



Arlevia Samuel
Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

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CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli

*Economic Development
Administrator*

October 3, 2022

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Re: Acquisition of 44 Brewster Street and 173 Ivy Street

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Alder's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's acquisition and disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel
Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: October 7, 2022

Meeting Submitted For: October 17, 2022

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Samuel

Title of Legislation: **ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING
THE ACQUISITION OF 44 BREWSTER STREET AND 173 IVY
STREET**

Comments Permission per Board of Alders Order:
Acquisition of 44 Brewster Street and 173 Ivy Street

Coordinator's Signature: MPL

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR ACQUISITION

October 17, 2022

ADDRESS	Type	Price	Owner	USE	WARD
44 Brewster Street and 173 Ivy Street	Acquisition	Up to \$150,000 as a friendly acquisition, or at a cost established by the Court if utilizing eminent domain	Brack Poitier	The City of New Haven proposes to acquire this vacant land to be used for the Board of Education's relocation of Adult Education at 188 Bassett Street. This land will be used for parking. The City may acquire the property for a sum not to exceed \$150,000 by way of a friendly acquisition, or utilize any and all tools available to the City of New Haven including and up to eminent domain to take the property for school purposes	20

ORDER APPROVING THE ACQUISITION OF 44 BREWSTER STREET AND 173 IVY STREET BY THE CITY OF NEW HAVEN AS A FRIENDLY ACQUISITION FOR A SUM NOT TO EXCEED \$150,000.00 OR UTILIZE ANY AND ALL TOOLS AVAILABLE TO THE CITY OF NEW HAVEN INCLUDING AND UP TO EMINENT TO TAKE THE PROPERTY FOR SCHOOL PURPOSES

BE IT ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated October 17, 2022 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009; and

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

BE IT FURTHER ORDERED that this Order will expire and be of no further force and effect twelve months from the date of passage of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.

LIST OF PROPERTIES PROPOSED FOR ACQUISITION

October 17, 2022

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**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: October 17, 2022

FROM: Livable City Initiative Property Division

SUBMISSION ITEM: FISCAL IMPACT STATEMENT

ORDER APPROVING THE ACQUISITION OF 44 BREWSTER STREET AND 173 IVY STREET BY THE CITY OF NEW HAVEN AS A FRIENDLY ACQUISITION FOR A SUM NOT TO EXCEED \$150,000.00 OR UTILIZE ANY AND ALL TOOLS AVAILABLE TO THE CITY OF NEW HAVEN INCLUDING AND UP TO EMINENT TO TAKE THE PROPERTY FOR SCHOOL PURPOSES

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item</u> <u>Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense				(TBD by Board of Education)
3. Annual				

II. List Revenues:

- 1. One-time
- 2. Annual:

Other Comments:

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **44 BREWSTER STREET, 173 IVY STREET.**
 (MBLUs: 290 0478 01100, 290 0478 02500).
 Acquisition of two vacant lots to be used in conjunction with 188 Bassett Street. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1616-07**
ADVICE: **Approval with recommendations**

PROJECT SUMMARY:

Applicant(s): City of New Haven/Livable City Initiative
Price: up to \$150,000 (Offered Acquisition Price)
Site: 30,170 square feet
Zone: RM-2
Use: Parking
Financing:
Subsidy:
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 acquisition of two 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 seeks to buy the subject property(ies) to create surface parking lots associated with the City-owned commercial building at 188 Bassett Street. Generally speaking, this acquisition will benefit the neighborhood by eliminating blight. It will also give the City site control and enhance the City's existing asset at 188 Bassett Street. In August 2022 the Board of Education voted to move the New Haven Adult Education Center to 188 Bassett Street. The properties proposed for acquisition would provide additional parking for the Adult Education Center. Essentially, the LCI Board of Directors seeks guidance as to whether this proposed acquisition is in accordance with the Comprehensive Plan.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- **"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.
- Improve access to education and training opportunities for New Haven residents

ADVICE:

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

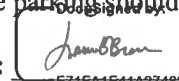
RECOMMENDATIONS:

Based on the location in a residential neighborhood and proximity to the Farmington Canal path, the Commission emphasizes the importance of making every effort to ensure the proposed parking lot is compatible with the surrounding area and makes the following recommendations:

- The lot should be landscaped such that it is less visible from the right of way and provides views of greenery from the street and the Farmington Canal path. Existing trees and landscaping should be preserved.
- The lot should be brought into compliance with NHZO Section 60-Stormwater Management and Section 60.2-Reflective Heat Impact. The Commission recommends addressing the Section 60.2 reflectivity requirements through shade as much as possible.
- Covered bicycle parking for employees at the Bassett Street site should be provided on site. If the site will be open to the public (non-gated) additional bicycle parking should be provided for Farming Canal users.

