emergency exit door at this lot. The church is also in the process of opening a daycare. There is a letter in the file from 2019, the church wanted to purchase the lot, but the sale didn't proceed because the City wanted to receive fair market value and the applicant offered \$1.00 per square foot. Sometime ago, LCI was advised by Corporation Counsel that a law called RLUIPA treats churches as non-profit organizations. Sliver lot sales to non-profits are sold at \$1.00 per square foot. This parcel is 1,280 square feet. LCI didn't offer the lot at 54 Greenwood to the other adjacent property owner because they have a driveway and off-street parking, and because of the location of the applicant's emergency exit door. LCI also sees a community benefit by selling the lot to the applicant because they will be creating a daycare that will serve the community. Evan noted that it costs the City money to maintain this lot, cutting the grass and shoveling snow, and dealing with illegal dumping, was well as liability exposure.

Alder Festa asked if the adjacent homeowner was approached? Evan said no and told the committee the plan was always to sell this lot to the applicant because their emergency exit door opens to this location, as well as the other reasons previously stated, there is a long history of the applicant trying to acquire this parcel and we are finally at the committee level. The adjacent property hasn't shown any interest in acquiring the parcel. Steve Fontana expressed concerns about making sure the playground use would not obstruct the emergency exit. Steve would like to add a condition to make sure the parcel is used safely and serves an exit. Alder Singh agreed that adding the language was appropriate. Evan also noted that he called Alder Hurt to discuss this sale and he was supportive of the sale and the future daycare use.

A motion was made by Steve Fontana to approve the item with the condition that this parcel serve as an emergency exit and if any other use occurs (play space) the fire egress must be preserved, seconded by Clay Williams, roll call was taken, approved unanimously.

400 Legion Avenue

Evan told the committee the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc at nonprofit pricing at \$1.00 per square foot. The applicant has been utilizing this parcel as a parking lot for almost 20 years. The applicant paved this lot many years ago and has been maintaining it. It recently came to the attention of the applicant that the City was the owner of this parcel. The applicant is developing a daycare and needs this lot. The applicant's primary entry door faces this parcel. Historically, LCI cleans-up of the facts on the ground by selling sliver lots when we come across a similar situation where the adjacent property owner has been maintaining the property. Evan noted the lot is 39' by 109' and 4,436 square feet. Evan said there isn't parking on Legion Avenue and the applicant has been a good neighbor.

Evan said he didn't think it would make sense to build a house at this location and take the lot away given the lack of parking and history with the parcel and applicant. Alder Festa asked about the front entry to the Church, Evan said it's about half-way down the side of the building along the parking lot. Alder Festa asked about the property line and noted the GIS map shows the structure over the property line. Evan said the GIS map system has some issues and is slated to be updated in April. Evan said the structure sits on the property line and basically has a zero-lot line. Alder Festa acknowledged the need for additional housing but also the need to serve our neighbors, the applicant has been a good neighbor.

A motion was made by Clay Williams to approve the disposition, seconded by Steve Fontana, roll call was taken, approved unanimously.

21 Haven Street

Evan told the committee that this is another sliver lot sale. The applicant Mr. Medeiros is an owner occupant. Owner occupants pay \$0.25 per square foot in this CD eligible area, the parcel is 3485 square feet, so the purchase price is \$871.25. Evan called Alder Cupo about this sale and she supported it. The applicant has been maintaining this lot for many years. The applicant thought she already owned the parcel. LCI didn't offer to split this lot because the other abutting property owner has a large lot with 78' of frontage. The applicant has a small lot, and this lot will increase their yard area and provide off-street parking. The applicant has been maintaining the lot.

A motion was made by Alder Festa to approve the disposition, seconded by Clay Williams, roll call was taken, approved unanimously.

Open Discussion

Evan told the committee the City recently did an RFP to sell a few vacant lots. Evan expects these to come before the PAD Committee in the near future. Evan may request a Special meeting to get the process going.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30 P.M.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**RE: 21 HAVEN STREET.**
MBLU: 174 0747 00500

Disposition of sliver lot at 21 Haven Street to adjacent owner occupant. The property will be used as driveway and side-yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1649-08
ADVICE: Approve**PROJECT SUMMARY:**

Applicant(s): Elizabeth Medeiros
Price: \$871.25
Site: 3,485 SF
Zone: RM-2
Use: Side-yard, driveway
Financing:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) 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

The City of New Haven proposes to dispose of the 3,485 square foot sliver lot at 21 Haven Street to the owner-occupant at the adjacent property 25 Haven Street. The owner will pay \$0.25 per square foot. The total purchase is \$871.25. The purpose of the land will be for additional yard area and a driveway. There is an existing curb cut to enter the lot. The sliver lot is on Haven Street between two residential properties. The single-family property at 19 Haven Street on the other side of the sliver lot has a large existing side yard. Under current zoning requirements, housing development is not possible on the sliver lot. The applicant has been maintaining the lot and the Alder, Alder Cupo, is in support of the disposition.

