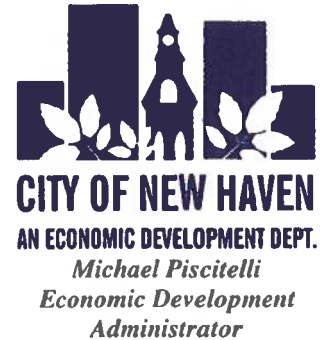




Arlevia T. Samuel, M.S.
Executive Director

CITY OF NEW HAVEN
Justin Elicker, Mayor

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



November 1, 2023

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

Re: 388 Blatchley Avenue Motion to Amend

Dear President Walker-Myers:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 388 Blatchley Avenue which was adopted by the Board of Alders on December 21, 2020 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Arlevia T. Samuel", is written over a faint, larger version of the signature.

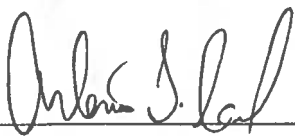
Arlevia T. Samuel, M.S., CPM
Executive Director

MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The property known as 388 Blatchley Avenue, New Haven (the "Property") was originally included in a list of Properties Proposed for City Disposition submitted by the Livable City Initiative in 2020, and which was adopted by the Board of Alders on December 21, 2020 and amended to extend the expiration of the said Order on February 7, 2022. The property was to be evenly split between Hong Guo at 386 Blatchley Avenue and Agilsberto Montalvo and Nilda Reyes at 394 Blatchley Avenue. The purchase of this property was delayed due to the Covid-19 crisis and a back log of files at the Office of Corporation Counsel. The applicants desire to purchase this property.

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

Amend the expiration of the Board of Alders Order from "February 7, 2023 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", to "This Order will expire and be of no further force and effect twelve months from the date of amendment 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".



Arlevia T. Samuel, M.S., CPM
Executive Director

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTY KNOWN AS 388 BLATCHLEY AVENUE BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM "FEBRUARY 7, 2023 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", TO "THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT 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".

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the property known as 388 Blatchley Avenue (the "Property"), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on December 21, 2020, and amended on February 7, 2023, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6th, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from "February 7 2023, 2 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", to "This Order will expire and be of no further force and effect twelve months from the date of amendment 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".

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 388 BLATCHLEY AVENUE. Disposition of vacant sliver lot for parking and side yard. (Applicants: Agilsberto Montalvo, Nilda Reyes, and Guo Hong)
REPORT: 1576-03
ADVICE: No Advice

PROJECT SUMMARY:

Applicants: Agilsberto Montalvo & Nilda Reyes; Guo Hong
Disposition Price: \$435.63 (A. Montalvo & N. Reyes); \$2,613.7 (G. Hong)
Site: 6,649sf
Zone: RM-2
Use: Parking & side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to evenly split the 3,485 SF sliver lot located at 388 Blatchley Avenue between adjacent property owners (15' of frontage each). The applicants will utilize the land for additional parking and side yard area.

PLANNING CONSIDERATIONS:

The proposal will create more on-site parking spaces for two existing residential developments (one multi-family and one single-family) and alleviate existing off-site parking needs on a block where only one-side off-street parking is permitted. Should the proposed parking areas either site exceed ten total parking spaces, the applicant must seek Site Plan Review approval from the City Plan Commission.

ADVICE:

No advice. The Commission didn't have enough information to determine if the sale of the property for the use of parking is the best use feasible for this location.