ADOPTED: September 21, 2022
Leslie Radcliffe
Chair

ATTEST:


E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

September 28, 2022 | 9:39 AM EDT

PAD MEETING MINUTES
August 17, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office;

Guest: Allen McCollum

Meeting called to order at 3:11 PM

A motion to approve the PAD minutes from July 20, 2022 was made by Clay Williams, seconded by Steve Fontana, minutes approved unanimously.

New Business

44 Brewster Street and 173 Ivy Street Acquisition

Evan told the committee the City is proposing to acquire these lots for up to \$150,000 to be used in conjunction with 188 Bassett Street which is a City owned building. The City is planning to move Adult Education to 188 Bassett Street and needs more parking. The City is still negotiating the purchase price with the owner. Evan reached out to Alder Avshalom-Smith and he supports the acquisition. Alder Antunes asked if Evan had talked to the Board of Education because he heard they didn't want to move to this site. Evan has not discussed this with the Board of Education.

Evan told the committee that if Adult Education does not move to this site, the acquisition of this land will still benefit the City because 188 Bassett Street needs additional parking. The City has acquisition funds for the land. There are federal funds to support the renovation of 188 Bassett Street for the Adult Education project. Alder Festa asked who is the owner? Evan said Brack Poitier is the owner. Steve asked about 218 Bassett St, does the City have rights to park there? Evan didn't know. Alder Antunes asked, if the plan didn't happen, would the City have 2 building lots? Evan said the City would have a 30,000 square foot lot to develop. The imputed value of the lot is more than our proposed purchase price. Evan thinks this is a good investment and we need to gain site control. The properties are in tax foreclosure and all taxes will be paid by the seller at closing. Evan believes the land is worth about \$6 per square foot and the lot is 30,000 square feet. Evan said eminent domain was an option, but the City preferred to do a friendly acquisition. We are trying to tee this up, the deal isn't set as of now. If we had a land bank, we might be able to purchase the property at a foreclosure sale. Alder Festa asked, what if we had a land bank? Steve told the committee the Board of Alders would establish rules for the land bank and a process to acquire properties. Steve said this is a smart acquisition and will enhance the value of 188 Bassett Street. It makes the site more attractive and this is a great opportunity in terms of an economic development opportunity. It was noted this will save the City money in the long run by not leasing a site for Adult Education.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously

48 Grant Street Unit #2, 39 Grant Street, 239 Ella Grasso Blvd, 0 Plymouth Street

Evan told the committee this proposal was before the PAD Committee last month, but we added an additional piece at 39 Grant Street. There was also a notice issue in the previous agenda, the buyers name was incorrectly listed. LCI has been in discussion with the applicant for

several months about this project. The City owns a condominium unit that represents 22% of the building at 48 Grant Street, the applicant owns the other unit that is 78% of the structure. The City owned unit previously housed a Hill Health wellness program that is no longer on site. The City is proposing to sell the condo unit along with vacant land at 39 Grant Street, 239 Ella Grasso and 0 Plymouth Street for \$350,000. The City will also release liens on the building that total \$113,690. The liens on the building predate the applicant's ownership of this site. The applicant will redevelop this site with residential units and the inclusionary zoning ordinance will apply to this project. There are some initial conceptual drawings and planned phases to this project. Evan asked the developer Allen McCollum to go into detail.

Allen McCollum told the committee he plans to rehabilitate the existing structure as senior housing for the most part. The project will be done in phases. In phase one the existing structure will be rehabilitated. He is hoping to make this a "green" project and that will be a great asset to the community. The project will make this area more residential and less industrial. In future phases, new construction is proposed and there are several options for further development.

Evan told the committee it is a great opportunity for the City to get out of the building. The development can be a PDD or go through the zoning process. PAD would be signing off on the sale and a full review of the redevelopment will occur by City Plan and, or, the BoA in the future.