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:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design”**
- **“Enhance the quality of the housing stock”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

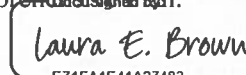
The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: April 17, 2024
Leslie Radcliffe
Chair

ATTEST:  April 21, 2024 | 1:49 PM EDT
E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 400 LEGION AVENUE.
MBLUS: 314 0155 01500

Disposition of a sliver lot to a non-profit to be utilized as a side-yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1649-10
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): MT Calvary Holy Church of America, Inc.
Price: \$4,436
Site: 4,436 SF
Zone: BA
Use: Sliver lot to be utilized as a parking area.
Financing:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City’s Livable City Initiative Bureau (LCI) regarding the disposition of several vacant lots. 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

the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc at nonprofit pricing at \$1.00 per square foot. The applicant has been utilizing this parcel as a parking lot for almost 20 years. The applicant paved this lot many years ago and has been maintaining it. It recently came to the attention of the applicant that the City was the owner of this parcel. Historically, in similar situations, LCI will sell sliver lots where the adjacent property owner has been maintaining the property. The applicant is developing a daycare and needs this lot. The applicant’s primary entry door faces this parcel. The front entry to the Church is about half-way down the side of the building along the parking lot. The Church sits on the property line and has nearly a zero-lot line. The sliver lot is 39’ by 109’ and 4,436 square feet. There is no parking on Legion Avenue and the applicant has been a good neighbor. During the PAD meeting on March 20, 2024, Evan said he didn’t think it would make sense to build a house at this location and take the lot away given the lack of parking in the area and history between the parcel and applicant. During the same meeting, Alder Festa acknowledged the need for additional housing but also the need to serve our neighbors, and the applicant has been a good neighbor.

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.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Encourage neighborhood stability.”**

RECOMMENDATIONS

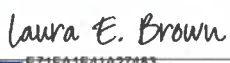
The Commission makes the following recommendations for the proposed disposition:

- Provide open space.
- Enable and encourage the use of yards and shared space for community gardens and composting.
- Allow for better stewardship to avoid blight.

ADVICE:

To approve with recommendations based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: April 17, 2024
Leslie Radcliffe
Chair

DocuSigned by:
 April 21, 2024 | 1:49 PM EDT
 ATTEST: _____
 E71FA1E41A27463
 Laura E Brown
 Executive Director, City Plan Department

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](http://www.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 54 GREENWOOD STREET.
MBLUS: 314 0155 01800

Disposition of a sliver lot to a local non-profit to be utilized as a side-yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1649-09
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	MT Calvary Holy Church of America, Inc.
Price:	\$1,280
Site:	1,280 SF
Zone:	BA
Use:	Sliver lot to be utilized as a side-yard area for an existing emergency exit and a play-space area.
Financing:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

This request comes from the City’s Livable City Initiative Bureau (LCI) regarding the disposition of several vacant lots. 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

the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc. as well as a parcel at 400 Legion Avenue. The applicant has been utilizing both lots for almost 20 years. The parcel at 54 Greenwood Street will be utilized as an emergency exit area and as a play area, they have an emergency exit door at this lot. The church is also in the process of opening a daycare. The church wanted to purchase the lot in 2019, but the sale did not proceed because the City wanted to receive fair market value. LCI was later advised that a law called the Religious Land Use and Institutionalized Persons Act (RLUIPA) treats churches as non-profit organizations. Sliver lot sales to non-profits are sold at \$1.00 per square foot and this parcel is 1,280 square feet. LCI did not offer the lot at 54 Greenwood to the other adjacent property owner because they have a driveway and off-street parking, and because of the location of the applicant’s emergency exit door. LCI also sees a community benefit by selling the lot to the applicant because they will be creating a daycare that will serve the community.

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.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Encourage neighborhood stability.”**

RECOMMENDATIONS

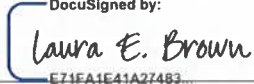
The Commission makes the following recommendations for the proposed disposition:

- Provide open space.
- Enable and encourage the use of yards and shared space for community gardens and composting.
- Allow for better stewardship to avoid blight.

ADVICE:

To approve with recommendations based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: April 17, 2024
Leslie Radcliffe
Chair

ATTEST:  April 21, 2024 | 1:49 PM E
DocuSigned by:
E71FA1E41A27483
 Laura E Brown
 Executive Director, City Plan Department

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

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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)
X	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: May 8, 2024

Meeting Submitted For: May 20, 2024

Regular or Suspension Agenda: Regular

Submitted By: _____

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 54 GREENWOOD STREET TO MT CALVARY HOLY CHURCH OF AMERICA, INC FOR \$1280.00; (2) THE DISPOSITION OF 400 LE AVENUE TO MT CALVARY HOLY CHURCH OF AMERICA, INC. FOR \$4,436.00; (4) 21 HAVEN STREET TO ELIZABETH MEDEIROS FOR \$871.25.00

Comments: _____

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call (203) 946-7670 or email bmONTALVO@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
54 Greenwood Street		314 0155 01800	BA	3	Sliver lot	NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$4,300	N/A	N/A	\$ 4,300		32' X 41'	1280 Total Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 4,300	Vision	10/1/2022	Non-profit	\$1.00 per Sq./Ft.	NA	\$1,280

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
MT Calvary Holy Church of America, Inc. 392 Legion Avenue New Haven CT 06510			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/11/2024	Staff	Current

Proposal: The City of New Haven proposes to dispose of a sliver lot to a local non-profit to be utilized as a side-yard area.

