

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 the 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>

- 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

2025 JAN 20 10:27
NEW HAVEN
CITY CLERKS OFFICE
RECEIVED

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

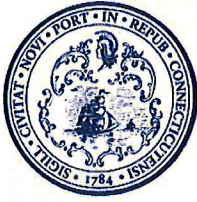
Following the votes, Erica Carr provided updates on the 13 properties approved in December (9 for the Land Bank and 4 for Neighborhood Housing Services), noting they will go to City Plan Commission tonight to be voted on.

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.



Justin Elicker
Mayor

CITY OF NEW HAVEN
LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090



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.
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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
\$33,000 \$50,000	N/A	N/A	\$33,000 \$50,000	\$23,100 \$35,000		40' X 100' 53' X 61'
						Total sq. ft.
						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

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kampton Singh 5 th Ward Hon. Tyisha Walker-Myers 23 rd 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: *Eric Carr* 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		

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





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

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element Cd Description							
Style: 99 Model: 00 Grade: Vacant Land Stories: Vacant										
CONDO DATA										
Occupancy			Own							
Exterior Wall 1			B							
Exterior Wall 2			S							
Roof Structure:			Factor%							
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Fir 1										
Interior Fir 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms			0							
Total Bthrms:			0							
Total Half Baths			0							
Total Xtra Fixtrs			0							
Total Rooms:			0							
Bath Style:			1							
Kitchen Style:										
Interior Conditio										
Fin Bsmnt Area										
Fin Bsmnt Qual										
NBHD Code										
COST / MARKET VALUATION										
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
Trend Factor			1							
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 Bit	Cond.	Cd	% Gd	Grade	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	0				

No Sketch



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





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