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department



Arlevia Samuel
Acting Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

*165 Church Street, 3rd Floor
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CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli
*Economic Development
Administrator*

December 10, 2020

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

Re:

Dispositions: 388 Blatchley Avenue, 627 Washington Avenue

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 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 Samuel
Acting 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: December 10, 2020

Meeting Submitted For: December 21, 2020

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Samuel

Title of Legislation:
Disposition of Property

Comments Permission per Board of Alders Order:
 Dispositions:
 388 Blatchley Avenue
 627 Washington Avenue

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR DISPOSITION
December 21, 2020

ADDRESS	Type	Price	Owner	USE	WARD
388 Blatchley Avenue	Sliver lot	\$435.63 1742.5 Sq./ft. @ \$0.25 per square foot Owner occupant in CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Agilsberto Montalvo and Nilda Reyes who will utilize this land as a side yard and parking area.	8
388 Blatchley Avenue	Sliver lot	\$2613.75 1742.5 sq./ft. @ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot to Hong Guo who will utilize this this land as a side yard and parking area	8
627 Washington Avenue	Sliver lot	\$5,227.50 3485 Sq./ft.@ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to 623-625 Washington AVE, LLC who will utilize this sliver lot as a side yard. <u>No driveway is permitted on any portion of this parcel and no parking is permitted on this parcel.</u>	4

ORDER APPROVING THE DISPOSITIONS OF: A PORTION OF 388 BLATCHLEY AVENUE TO AGILSBERTO MONTALVO AND NILDA REYES FOR \$435.63; A PORTION OF 388 BLATCHLEY TO HONG GUO FOR \$2,613.76; 627 WASHINGTON AVENUE TO 623-625 WASHINGTON AVE, LLC FOR \$5,227.50

BE IT FURTHER 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 December 21, 2020 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009.

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

LCI Board Special Meeting Minutes
November 18, 2020 (Via Zoom)

PRESENT: Timothy Yolen, Neil Currie, Seth Poole, Hon. Delphin Clyburn, Arlevia Samuel, Evan Trachten

Absent: Hon. Ernie Santiago, Patricia Brett

Meeting called to order at 6:06 P.M.

Review of LCI Board meeting minutes from September 23, 2020. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie, Approved unanimously

New Business

388 Blatchley Avenue

Evan told the Board that the City proposes to dispose of this sliver lot to the two adjacent property owners. One applicant is an owner occupant (Montalvo / Reyes) and pays \$0.25 per square foot for their 1742.5 sq./ft. portion (\$435.63). The other applicant does not live on site and will pay \$1.50 per square foot per the Guidelines for an equal sized portion and the purchase price will be \$2613.75.

Evan told the Board LCI demolished a property at this site that could not be rehabilitated. The parcel is a sliver lot. The Alder (Decker) supports the sale per the PAD Minutes. Off street parking is needed on Blatchley Avenue because it's a dense neighborhood and a narrow street. This is a straightforward sliver lot disposition. Alder Clyburn said she will support the Alder if he approves this disposition. Alder Clyburn has issues in her ward with some investment properties so when she hears the owner does not live on site that can be a concern to her (based on what happens in her ward).

Tim made a motion to approve the item, seconded by Alder Clyburn, Approved unanimously

627 Washington Avenue

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owner 623-625 Washington Ave, LLC. This is a corner lot so developing a structure is difficult due to it having two front yards. This is also a busy street with limited open space or parking. This parcel will be used as a yard area. The PAD Committee approved this with the condition that no parking is permitted on this parcel do to Zoning regulations about front yard parking. There is a letter of support from Alder Rodriguez.

The property owner owns 623 Washington Avenue as well as 615 Washington Avenue. All of the tenants from both properties park at 623 Washington Avenue and this will create open space for the occupants to enjoy as a yard / play space. Neil told the Board he is concerned this lot will eventually be used for parking, what safeguards exist to ensure compliance? Evan told the Board the LDA would restrict the use. Legal action could be taken but that would be unlikely. The City does enforcement and if this came to

our attention we could send a letter based on the LDA or Zoning. LCI could send a violation letter, a lawsuit may be needed if compliance was not achieved based on a letter.

Alder Clyburn talked about enforcement issues in her ward. She walks her ward and sees violations that need to be addressed and LCI is not able to resolve every issue about front yard parking. Evan explained front yard parking is an issue, a lot of people are home during the pandemic and LCI sees this as a trend. Zoning enforcement is coordinated by Jim Turcio. LCI assists and we do send some letters (zoning / anti blight) to address front yard parking. We don't like front yard parking it's unsightly. It's been tough for Alder Clyburn to get resolution for some issue in her ward.