General discussion: The City of New Haven proposes to dispose of a sliver lot at 54 Greenwood Street to MT Calvary Holy Church of God, Inc to be used as a side-yard area. An emergency exit from the adjacent property opens onto this parcel.

Owner Occupancy? N/A

Prepared by: *Em Jenkins* Date 3/11/2024 Concurred by: *J. M. [Signature]* Date 3/11/2024

Committee	Date	Action
PAD	3/20/2024	Parcel must be utilized for emergency egress if also being utilized as play-space
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: **February 13, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of sliver lot at 54 Greenwood Street to MT Calvary Holy Church of America, Inc. The lot will be utilized as a side-yard area for an existing emergency exist and a play-space area.

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.

Property Location 54 GREENWOOD ST Map ID 314/ 0155/ 01800/ / Bldg Name State Use 9030
 Vision ID 20019 Account # 314 0155 01800 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 3/11/2024 10:24:07 A

CURRENT OWNER					TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT						
CITY OF NEW HAVEN									Description	Code	Appraised	Assessed							
165 CHURCH ST									EX COM LN	21	4,300	3,010	VISION						
NEW HAVEN CT 06510					SUPPLEMENTAL DATA				Total										
GIS ID 20019					Assoc Pid#				Total										
RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN					5700 0117	07-20-2000	U	I		0 1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
											2023	21	3,010	2022	21	3,010	2021	21	3,010
											Total				3,010	3,010	3,010		
EXEMPTIONS					OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
Total					0.00					Appraised Bldg Value (Card)				0					
										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				0					
										Appraised Land Value (Bldg)				4,300					
										Special Land Value				3,010					
										Total Appraised Parcel Value				4,300					
										Valuation Method				C					
										Total Appraised Parcel Value				4,300					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purposl/Result					
104987	12-14-1995	DE	Demolish	0		100			03-30-2004	WI			14	Quality Cntrl					
									07-11-2001	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	903V	MUNICIPAL MD	BA	0		1,280 SF	35.75	1.00000	X	0.15	Y	0.620	UNB		1.0000	3.32	4,300		
Total Card Land Units						1,280 SF	Parcel Total Land Area						0	Total Land Value			4,300		

Property Location 54 GREENWOOD ST

Map ID 314/ 0155/ 01800/ /

Bldg Name

State Use 9030

Vision ID 20019

Account # 314 0155 01800

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10 24 09 A

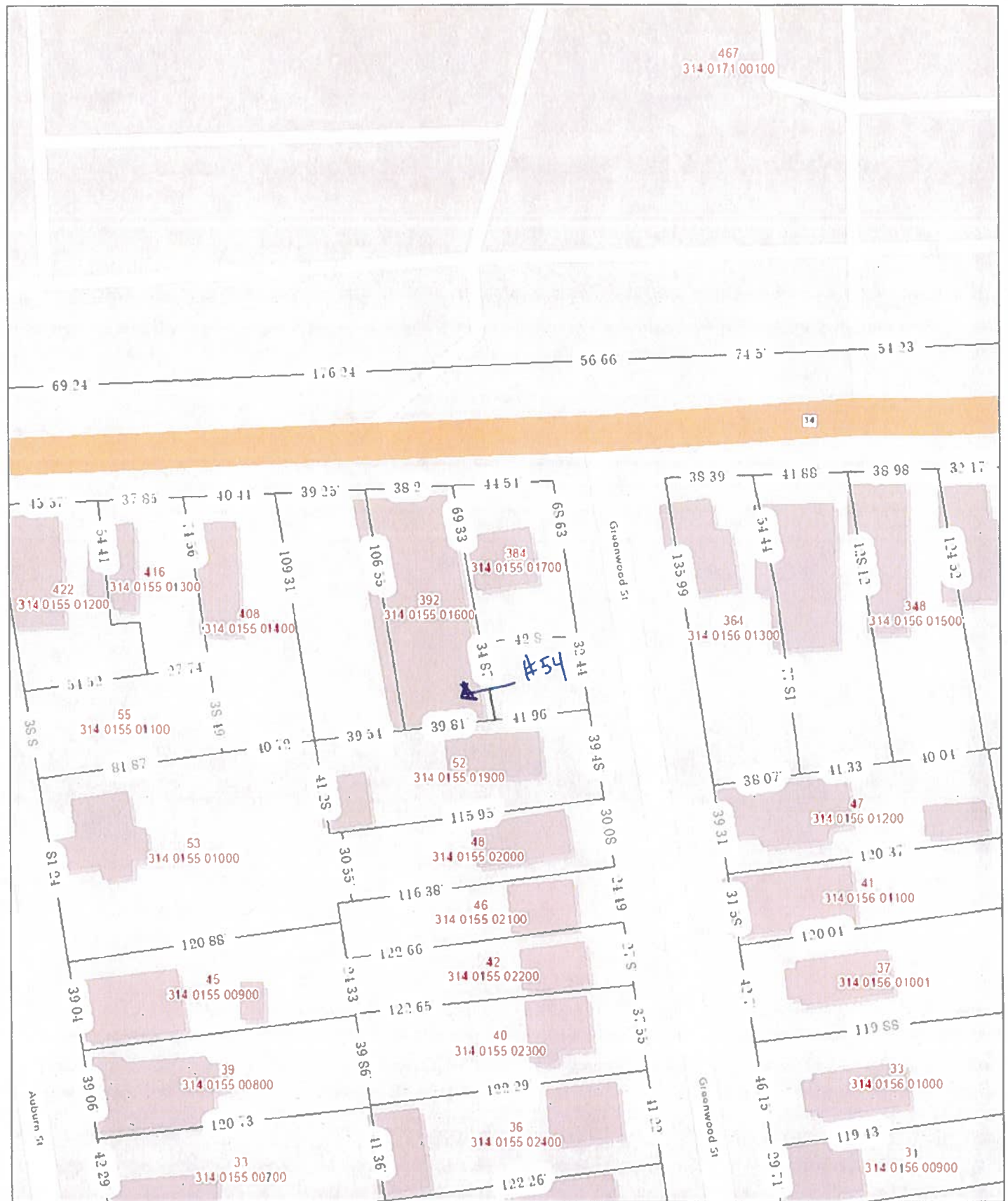
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade					
Stones					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
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					

