



# City of New Haven

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## Meeting Minutes Finance Committee

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Monday, August 14, 2023

6:00 PM

Aldermanic Chambers

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Meeting can be viewed on Board of Alders YouTube Page.

### Aldermanic Notice New Haven

The Finance Committee will hold a public hearing on Monday, August 14, 2023, 6:00 P.M, in the Aldermanic Chambers, 165 Church St., New Haven to hear the following:

1. [LM-2023-0415](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS, AUTHORIZING THE EXECUTION OF THE SIX-YEAR SUCCESSOR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND UPSEU LOCAL 424, UNIT 34 (PUBLIC WORKS UNION), DATED JULY 1, 2021 - JUNE 30, 2027.

**Attachments:** [signed checklist LM-2023-0415 Labor Rel Local 424 Unit 34 Public Works TA](#)  
[CHECK LIST FOR UPSEU LOCAL 424 UNIT 34 PUBLIC WORKS TA](#)  
[BOA COVER LTR - LOCAL 424 UNIT 34 TA](#)  
[ORDER - Local 424 Unit 34 TA](#)  
[PRIOR NOTIFICATION](#)  
[FISCAL IMPACT STATEMENT](#)  
[Summary of Contract Changes](#)  
[Signed TA 6.26.23](#)  
[Local 424-34 Matrix eff 10-01-23](#)  
[Redline 424 Public Works 2021 to 2027](#)  
[Local 424 cost analysis for current employees July 2023 - send](#)  
[Local 424 cost analysis for future employees July 2023 - send](#)  
[Local 424 Public Works](#)  
[Signature Page](#)

*Discharged for BOA 9/5/23 meeting*

**This Order was No Action**

2. [OR-2023-0015](#) ORDINANCE OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING THE NEW HAVEN LAND BANK AUTHORITY PURSUANT TO PUBLIC ACT 19-175 CODIFIED AS CONNECTICUT GENERAL STATUTE 7-148p TO BE CALLED THE NEW HAVEN LAND BANK, INC.

- Attachments:** [CHECK LIST Coord Signed - Land Bank \(FN\)](#)  
[Cover Letter New Haven Land Bank March 29 2023](#)  
[Cover Letter New Haven Land Bank March 29 2023](#)  
[Land Bank Ordinance Final 03 27 2023](#)  
[Land Bank Ordinance Final 03 27 2023 \(FN2\)](#)  
[PRIOR NOTIFICATION FORM - Land Bank](#)  
[FISCAL IMPACT STATEMENT- Land Bank](#)  
[Land Bank Bylaws Final Draft 02 14 2023](#)  
[New Haven Land Bank\\_BOA Update April 3 2023 \(FN\)](#)  
[Signature Page](#)

**This Ordinance was Favorable Reportto the Board of Alders**

3. [OR-2023-0018](#) ORDINANCE AMENDMENT OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AMENDING ARTICLE VII. - BUDGETARY AND FINANCIAL ADMINISTRATION SEC. 2-376, SEC. 2-451, SEC. 2-481 - 2-488, AND SEC. 2-385 - 2-386 OF THE CITY CODE OF ORDINANCES (PURCHASING ORDINANCE).

- Attachments:** [CHECK LIST - Purchasing Ordinance Amendment](#)  
[Purchasing Ord Amend Cover Letter 042523](#)  
[Purchasing Ord Amend Cover Letter 042523](#)  
[ORDER Purchasing Ordin Amend](#)  
[PRIOR NOTIF FORM - Purchasing Ordinance Amendment](#)  
[FISCAL IMPACT STMT - Purch Ord Amend](#)  
[CLEAN COPY Purchasing Ordinance](#)  
[Purchasing Ordinance REDLINE Proposed Changes Final 02-06-23](#)

**This Ordinance was No Action**

4. [OR-2023-0032](#) ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING OFFICE OF BUILDING, INSPECTION, AND ENFORCEMENT POSITIONS OF EXECUTIVE ASSISTANT TO OFFICE MANAGER, PLUMBING INSPECTOR TO ASSISTANT BUILDING AND PLANS OFFICIAL, ASSISTANT ELECTRICAL INSPECTOR TO ASSISTANT BUILDING AND PLANS OFFICIAL, PLUMBING AND MECHANICAL INSPECTOR TO ASSISTANT BUILDING AND PLANS OFFICIAL, ADDING IN A NEWLY CREATED POSITION OF DEPUTY PURCHASING AGENT WITHIN THE DEPARTMENT OF FINANCE, AND AUTHORIZING BUDGET TRANSFER #137-24-1 TRANSFERRING FUNDS FROM EXPENDITURE RESERVE IN AN AMOUNT OF \$134,670 TO THE OFFICE OF BUIDLING, INSPECTION, AND ENFORCEMENT SALARY ACCOUNT IN AN AMOUNT OF \$33,600 AND THE DEPARTMENT OF FINANCE, PURCHASING SALARY ACCOUNT IN AN

AMOUNT OF \$101,070.