Clay Williams asked what will 39 Grant Street be used for? Allen told the committee it will be open space with seating and lighting. Alder Festa asked for clarification about the use as mostly senior housing, what level of affordability? Allen said it will be between 5% affordable and 20% affordable. Alder Festa also asked about the lien? Evan said the City conducted a demolition and several repairs years ago when Hill Health as the occupant of our unit. The lien predates Allen's ownership. The City made repairs so Hill Health could stay in the building, normally a tenant would pay for the repairs but because the program benefited the public, the City stepped in to assist Hill Health. Alder Festa wanted to make sure a development occurred. Allen assured the committee a development would occur. Allen will assume full responsibility. Evan said over the last 10 years LCI has a good track record of making sure projects move forward. This development will enhance the area which is currently blighted and put the properties back on the tax roll.

Alder Antunes noted this isn't senior housing for 65 and over, this is for 50 and over. Alder Antunes noted there were some problems with 50 and over housing at other sites across the City. Evan summarized the proposal; sell these parcels for \$350,000 and release all liens, the site will be redeveloped in phases starting with the existing structure. The ground floor may remain a business use. The property will be back on the tax rolls. The property will be subject to inclusionary zoning. Alder Antunes asked if any of the buildings will be razed? Allen said no.

A motion was made by Clay Williams, seconded by Alder Festa roll call was taken, approved unanimously

139 Frank Street

Evan told the committee LCI is proposing to sell a strip of a sliver lot to Bavaro Properties, Inc. who owns 141 Frank Street. They do not have any off-street parking. The City owns two lots, 137 and 139 Frank Street. After we chop off 12 feet of 139 Frank Street the remaining lot at 137-139 Frank Street will have 54 feet of frontage and 116 feet of depth. LCI plans to sell the remaining lot to Neighborhood Housing Services as a building lot. The buyer will pay \$1.50 per square foot as a non-owner-occupant. There are two houses at 141 Frank Street and the occupants will greatly benefit from having off-street parking. Nate wanted to confirm a building lot will result when combining the remaining portion of 139 Frank Street with 137 Frank Street. Evan confirmed a building lot would exist after a portion of the lot is sold. **A motion was made by Alder Antunes, seconded by Nate Hougrand, roll call was taken, approved unanimously**

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since his last update in July. LCI was preparing to submit proposed changes for committee review at the beginning of 2022. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alders via the PAD process contained the Emergency Order. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur but due to other more pressing matters where hasn't been any movement.

More information will be shared in the future. This item will remain on our agenda. The proposed changes are minimal.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor.

Meeting Adjourned 3:49 P.M.

LCI Board Meeting Minutes
September 28, 2022 (Via Zoom)

PRESENT: Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Arlevia Samuel (Executive Director), Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)

Absent: Patricia Brett

Guests: None

Meeting called to order at 6:01 P.M.

**Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago
Nadine Horton, Seth Poole**

Review of LCI Board meeting minutes from August 24, 2022. A motion to approve was made by Nadine Horton, seconded by Alder Santiago, roll call of members was taken, approved unanimously.

New Business

44 Brewster Street and 173 Ivy Street

Evan told the Board the City of New Haven proposes to acquire 44 Brewster Street and 173 Ivy Street for the Board of Education. The Board of Education plans to move "Adult Education" to a city-owned building at 188 Bassett Street and this land is needed for parking. LCI has engaged the owner and sent an offer to the owner for \$150,000. Evan received a call from attorney Wendy Clarke who represents the owner Brack Poitier and informed Evan that the owner is being opportunistic and is asking for \$300,000 plus forgiveness of approximately \$68,000 of back taxes. The properties are currently in tax foreclosure. LCI would like the Board to authorize the City to acquire this property and give us the ability to utilize all of our tools, up to and including eminent domain. This land was previously leased to be used with 188 Bassett Street.

Evan noted the court has updated appraisals of this land and the total value of the site is valued at \$80,000 (\$40,000 per parcel). The date of the appraisals is September 28, 2022. LCI will continue to engage the owner to acquire this land as a friendly acquisition. The Board of Education will cover the cost of the acquisition. Attorney Pinto noted we need specific language to authorize this acquisition if we utilize eminent domain.

Nadine asked if the owner does not want to sell this land does that stop the development? Evan told the Board the City can utilize eminent domain and take the property as a last resort; a judge will decide the fair market value if it ends up as a taking (just compensation). City staff believe our offer of \$150,000 is a fair number given the court appraisals. The city hired appraisers but this project is time sensitive, so we are moving this forward while our appraisals are pending. The City does not have the ability to purchase this property at a foreclosure sale if an auction were to occur.