CONDO DATA			
Parcel Id	C	Owne	
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			

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





12/15/2023, 3 11 27 PM

1636



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54 Greenwood Street / Sliver lot sale





392 LEGION AVENUE
P.O. Box # 7694
NEW HAVEN, CT 06519

T (203) 785-1253
F (203) 785-1258
E info@mcRevivalCenter.org

Elder Daniel B. Bland, Sr. Pastor

www.mcRevivalCenter.org

March 25th, 2019

Evan Trachten
165 Church Street, 3rd Floor
New Haven, CT 06510

Re: Goodwood Street

Dear Mr. Trachten:

Mount Calvary Holy Church Revival Center has been charged with an ongoing assignment to be a positive influence in the New Haven community. To work towards fulfilling this obligation, we would like to solidify and secure the secondary exit from the building, in case of an emergency. When the inquiry was made regarding this small piece of property, it was our understanding that it was being reserved for our church, when we were in a better financial position to purchase it. We are aware that this a "business rated" parcel. However, we are also aware that the church does not qualify under this rating.

Therefore, we are asking that you consider our offer of \$1,750 as we are a small and growing congregation anxious to move forward. Consider this an investment into a budding future. It is imperative that we make some expansion adjustments if we are to be an effective influence in this community.

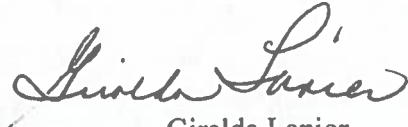
If you have any further questions or concerns, please feel free to contact me at (203) 645-2838. Otherwise, we shall await your instructions on how we should address the check for this property. Remember to Invest in "God's plan" is never a bad move!

We look forward to a positive response from you.

Sincerely,



Daniel B. Bland
Senior Pastor



Giralda Lanier
Director of Christian Education

2019 Celebrating 47 years of Faith, Favor, Family, & Fellowship

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
400 Legion Avenue		314 0155 01500	BA	3	Sliver lot	NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$52,700	N/A	\$8,200 (Paving)	\$ 60,900	\$42,630		39' X 109'	4,436 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 60,900	Vision	10/1/20 22	Non-profit	\$1.00 per Sq./Ft.	NA	\$4,436

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
MT Calvary Holy Church of America, Inc. 392 Legion Avenue New Haven CT 06510			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/11/2024	Staff	Current
Proposal: The City of New Haven proposes to dispose of a sliver lot to a non-profit to be utilized as a side-yard area.			
General discussion: The City of New Haven proposes to dispose of a sliver lot at 400 Legion Avenue Greenwood Street to MT Calvary Holy Church of God, Inc., to be used as a parking area. The applicant has been maintaining this lot for many years and paved the lot many years ago.			
Owner Occupancy? N/A			

Prepared by: Emm J... Date: 3/11/2024 Concurred by: [Signature] Date: 3/11/24

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: **February 13, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of sliver lot at 400 Legion Avenue to MT Calvary Holy Church of America, Inc. The lot will be utilized as a parking area. The applicant has been utilizing this lot for many years.

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.