Evan noted that this lot has attracted a lot of illegal dumping over the years. This sale will put it back on the tax rolls. Seth noted that the Google aerial view shows 6 cars parked on 623-625 Washington. Alder Clyburn made a motion to approved. There was a second and further discussion. Tim wanted to make sure the LDA would restrict parking, Evan said it would. Seth asked if there was parking for the adjacent parcel on King Place, Evan told the Board it had a driveway and parking, and due to City Planning considerations we don't typically split parcels in odd shapes we try to maintain the lot lines.

Neil pointed out he sees a curb cut and a gate on this parcel via Google Street view. There was discussion about why there is a curb cut here? Evan told the Board when areas receive new sidewalks the engineering department plans ahead and assumes development may occur on certain parcels. Neil offered a friendly amendment and Alder Clyburn agreed to modify the previous motion.

Neil Currie made a motion to approve the item with the condition that a no driveway may be placed on this parcel and no parking is permitted on this parcel, seconded by Alder Clyburn, Approved unanimously

LCI Election

Evan talked about the Election. Corporation Counsel said it was property noticed. Alder Clyburn asked about the rules for an election. Evan told Alder Clyburn the meeting has been noticed. A motion was made to hold the vote because it was noticed. The LCI Board bylaws were not violated. We also put the Election on this agenda so if the Board wanted to revote tonight, or a future meeting notice of this matter has been posted. If we have a quorum in attendance the powers of the Board are vested in its members. Seth noted that Alder Santiago has not been in attendance frequently, Alder Clyburn said that Alder Santiago had been dealing with some issue and she too had been away taking care of family. Alder Clyburn understands that a full Board is not required to hold the LCI Board Election, only a quorum is needed. Seth Poole said that he too had reviewed the LCI Bylaws concerning the election.

Alder Clyburn also asked about members terms. Why did Mary Wadley's term end. Evan said she was not reappointed because hit her term limit (10 years). Her reappointment was given leave to withdraw. Evan was advised by the Board of

Alders Aldermanic Affairs committee staff person that an expired term plus a leave to withdraw effectively takes a person off a board unless the bylaws state otherwise. Alder Clyburn thought there was a past practice that allows members to stay on the Board. Seth said the LCI Bylaws need to be updated.

Alder Clyburn also asked about the sale of 261-265 Starr Street. Why did this item not return to the LCI Agenda?

Evan told the Board this item was approved by LCI Board and sent to the Board of Alders (BoA). The BoA took no action. This item does not come back to LCI to be reconsidered because there are changes to this proposal, thus it is a new proposal and must restart the disposition process (it is essentially a new proposal). This item was approved at LCI Board and discharged to the BoA. This sale has come to LCI several times and per the Guidelines it must be sold to a Church at fair market value as it was proposed the last time it was on our agenda. Alder Clyburn said a Church member submitted info to Serena and thought it would be on our agenda. Alder Clyburn said a letter was submitted with this information. Evan recalled a spreadsheet of values but not backup info. Our guidelines require a sale at fair Market value because the applicant is a religious organization. Neil Currie thinks this violates Federal law (RLUIPA) and we need to revise the guidelines and put them on our agenda immediately. Seth said we need to come into the 21st century and deal with Disposition Guidelines and the LCI bylaws.

Seth congratulated Arlevia Samuel on becoming the LCI Director and looks forward to working with her. Alder Clyburn congratulated everyone for their positions. Arlevia thanked the Board and is glad to be back on the Board (as the LCI Director)

Motion to adjourn by Alder Clyburn , second by Neil, All were in favor, meeting adjourned 7:03PM.

PAD Meeting Minutes October 21, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent: Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:03 P.M.