Seth asked about what period of tax delinquency does \$68,000 represent? Evan went to the court website and opened the complaint. The years of non-payment are from 2013 forward. The lot is currently overgrown and has several vehicles on-site. The site is an odd shape and the parcels do not have the typical shape of adjacent parcels which would make residential development more challenging. The shape also impacts the value. The site is currently blighted with overgrown vegetation and junked vehicles.

Evan noted the City Plan Advisory supports the acquisition and recommends approval and suggests landscaping to buffer this site from the Canal Line as well of compliance with storm water management and heat island regulations. Bicycle parking is also noted in the report. This acquisition will allow the Board of Education to stop leasing a site to host the current Adult Education center.

Alder Santiago asked about how long the City waits to foreclosure on a taxpayer and why is this time sensitive? Evan said he doesn't work for the tax office but from what he has seen if you miss multiple payments and don't enter into a payment plan, a foreclosure action is likely started by the City of New Haven. Evan said the Board of Education needs site control and plans to apply for State funding. Alder Santiago asked if this is an eminent domain taking, what is the maximum cost to the City? Evan said the court would make the determination about value. Attorney Pinto noted there is no guarantee of a strict foreclosure so there would be a foreclosure by sale if the foreclosure moves forward. Alder Santiago asked if eminent domain would stop the foreclosure sale process. Attorney Pinto said yes. The City can't dictate a maximum acquisition cost because the court will decide the value if it was an eminent domain taking.

A motion was made by Alder Santiago to acquire the property in an amount not to exceed \$150,000 as a friendly acquisition, and also authorize the acquisition to take the property for school purposes and to utilize any and all tools available to the City of New Haven including and up to eminent domain at fair market value as determined by the judge, seconded by Nadine Horton, roll call as taken, approved unanimously.

Old Business / Discussion

Seth opened the discussion by reminding the Board that we have been planning to discuss the role and responsibility of the LCI Board. Nadine reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Nadine will check the minutes because she doesn't remember the exact topic off hand because it has been a several months since this topic was mentioned.

Seth mentioned community blight and the Board helping to enforce the ordinance. Seth noted that complaints occur at community management teams. Can the Board help staff enforce the regulations based on complaints? Evan noted that historically the Board has not been involved in enforcement matters, but the Board has open communication with staff. We want to hear from the Board about any concerns within the realm of LCI. Seth mentioned 570 Winthrop Avenue, the "cat house". Evan told the Board the City acquired this property via foreclosure and it's city-owned. The property has been sitting and hasn't been turned around quickly. Evan believes that Beulah submitted an application to purchase the property, but the former alder didn't support the sale. Alder Abdusabor wanted the neighbors to be able to purchase the property. Seth noted the property is open to the elements and racoons have taken over the structure. Seth asked how this issue can be addressed? Evan said the issue should be brought to the Neighborhood Specialist and they would work with LCI staff to resolve this issue. Arlevia told the Board we slacked on this and there is on excuse for this situation. Arlevia said she will escalate this issue and have Frank D'Amore immediately resolve this issue.

Nadine said we would like to see an organizational chart. Nadine does not want to micromanage staff, she wanted clarification about the power of LCI. Nadine noted that Paul the Neighborhood Specialist has been great. Nadine wants residents to know which department is responsible for certain issues. Arlevia said residents call LCI about all issues. LCI is doing more to interact with the community so they know what we do. LCI does monthly outreach and is expanding this outreach via social media and on-site community events. Arlevia will share a presentation about what LCI does in the future. Seth would like to see the workflow in this format. Arlevia has been discussing increasing blight foreclosures with Attorney Pinto.

Seth noted the Whalley Avenue corridor could use two neighborhood specialists because of issues. Arlevia noted that she asked for more Neighborhood Specialists in the last budget, but that request wasn't approved. Arlevia is pairing Housing Code staff with the Neighborhood Specialists to address issues in each neighborhood. Nadine said to feel free to bring any ideas to the Board and they will bring it to the community. Alder Furlow noted some alders have issues with their Neighborhood Specialist. Alder Furlow and the alders support the work of LCI and the Neighborhood Specialists, but it wasn't possible during the last budget cycle to add more Neighborhood Specialists. Alder Furlow is happy to discuss this topic with Arlevia. The alders fully support Director Samuel.