Property Location 400 LEGION AV
 Vision ID 20016

Account # 314 0155 01500

Map ID 314/ 0155/ 01500/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 9030

Print Date 3/11/2024 10:25:00 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT						
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed							
165 CHURCH ST						EX COM LN	21	52,700	36,890	VISION						
NEW HAVEN CT 06510						EX COM CN	24	8,200	5,740							
SUPPLEMENTAL DATA																
Alt Prcl ID		I/E REPO		TAX DIST												
WARD 03		GIS PROP		Assoc Pid#												
TAXABLE																
CENSUS 1406																
BLOCK 4002																
QUERY G																
GIS ID 20016																
						Total		60,900	42,630							
RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)										
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
5327 0188	06-18-1998	U	I		0 1	2023	21	36,890	2022	21	36,890	2021	21	36,890		
4652 0075	09-22-1993	U	I	17,000			24	5,740		24	5,740		24	5,740		
						Total		42,630	Total		42,630	Total		42,630		
EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
Y																
NOTES																
PARKING FOR MT CALVARY HOLY CHURCH																
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
106192	04-04-1997	DE	Demolish	0		100		DEMOLISH BLDG	02-15-2011	TMM	03		94	Vacant with Outbuilding		
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	BA	0		4.436 SF	19.17	1.00000	X	1.00	Y	0.620		1.0000	11.89	52,700
Total Card Land Units						4.436 SF	Parcel Total Land Area 0						Total Land Value		52,700	

Property Location 400 LEGION AV

Map ID 314/ 0155/ 01500/ /

Bldg Name

State Use 9030

Vision ID 20016

Account # 314 0155 01500

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10:25:01 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	94	Outbuildings			
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:					

CONDO DATA			
Parcel Id		C	Owne
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			

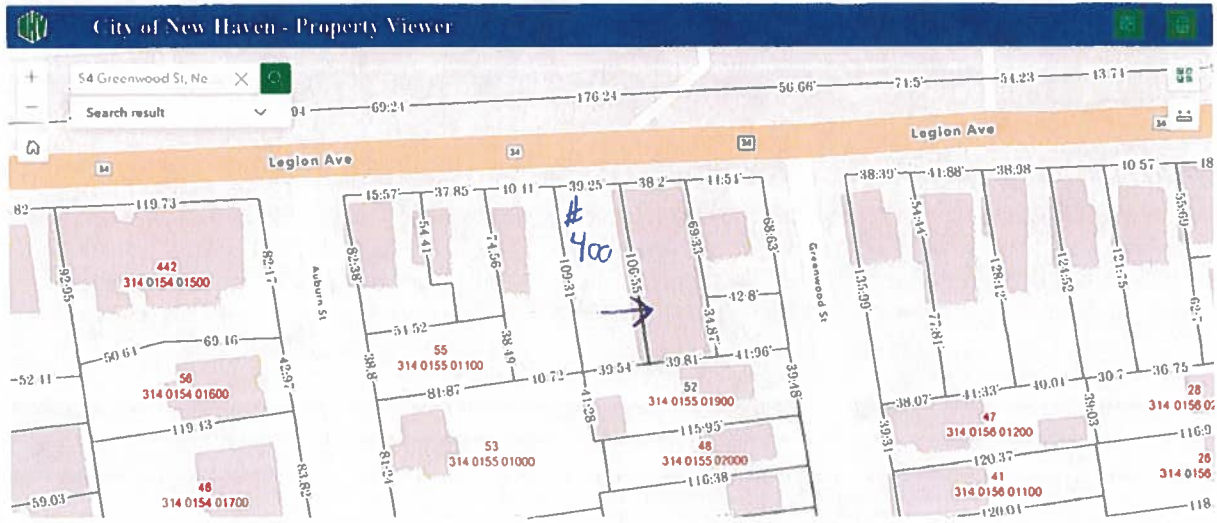
No Sketch

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
PAV1	PAVING-ASP	L	4,000	4.10	2011	A	50	03	1.00	8,200

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



400 Legion Avenue / Sale of Sliver lot



400 Legion Avenue / Sliver lot sale



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
21 Haven Street		174 0737 00500	RM-2	8	Sliver lot	NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$55,100	N/A	N/A	\$55,100	\$38,570		36' X 100'	3485 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 55,100	Vision	10/1/2022	Sliver lot to owner occupant / CD Area	\$0.25 per Sq./Ft.	NA	\$871.25

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Elizabeth Medeiros 25 Haven Street New Haven CT 06513			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/11/2024	Staff	Current
Proposal: The City of New Haven proposes to dispose of a sliver lot to the adjacent owner occupant.			
General discussion: The City of New Haven proposes to dispose of a sliver lot at 21 Haven Street to the adjacent owner occupant at 25 Haven Street. The property will be utilized as a driveway and side yard area.			
Owner Occupancy? N/A			
Prepared by: Date 3/11/2024		Concurred by: Date 3/11/24	

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Ellen Cupo 8th Ward

DATE: **February 13, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of sliver lot at 21 Haven Street to adjacent property owner. The property will be utilized as a driveway and side yard.

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.