A motion to approve the PAD Minutes from August 19, 2020 was made by Steve Fontana, seconded by Alder Antunes, Approved **Unanimously**

Action items

388 Blatchley Avenue

Evan Trachten explained that the City is proposing to evenly split this sliver lot between the adjacent property owners (15' of frontage each). One applicant is an owner occupant and pays \$0.25 per sq.ft (Reyes / Movtavo) and the other applicant is paying \$1.50 per sq./ft. because they are not owner-occupants (Hong). Evan will verify the pricing because there may be a typo on the cover sheet.

Evan told the committee there was a house on this lot that the City demolished because the house had deterrirated after a fire. Photos were shown of the old house and the curent vacant lot. It was noted that Alder Decker contacted Alders Antunes and Alder Festa about this sliver lot sale.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously

83 Butler Street

Evan Trachten explained that the City is proposing to sell this vacant lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will develop a two-family owner-occupied property with a 5-year minimum occupancy period on this parcel. Several parcels were recently sold NHS and this parcel should have been included with those addresses, but this parcel was delayed inadvertently. There is a letter of support from Alder Clyburn in the file supporting this disposition.

Nate talked about the lot being able to site two units because it has 4000+ sq./ft with 50' of frontage. The lot is non-conforming because it has less than 5400 sq., /ft. Nate confirmed the item will need zoning approval. Alder Festa asked about parking. Does Butler Street have ample on street parking? Evan told the committee a driveway would be developed for this property and there is plenty of on street parking. Nate said 2 parking spaces are needed and if they are unable to have two spaces, they can apply for a special exception from the BZA

A motion was made by Steve Fontana to approve the item, seconded by Alder Antunes , roll call was taken and the item was approved unanimously

627 Washington Avenue

Evan told the committee this lot has attracted a lot of illegal dumping over the years. The City had approached the owner who is an LLC to purchase the property. The owner finally has submitted the paperwork for this sale. This parcel is a sliver lot and a corner lot. It is difficult to develop housing on a corner parcel like this one sized at 35' X 100'. The applicant pays \$1.50 per sq./ft. as a non-owner occupant. There was no interest in building on this site from our non-profit partners. The applicant will use this area as a side yard.

Evan noted that the property owner owns both 623 and 615 Washington Avenue and all his tenants currently park at 623 Washington Avenue. This lot will create a larger yard and green space area for the occupants. Parking is not permitted in front yards and this parcel has 2 front yards as a corner lot which makes this area a side yard. Alder Antunes noted some of the parcels in this area have odd measurements. Evan noted the need for yard area as well as the limited parking on-street.

Nate asked about a curb cut. Evan said there will not be any curb cut because the lot will remain a grassy area / open space. There was discussion about a condition that prohibits parking on the lot. If we make a condition it can be removed by the Board of Alders in the future via an amendment, Evan is comfortable about adding the condition.

Alder Festa wants to make sure the owner knows he can't add a new residential structure to the lot and that he must maintain the lot as well as shoveling the snow. Evan told the committee there are deed restrictions in the LDA. Alder Festa noted that there is no letter of support from Alder Rodriguez in this file. Evan told the committee he has discussed this with the Alder, and we don't always have communications in the file or a letter of support on a sliver lot file. Evan will add an email or letter of support to the file to document the accuracy of his statements to the committee. Alder Antunes told the committee adding this information will help document why the item is before the committee if the Alder changes their position on a given matter in the future.

A motion was made by Alder Antunes to approve the item with the condition that the lot can't be used for parking, seconded by Clay Williams, roll call was taken and the item was approved unanimously

A motion to adjourn was made by Alder Antunes, seconded by Alder Festa, all were in favor, Adjourned at 3:25 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
388 Blatchley Avenue		168 0779 01700	RM-2	9	Sliver Lot	NA	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$30,100			\$ 30,100	\$20,070		30' X 120' Total	3485 Sq./ Ft. Per Assessor
						15'X120' Disposition	<u>1742.5 Sq./ft</u> per Applicant

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Owner-occupant CD area @ \$0.25 per sq./ft.	\$435.63 1742.5sq.ft X \$0.25 per sq./ft.	N/A	\$435.63