Alder Santiago asked if the acquisition item should go the Board of Alders via Unanimous Consent (UC). Attorney Pinto noted LCI items come to the Board from the PAD process as a second read. Evan mentioned sending the items via the Suspension Agenda. Staff will follow up with the second floor.

A motion to adjourn was made by Alder Furlow, seconded by Alder Santiago. Roll call was taken, approved unanimously.

Meeting adjourned 6:56PM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION
Acquisition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
44 Brewster Street 173 Ivy Street		290-0478-01100 290-0478-02500	RM-2	20	Vacant land	N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$77,100	NA	NA	\$77,100		126' X 140'	17,860
\$74,800			\$74,800		52' X 140'	12,310
			Total \$151,900			30,170 sq./ft.
						Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$151,900	Vision	10/1/21	Acquisition	Up to \$150,000	(TBD)	Up to \$150,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
City of New Haven / Livable City Initiative 165 Church Street 3 rd Floor New Haven CT 06510			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/10/2022	Staff	Current
Proposal: The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire vacant land to be used in conjunction with 188 Bassett Street. The acquisition will allow the City to develop 188 Bassett Street in the future.			
General discussion The City of New Haven owns a commercial building at 188 Bassett Street. The parcels at 46 Brewster Street and 173 Ivy Street were previously used as parking for the structure at 188 Bassett Street. By acquiring these parcels, the City will gain site control. In the future this land will likely be used for parking.			
Owner Occupancy N/A			

Prepared by: *Emm J...* Date 8/11/2022 Concurred by: *J...* Date 8/11/22

Committee	Date	Action
PAD	8/17/2022	
City Plan	9/21/2022	
L.C.I.	9/28/2022	
Board of Alders	10/17/2022	

PRIOR NOTIFICATION FORM

**NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERS**

TO (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: **August 10, 2022**

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone 946-8373

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

LCI proposes the acquisition of 44 Brewster Street and 173 Ivy Street. The City will utilize this land in conjunction with the redevelopment of 188 Bassett Street.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

CURRENT OWNER		TOPO		UTILITIES		STRY / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
POITIER BRACK & BATTER NATHANIEL 400 GOODRICH ST HAMDEN CT 06517		GIS ID 17893		3077 0290 07-20-1983		V		0		Code Assessed		6093 NEW HAVEN, CT	
SUPPLEMENTAL DATA		Assoc Pict#		SALE PRICE VC		Year Code		Assessed Year		Code Assessed		Code Assessed	
TAX DIST		17893		0		2021 2-1		37,940 2021		2-1		37,940	
TAX DIST		17893		0		2021 2-5		16,030 2020		2-5		16,030	
TAX DIST		17893		0		Total		53,970		Total		53,970	

RECORD OF OWNERSHIP																																
POITIER BRACK & BATTER																																
<table border="1"> <tr> <th>Year</th> <th>Code</th> <th>Description</th> <th>Amount</th> <th>Number</th> <th>Amount</th> <th>Comm Int</th> </tr> <tr> <td colspan="7">OTHER ASSESSMENTS</td> </tr> <tr> <td colspan="7">Total 0.00</td> </tr> </table>												Year	Code	Description	Amount	Number	Amount	Comm Int	OTHER ASSESSMENTS							Total 0.00						
Year	Code	Description	Amount	Number	Amount	Comm Int																										
OTHER ASSESSMENTS																																
Total 0.00																																

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total 0.00			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	
1600	NEWHALLVILLE	Batch	