Property Location 21 HAVEN ST

Map ID 174/ 0737/ 00500/ /

Bldg Name

State Use 9030

Vision ID 9822

Account # 174 0737 00500

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10 23 04 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT						
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed							
165 CHURCH ST						EX COM LN	21	55,100	38,570	VISION						
NEW HAVEN CT 06510		SUPPLEMENTAL DATA														
GIS ID 9822		Alt Prcl ID WARD 08 TAXABLE CENSUS 1423 BLOCK 1001 QUERY G GIS ID 9822	I/E REPO TAX DIST GIS PROP		Assoc Pid#	Total		55,100	38,570							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN NALLEY ANNE G		6552 0003 2893 0114	09-16-2003 02-03-1981	U	V	7,300 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	21	38,570	2022	21	38,570	2021	21	38,570
								Total		38,570	Total		38,570	Total		38,570
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY							
			0.00						Appraised Bldg Value (Card) 0							
Total								Appraised Xf (B) Value (Bldg) 0								
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 0								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Land Value (Bldg) 55,100											
1100	FAIR HAVEN S				Special Land Value 38,570											
NOTES								Total Appraised Parcel Value 55,100								
								Valuation Method C								
								Total Appraised Parcel Value 55,100								
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									05-18-2011	JW1	04		70	Field Review		
									11-24-2010	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		3,485 SF	14.38	1.00000	5	1.00	1100	1.100		1.0000	15.82	55,100
Total Card Land Units						3,485 SF	Parcel Total Land Area						0	Total Land Value		55,100

Property Location 21 HAVEN ST

Map ID 174/ 0737/ 00500/ /

Bldg Name

State Use 9030

Vision ID 9822

Account # 174 0737 00500

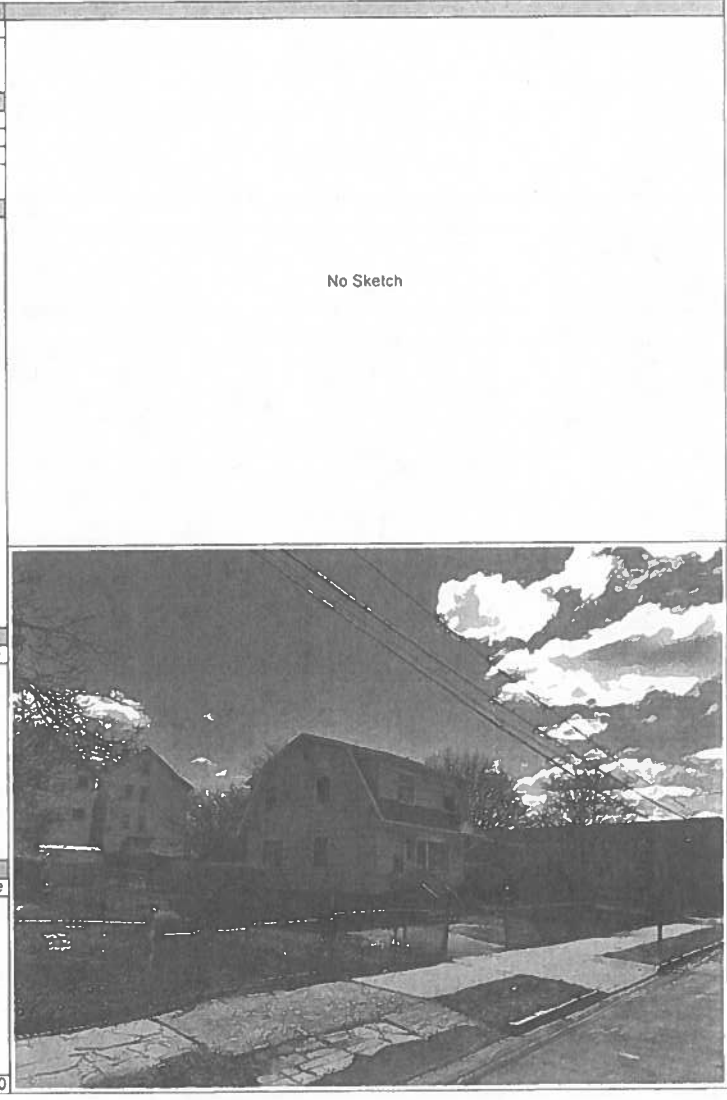
Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10:23:05 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																																																																																																																																																																							
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No Sketch

21 Haven Street / Sliver lot sale to 25 Haven Street





**BUREAU OF PURCHASES
CITY OF NEW HAVEN**

200 Orange Street, New Haven, Connecticut 06510

Telephone (203) 946-8201

Facsimile (203) 946-8206

NON-COLLUSION AFFIDAVIT

**(INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH THE CITY
OF NEW HAVEN)**

1. Personally appeared, L. Satchell who being duly sworn, deposes and says that: MT. Calvary Hlch
 1. I am over the age of eighteen and I understand the obligation of an oath. FKA Church of America Inc
 2. I am the Trustee of Revival Church that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

SCHEDULE "A"

Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A" by each number. **Applicant's signature must appear on this schedule.**

- 10. N/A
- 11. N/A
- 12. N/A
- 13. N/A
- 14. N/A



Affiant Signature

8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.