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 th Ward	NA	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Agilsberto Montalvo & Nilda Reyes 394 Blatchley Avenue New Haven CT 06513			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current
Proposal: LCI proposes the sale of a portion of a sliver lot..			
General discussion: The applicant will utilize this land for parking and side yard area.			
Owner Occupancy? The applicants are owner occupants			
Prepared by: <u>Am Jones</u> Date <u>10/6/2020</u>		Concurred by: <u>[Signature]</u> Date <u>10/14/20</u>	

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
388 Blatchley Avenue		168 0779 01700	RM-2	9	Sliver Lot	NA	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$30,100			\$ 30,100	\$20,070		30' X 120' Total	3485 Sq./ Ft. Per Assessor
						15'X120' Disposition	1742.5 Sq./ft per Applicant

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Non Owner-occupant CD area @ \$1.50 per sq./ft.	\$2613.75 1742.5 sq. ft X \$1.50 per sq./ft.	N/A	\$2613.75

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 th Ward	NA	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Guo Hong 90-4 Cosey Beach Avenue East Haven CT 06512	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current

Proposal: LCI proposes the sale of a portion of a sliver lot..

General discussion: The applicant will utilize this land for parking and side yard area.

Owner Occupancy? N/A

Prepared by: *[Signature]* Date 10/16/2020 Concurred by: *[Signature]* Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Charles Decker 9th Ward

DATE: September 1, 2020

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 388 Blatchley Avenue to adjacent property owners. The land will be used for side yard area and parking for both applicants.

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.

CURRENT OWNER
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

TOPO
UTILITIES
STRT./ROAD
LOCATION

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 BEULAH LAND DEVELOPMENT*
 PATEL ANKUR
 SECRETARY OF HOUSING AND URBAN
 BAC HOME LOANS SERVICING LP
 VALDIVIA MARCO

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NOTES								
4/08/2015 ELEC. PERMITS CLOSED.NO VALUE CHANGE.								
01/2018, FIRE-FD-VP, INSPECT 2019								
01/2019 CITY OF NEW HAVEN PURCHASE								
1/8/19 TO EXEMPT								
01/2020 BLDG DEMO 1/6/2020								

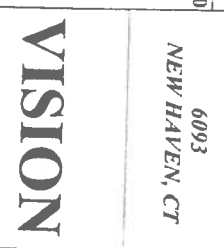
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
PREVIOUS ASSESSMENTS (HISTORY)								
9808/195			9522/129				0 15	
9009/281			8975/19				0 3	
8589/53			7155/260				0 50	
7155/260							0 14	
Total: 192,000 00								