VACANT LAND/OUTBUILDING		NOTES	
PARKING LOT		Total Appraised Parcel Value 77,100	

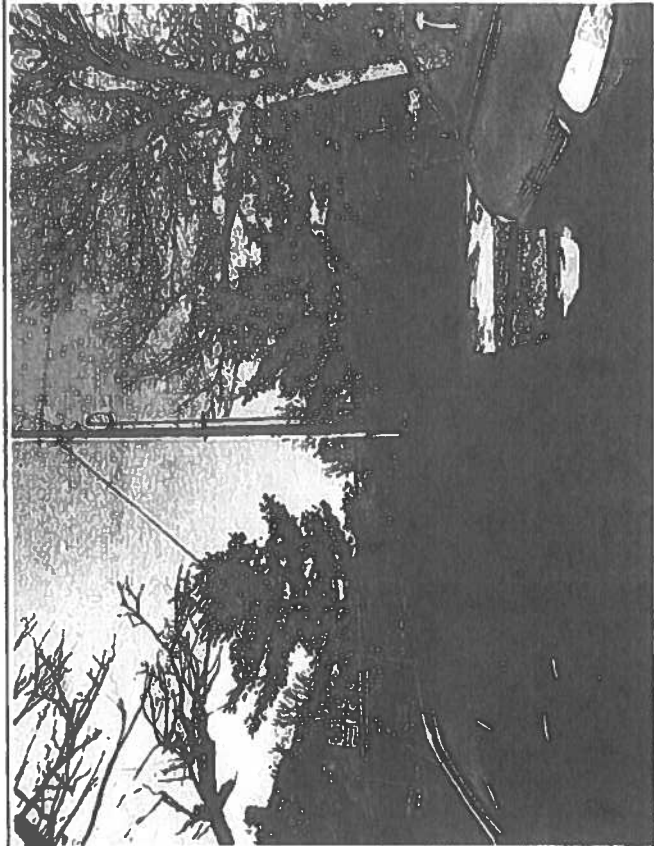
BUILDING PERMIT RECORD													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Cd	Purpose/Result
105708	08-25-1997	TOI	Other Improv	20,000		100		ERECT WOOD & CHAIN LINK	01-04-2011	GM	03	94	Vacant with Outbuilding
												45	Review Against Field Cd

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 Adjustment	Adj Unit P	Land Value
1	3370	PARK LOT	RM2		17,860 SF	3.37	1.00000	5	1.00	1600	0.900		1,0000	3 03	54,200
Total Card Land Units 17,860 SF												Parcel Total Land Area 0		Total Land Value 54,200	

APPRaised VALUE SUMMARY											
Appraised Bldg. Value (Card) 0											
Appraised Xf (B) Value (Bldg) 0											
Appraised Ob (B) Value (Bldg) 22,900											
Appraised Land Value (Bldg) 54,200											
Special Land Value 0											
Total Appraised Parcel Value 77,100											
Valuation Method C											

VISIT/CHANGE HISTORY											
Total Appraised Parcel Value 77,100											

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
94	Outbuildings		
00	Vacant		
CONDO DATA			
Parcel Id	C	Ownr	S
Adjust. Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		0	
Year Built		0	
Effective Year Built		0	
Depreciation Code			
Remodel Rating			
Year Remodeled			
Depreciation %		0	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		0	
RCNLD			
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 Bld	Cond.	Cd	% Gd	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	10.00	4.10	1997	A	50	03	1.00	20,500
FN3	FENCE-6' CH	L	214	12.50	1997	A	50	03	1.00	1,300
LT1	LIGHTS-IN W/	L	2	1050.00	2011	A	50	03	1.00	1,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Unit Cost	Undeprc Value			
		Ttl Gross Liv / Lease Area	0	0	0	0	0			

No Sketch

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
POITIER BRACK								Code Assessed 2-1 51,900 2-5 22,900	
400 GOODRICH ST		SUPPLEMENTAL DATA						Assessed 36,330 16,030	
HAMDEN CT 06517		AIR Pct ID 20						Total 74,800	
		WARD TAXABLE 1415						Total 52,360	
		CENSUS BLOCK 4008						Total 74,800	
		QUERY G						Total 52,360	
		GIS ID 17909						Total 52,360	
		Assoc Pct#						Total 60,130	

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
POITIER BRACK		3077	0290		07-20-1983	V		0	