9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.

10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.

11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.

12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.

13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.

14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

Sonetta Satchell
Affiant Name:

STATE OF CONNECTICUT)
 in *Hartford CT*)
COUNTY OF NEW HAVEN)

in *Hartford*
ss: New Haven , 2024

Personally appeared *Sonetta Satchell* of *Revival Church* who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this *8th* day of *March*, *2022*.
2024

C. LeBlanc
Commissioner of the Superior Court
Notary Public
My commission expires on: **CARLI M. LEBLANC**
NOTARY PUBLIC
My Commission Expires Aug. 31, 2028

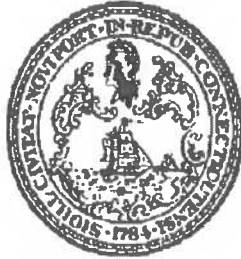
THE CITY OF NEW HAVEN

BUREAU OF PURCHASES

200 Orange Street
Room 401

New Haven, Connecticut 06510
(203) 946-8201 - FAX (203) 946-8206

Justin Elicker
Mayor



Purchasing Agent

DISCLOSURE & CERTIFICATION AFFIDAVIT OF OUTSTANDING OBLIGATIONS TO THE CITY OF NEW HAVEN

For the purposes of this Disclosure of Outstanding Financial Obligations, the following definitions apply:

- (a) "Contract" means any Public Contract as defined below.
- (b) "Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
- (c) "Public Contract" means any agreement or formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
- (d) "City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven.

State of Connecticut
County of Hartford SS.

Loretta Satchell, being first duly sworn, deposes and says that:

1. I am (circle one) owner, partner, officer, representative, agent or of Reverend Church, the Contractor that has submitted the attached agreement. FKA MT Calvary Holy Church of America, Inc
2. I am fully informed respecting the preparation and contents of the attached Agreement and of all pertinent circumstances respecting such Agreement;
3. That as a person desiring to contract with the City (check all that apply):
 - The Contractor and each owner, partner, officer, representative, agent or affiliate of the Contractor has filed a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.
 - Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor are required to file a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42
 - Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, owes back taxes to the City of New Haven
 - Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, has any other outstanding obligations to the City of New Haven
 - The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor owes back taxes and has executed an agreement, satisfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement shall be attached, and incorporated herein by reference.

4. The following list is a list of the names of all persons affiliated with the business of the Contractor, if none state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1	N/A			
2				
3				
4				
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7				

5. That as a person desiring to contract with the City:

- (a) The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure, if none, state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1	N/A			
2				
3				
4				
5				
6				

- (b) The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Organization Name	Address	Type of Ownership		
1	N/A			
2				
3				
4				
5				
6				

- (c) The following persons possess an ownership interest in the Contractor. If the Contractor is a corporation, list all of the officers of the corporation and the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock, if none, state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	DOB	Stock %	
1	N/A			
2				
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- (d) Of the following of the affiliates, individuals or business entities identified in this affidavit, list each that owns, owned, or within one (1) year prior to the date of this disclosure has owned, taxable property situated in the City of New Haven, if none state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	Affiliated Company (if none state NONE)	Address	DOB
1	N/A			
2				
3				
4				
5				

FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
AS TO ALL AFFILIATES:	AS TO ALL AFFILIATES:
<input type="checkbox"/> NO AFFILIATES LISTED	<input checked="" type="checkbox"/> NO AFFILIATES LISTED
<input checked="" type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>Lisa M</u> TAX COLLECTOR	BY: <u>[Signature]</u> ASSESSOR

VENDOR NAME	Revival Church FKA MT Calvary Holy Church of America, Inc.
VENDOR ADDRESS	818 Tyvola Street Charlotte, NC 28217
VENDOR TELEPHONE /FAX	
SOLICITATION NUMBER	
DEPARTMENT	
DEPARTMENT CONTACT	
TELEPHONE	
SOLICITATION /AGREEMENT TITLE	



**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

**NON-COLLUSION AFFIDAVIT
(INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH THE CITY
OF NEW HAVEN)**

1. Personally appeared, Elizabeth Medeiros who being duly sworn, deposes and says that:
 1. I am over the age of eighteen and I understand the obligation of an oath.
 2. I am the owner of 25-27 Haven St that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment,

work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.

9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.

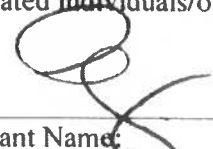
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.

11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.

12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.

13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.

14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.