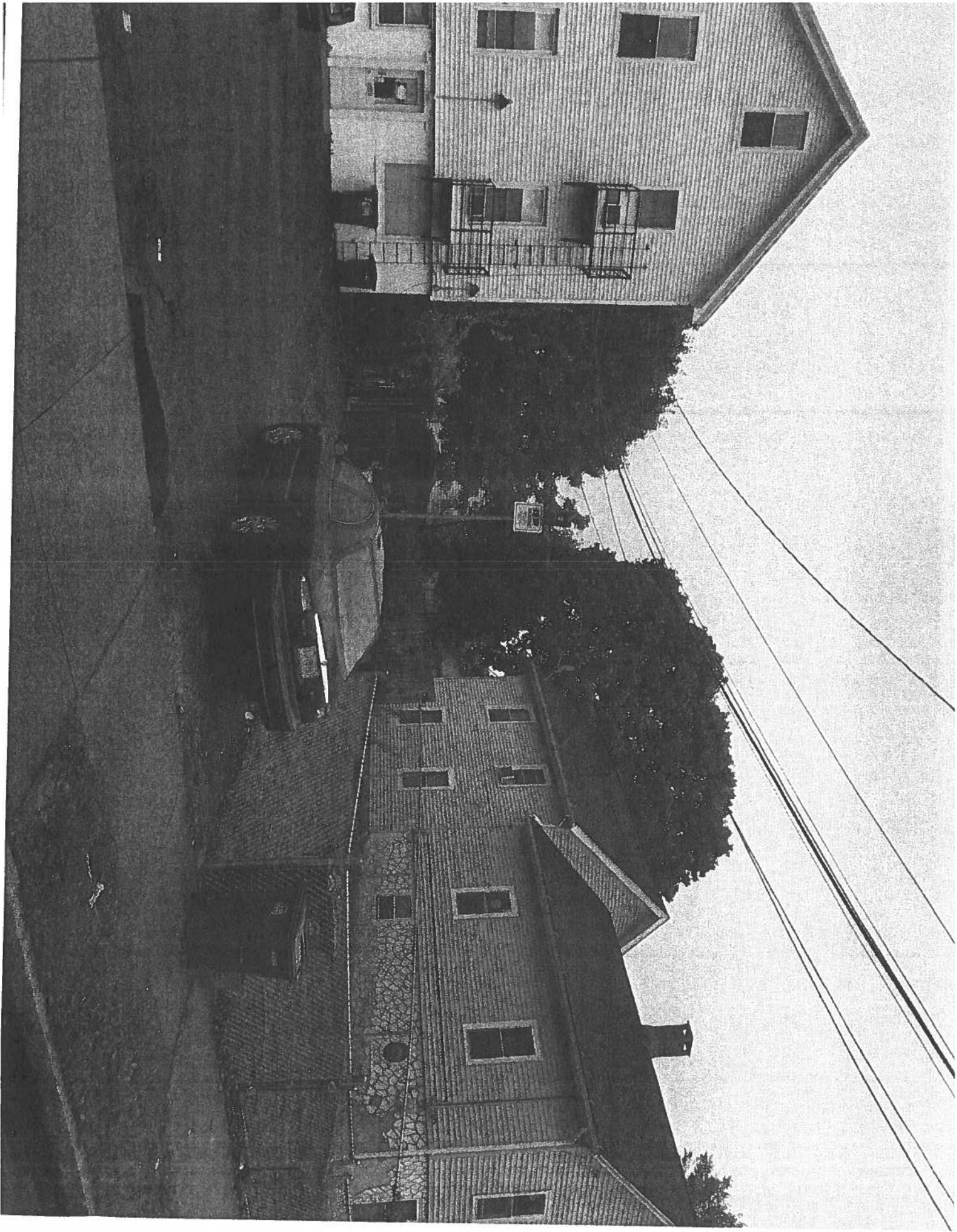
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
PREVIOUS ASSESSMENTS (HISTORY)								
9522/129			0 3				2019	21
8975/19			0 50				2019	22
7155/260			192,000				00	
Total: 52,920								