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Comm Int
Total					0.00			

OTHER ASSESSMENTS		Year	Code	Description	Amount
Total					0.00

ASSESSING NEIGHBORHOOD		Nbrd	Nbrd Name	Tracing	Batch
Total		1600	NEWMHALLVILLE		

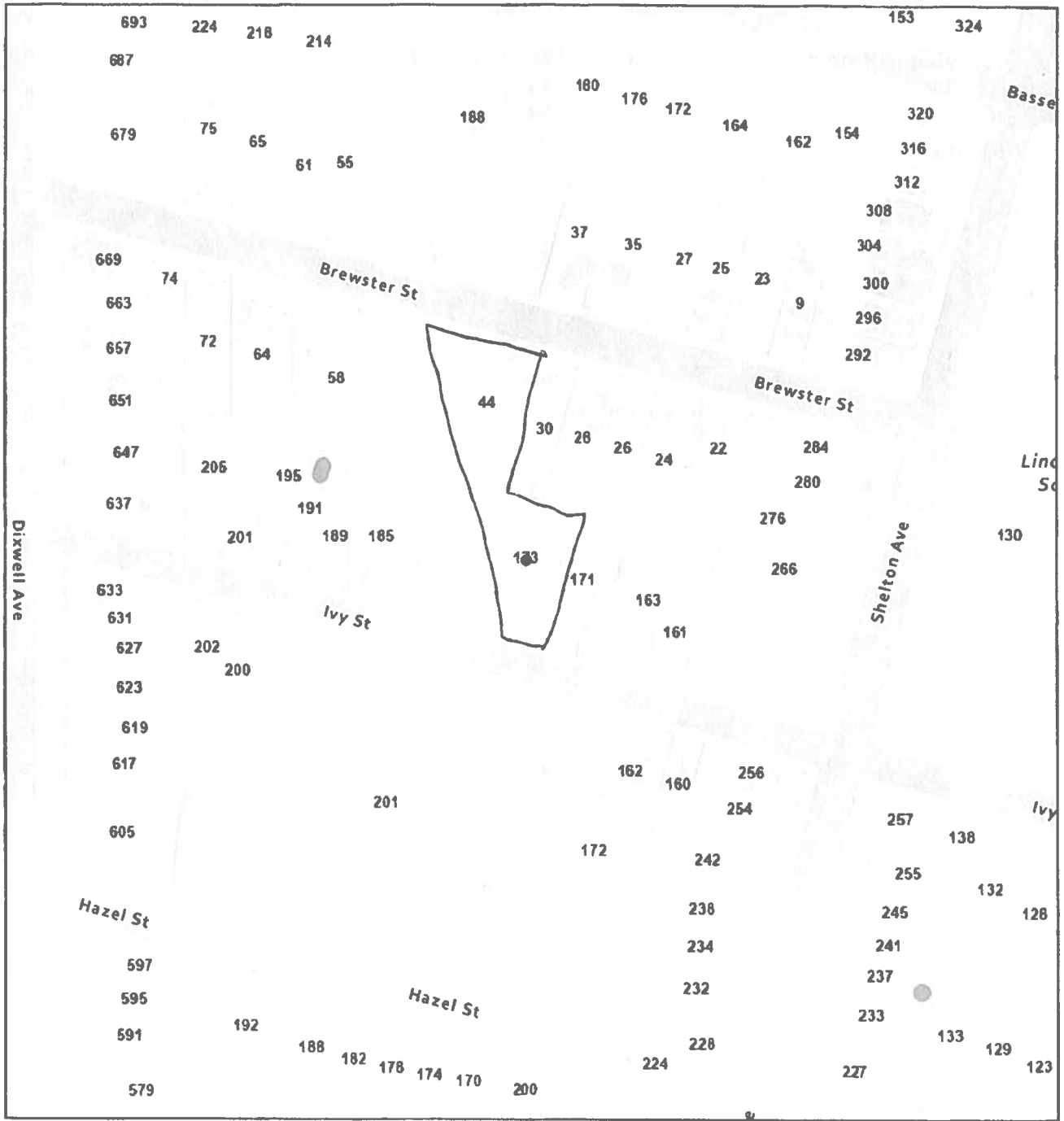
NOTES		Year	Code	Description	Amount
VACANT LAND/OUTBUILDING					
PARKING LOT					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value		106708	08-25-1997	OI	Other Improv	20,000		100		ERECT WOOD & CHAIN LINK

LAND LINE VALUATION SECTION		B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbrd.	Nbrd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
Total Appraised Parcel Value		1	3370	PARK LOT	RM2		12,310 SF	4.68	1.00000	5	1.00	1600	0.900		1.00000	4 21	51,900
Total Appraised Parcel Value		Total Card Land Units 12,310 SF Parcel Total Land Area 10 Total Land Value 51,900															

This signature acknowledges a visit by a Data Collector or Assessor

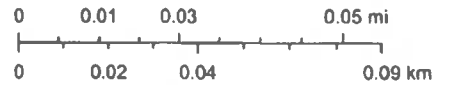
Acquisition of 44 Brewster / 173 Ivy



8/11/2022, 8:42:52 AM

NewHaven_Parcels

1:2,257



Acquisition of parking lot at 44 Brewster Street & 173 Ivy Street

44 Brewster Street



173 Ivy Street