Affiant Name:

STATE OF CONNECTICUT)

ss: New Haven 19th Dec, 2023

COUNTY OF NEW HAVEN)

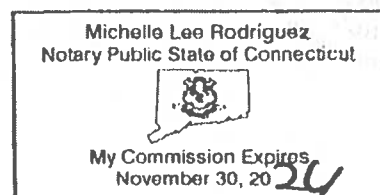
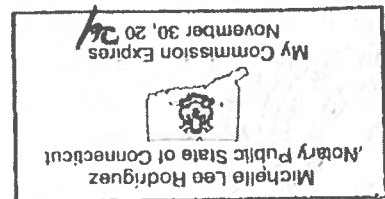
Personally appeared Elizabeth Goncalves Medeiros of New Haven who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 19th day of Dec, 2023



Commissioner of the Superior Court

Notary Public

My commission expires on:



SCHEDULE "A"

Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A" by each number. **Applicant's signature must appear on this schedule.**

10. n/a

11. n/a

12. n/a

13. n/a

14. n/a



Affiant Signature

THE CITY OF NEW HAVEN

BUREAU OF PURCHASES

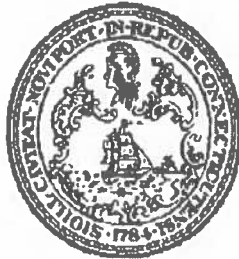
200 Orange Street

Room 401

New Haven, Connecticut 06510

(203) 946-8201 - FAX (203) 946-8206

Justin Elicker
Mayor



Purchasing Agent

DISCLOSURE & CERTIFICATION AFFIDAVIT OF OUTSTANDING OBLIGATIONS TO THE CITY OF NEW HAVEN

For the purposes of this Disclosure of Outstanding Financial Obligations, the following definitions apply:

- (a) "Contract" means any Public Contract as defined below.
- (b) "Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
- (c) "Public Contract" means any agreement or formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
- (d) "City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven.

State of Connecticut

County of New Haven

SS.

Elizabeth Medeiros, being first duly sworn, deposes and says that:

1. I am (circle one) owner partner, officer, representative, agent or _____ of _____, the Contractor that has submitted the attached agreement.
(Contractor's name)
2. I am fully informed respecting the preparation and contents of the attached Agreement and of all pertinent circumstances respecting such Agreement,
3. That as a person desiring to contract with the City (check all that apply):
 The Contractor and each owner, partner, officer, representative, agent or affiliate of the Contractor has filed a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.
 Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor are required to file a list of taxable personal property with the City of New Haven for the most recent grand list, as required by Conn. Gen. Stat. §12-42.
 Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, owes back taxes to the City of New Haven.
 Neither the Contractor nor any owner, partner, officer, representative, agent or affiliate of the Contractor either directly or through a lease agreement, has any other outstanding obligations to the City of New Haven.
 The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor owes back taxes and has executed an agreement, satisfactory to the tax collector, to pay said back taxes in installment payments and the payments under said agreement are not in default. The agreement shall be attached, and incorporated herein by reference.

4. The following list is a list of the names of all persons affiliated with the business of the Contractor, if none state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1	N/A			
2				
3				
4				
5				
6				
7				

5. That as a person desiring to contract with the City:

(a) The Contractor or an owner, partner, officer, representative, agent or affiliate of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure, if none, state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	Affiliated Company (if none state NONE)	Service or Material	DOB
1	N/A			
2				
3				
4				
5				
6				

(b) The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Organization Name	Address	Type of Ownership		
1				
2	N/A			
3				
4				
5				
6				

(c) The following persons possess an ownership interest in the Contractor. If the Contractor is a corporation, list all of the officers of the corporation and the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock, if none, state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	DOB	Stock %	
1	N/A			
2				
3				
4				
5				
6				
7				

(d) Of the following of the affiliates, individuals or business entities identified in this affidavit, list each that owns, owned, or within one (1) year prior to the date of this disclosure has owned, taxable property situated in the City of New Haven, if none state none. Use additional sheet if necessary (Must be on company letterhead and notarized):

Name	Title	Affiliated Company (if none state NONE)	Address	DOB
1	N/A			
2				
3				
4				
5				

(e) If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is incorporated or is registered to conduct such business; and the address of its principal place of business, if none, state none:

TRADE NAME	PLACE OF INCORPORATION/REGISTRY	PRINCIPAL PLACE OF BUSINESS
1	N/A	
2		
3		
4		
5		
6		

I hereby certify that the statements set forth above are true and complete, and I understand that any incorrect information or omission of information from this affidavit may result in the immediate termination of the Contractor's agreement with the City of New Haven.

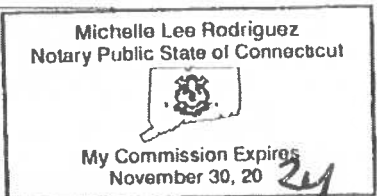
(Signed) _____

Title: _____

Subscribed and sworn to before me this 19th day of Dec, 2023

Notary Public
(Title)

My commission expires 11/30/2024



This Form Must be Notarized

FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
AS TO ALL AFFILIATES:	AS TO ALL AFFILIATES:
<input type="checkbox"/> NO AFFILIATES LISTED	<input checked="" type="checkbox"/> NO AFFILIATES LISTED
<input checked="" type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>Lisa M</u> TAX COLLECTOR	BY: <u>[Signature]</u> ASSESSOR