



Justin Elicker
Mayor

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

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Michael Piscitelli
Economic Development
Administrator

December 11, 2025

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

Re: Motion to Amend an ORDER OF THE NEW HAVEN BOARD OF ALDERS
APPROVING (1) THE DISPOSITION OF 27 COUNTY STREET, 107
FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY
STREET TO THE NEW HAVEN LAND BANK, LLC FOR \$1.00 EACH: (2) 0 HENRY
STREET TO JINGWEN LUO & ANDREW YONGKY FOR \$1,960.50

Dear President Walker-Myers:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for the disposition of 27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, and 18 Waverly Street to the New Haven Land Bank which was adopted by the Board of Alders on October 6, 2025, a copy of said Order 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,

Michael Piscitelli
Economic Development Administrator

MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The properties known as 27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, and 18 Waverly Street, New Haven (the “Properties”) were originally included in a list of Properties Proposed for City Disposition submitted by the Economic Development Administration on December 20, 2023, and which was adopted by the Board of Alders on October 6, 2025.

The City of New Haven and the New Haven Land Bank, Inc have now agreed that the wording of the original Order was restrictive in the terms of the redevelopment option and furthermore that there is a scrivener’s error in the actual wording of the Order. Accordingly, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following changes:

1. Replace the language noted below...

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

September 25, 2025

ADDRESS	TYPE	PRICE	OWNER	USE	WARD
27 County Street	Non-Profit/Building lot	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.	28
107 Farren Avenue	Non-Profit/Building lot	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.	13
21 Kimberly Avenue	Non-Profit/Building lot	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.	5
16 Waverly Street	Non-Profit/Building lot	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.	23
18 Waverly Street	Non-Profit/Building lot	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.	23

...with the following language:

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

September 25, 2025

ADDRESS	TYPE	PRICE	OWNER	USE	WARD
27 County Street	Non-Profit/Building lot	\$1.00	City of New Haven	The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.	28

107 Farren Avenue Non-Profit/Building lot \$1.00 City of New Haven The
City of New Haven proposes to dispose of this building lot to the New Haven Land Bank for
stewardship and future use in a manner consistent with the mission of the New Haven Land Bank,
Inc. 13

21 Kimberly Avenue Non-Profit/Building lot \$1.00 City of New Haven The
City of New Haven proposes to dispose of this building lot to the New Haven Land Bank for
stewardship and future use in a manner consistent with the mission of the New Haven Land Bank,
Inc. 5

16 Waverly Street Non-Profit/Building lot \$1.00 City of New Haven The
City of New Haven proposes to dispose of this building lot to the New Haven Land Bank for
stewardship and future use in a manner consistent with the mission of the New Haven Land Bank,
Inc. 23

18 Waverly Street Non-Profit/Building lot \$1.00 City of New Haven The
City of New Haven proposes to dispose of this building lot to the New Haven Land Bank for
stewardship and future use in a manner consistent with the mission of the New Haven Land Bank,
Inc. 23

2. Replace the language noted below...

**ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE
DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY
AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN
LAND BANK, LLC FOR \$1.00 EACH: (2) 0 HENRY STREET TO JINGWEN LUO &
ANDREW YONGKY FOR \$1,960.50**

...with the following language (change highlighted in yellow):

**ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE
DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY
AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN
LAND BANK, INC FOR \$1.00 EACH: (2) 0 HENRY STREET TO JINGWEN LUO &
ANDREW YONGKY FOR \$1,960.50**

Michael Piscitelli, AICP
Economic Development Administrator

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE AMENDMENT TO THE ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN LAND BANK, LLC FOR \$1.00 EACH; (2) 0 HENRY STREET TO JINGWEN LUO & ANDREW YONGKY FOR \$1,960.50 BY AMENDING THE FOLLOWING LANGUAGE FROM:

“LIST OF PROPERTIES PROPOSED FOR DISPOSITION

September 25, 2025

ADDRESS	TYPE	PRICE	OWNER	USE	WARD
27 County Street	Non-Profit/Building lot	\$1.00	City of New Haven	The	
City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.					
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City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.					
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City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.					
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City of New Haven proposes to dispose of this building lot to the New Haven Land Bank who will construct an affordable 2-3 unit owner occupied home.					
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TO:

“LIST OF PROPERTIES PROPOSED FOR DISPOSITION

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18 Waverly Street Non-Profit/Building lot \$1.00 City of New Haven The City of New Haven proposes to dispose of this building lot to the New Haven Land Bank for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc. 23”;

AND AMENDING THE FOLLOWING LANGUAGE FROM:

“ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN LAND BANK, LLC FOR \$1.00 EACH: (2) 0 HENRY STREET TO JINGWEN LUO & ANDREW YONGKY FOR \$1,960.50”

TO:

“ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN LAND BANK, INC FOR \$1.00 EACH: (2) 0 HENRY STREET TO JINGWEN LUO & ANDREW YONGKY FOR \$1,960.50”

THEREFORE BE IT ORDERED by the New Haven Board of Alders that the Order of the New Haven Board of Alders approving (1) the disposition of 27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, 18 Waverly Street to the New Haven Land Bank, LLC for \$1.00 each: (2) 0 Henry Street to Jingwen Luo & Andrew Yongky for \$1,960.50, previously approved by the Board of Alders on October 6, 2025, is hereby amended to amend the following language from:

“ LIST OF PROPERTIES PROPOSED FOR DISPOSITION

September 25, 2025

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to:

“LIST OF PROPERTIES PROPOSED FOR DISPOSITION

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And from:

“ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN LAND BANK, LLC FOR \$1.00 EACH: (2) 0 HENRY STREET TO JINGWEN LUO & ANDREW YONGKY FOR \$1,960.50”

to:

“ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET TO THE NEW HAVEN LAND BANK, INC FOR \$1.00 EACH: (2) 0 HENRY STREET TO JINGWEN LUO & ANDREW YONGKY FOR \$1,960.50”