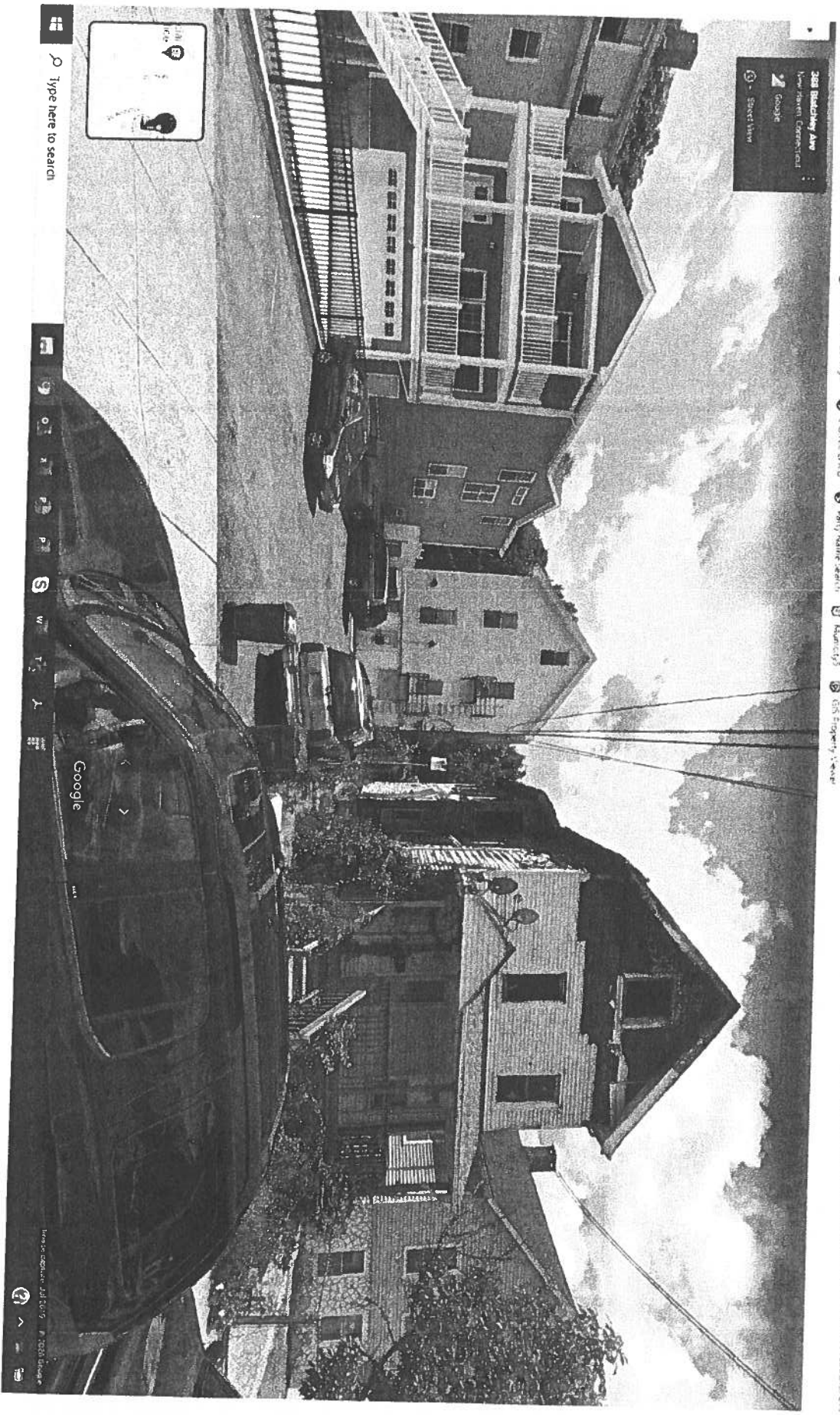
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
APPRaised VALUE SUMMARY								
Appraised Bldg. Value (Card)								
Appraised XF (B) Value (Bldg)								
Appraised OB (L) Value (Bldg)								
Appraised Land Value (Bldg)								
Special Land Value								
Total Appraised Parcel Value								
Valuation Method:								
Adjustment:								
Net Total Appraised Parcel Value								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
B-19-1647	11/15/2019	DE				100	01/06/2020	APPLICATION TO DE	04/08/2015	02		SF	47	BP Inspection
E-13-897	10/18/2013	EL	Demolish	3,000	04/08/2015	100	01/06/2020	UPGRADE TO 200A	08/19/2011	04		V/A	70	DM Data Master Sent
									05/11/2011	03		JW1	70	Field Review
									12/29/2010			GM2	01	Measured
									08/15/2001			MJ	45	Review Against Field Cd

Use Code	Description	Zone	D	Front	Depth	Units	Unit	Price	I	Factor S.A.	C	ST	Factor	Lat	Adj.	Notes-Adj	Special Pricing	S Adj	Adj. Unit Price	Land Value
902V	CITY MDL-40	RM2	0	31	120	3,485	SF	11.51	1.0000	5	1.00	0900	0.75				Spec Use	1.00	8.63	30,100
Total Card Land Units: 3,485 SF																				
Parcel Total Land Area: 3,485 SF																				
Total Land Value: 30,100																				







388 Blatchley Ave - (Vacant lot)
Property demolished