**Attachments:** [signed BOA CHECKLIST - Position Transfer 137-24-1](#)  
[CHECK LIST FOR Position Transfer 137-24-1](#)  
[signed BOA COVER LTR - Position Transfer 137-24-1](#)  
[137-24-1 Cover Memorandum](#)  
[137-24-1 Ordinance Amendment](#)  
[PRIOR NOTIF FORM Position Transfer 137-24-1](#)  
[FISCAL IMPACT STMT Position Transfer 137-24-1](#)  
[137-24-1 Transfer Form](#)  
[137-24-1 Ordinance Amendment Split OBIE](#)  
[Signature Page](#)

**This Ordinance was Favorable Reportto the Board of Alders**

5. [OR-2023-0028](#) ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING FISCAL YEAR 2022-2023 BUDGET TRANSFER #131-23-1, TRANSFERRING FUNDS FROM THE CITY GENERAL FUND TO THE LITIGATION SETTLEMENT ACCOUNT IN AN AMOUNT NOT TO EXCEED \$16,000,000, WITH THE FINAL AMOUNT TO BE DETERMINED THOUGH THE FISCAL YEAR 2022-2023 GENERAL FUND CLOSING PROCESS, FOR THE SETTLEMENT OF THE RICHARD COX CASE.

**Attachments:** [CHECK LIST - Cox Settlement GF Transfer Ord Amend](#)  
[Richard Cox Letter 06-30-2023](#)  
[NH GF Ordinance Amendment for Richard Cox Settlement](#)  
[PRIOR NOTIF. FORM - NH GF Transfer for Richard Cox Settlement](#)  
[NH GF Fiscal Impact for Richard Cox Settlement](#)  
[Signature Page](#)

**This Ordinance was Favorable Reportto the Board of Alders**

6. [Or-2023-0029](#) AMENDMENT TO APPROPRIATING ORDINANCE #3, AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, FISCAL YEAR 2023-2024 AND AUTHORIZING A PROJECT FOR THE CITY'S SETTLEMENT OF THE RICHARD COX V. CITY OF NEW HAVEN ET AL. LITIGATION. IN THE AMOUNT UP TO \$16,000,000 TO PAY FOR THE CITY'S SHARE OF THE SETTLEMENT

**Attachments:** [CHECK LIST - NH Bonding R Cox Settlement](#)  
[Richard Cox Letter 06-30-2023](#)  
[NH Bond Ordinance Amendment for Richard Cox](#)  
[PRIOR NOTIF FORM - NH Bonding R Cox Settlement](#)  
[NH Bond Fiscal Impact for Richard Cox](#)  
[Signature Page](#)

**This Ordinance was Favorable Reportto the Board of Alders**

These items are filed with the City Clerk and may be inspected at Room 202, 200 Orange St., New Haven. Per order: Hon. Adam Marchand, Chair. Attest: Michael Smart, City Clerk.

If you need a disability related accommodation, please call three business days in advance 946 7651 (voice) or 946 8582 (TTY).

**Public comment/testimony may also be submitted via email to [publictestimony@newhavenct.gov](mailto:publictestimony@newhavenct.gov) before 2:00 pm on the day of the meeting.**

Meeting Minutes

*Alder Marchand, Chair called the meeting to order at 6:10 p.m., August 14, 2023, in the Aldermanic Chamber, 165 Church Street, New Haven. Present were Aids. Marchand, Santiago, DeCola, Morrison, Walker-Myers, Hamilton, Furlow, and Singh.*

*Alder Marchand told the committee that they would hear the items out of the order as posted in the agenda.*

*5. ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 AUTHORIZING FISCAL YEAR 2022 2023 BUDGET TRANSFER #131 23 1, TRANSFERRING FUNDS FROM THE CITY GENERAL FUND TO THE LITIGATION SETTLEMENT ACCOUNT IN AN AMOUNT NOT TO EXCEED \$16,000,000, WITH THE FINAL AMOUNT TO BE DETERMINED THROUGH THE FISCAL YEAR 2022 2023 GENERAL FUND CLOSING PROCESS, FOR THE SETTLEMENT OF THE RICHARD COX CASE.*

*6. AMENDMENT TO APPROPRIATING ORDINANCE #3, AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, FISCAL YEAR 2023 2024 AND AUTHORIZING A PROJECT FOR THE CITY'S SETTLEMENT OF THE RICHARD COX V. CITY OF NEW HAVEN ET AL. LITIGATION. IN THE AMOUNT UP TO \$16,000,000 TO PAY FOR THE CITY'S SHARE OF THE SETTLEMENT.*

*Patricia King, Corporation Counsel, and Michael Gormany, Acting City Controller, came before the committee. Mr. Gormany spoke about the requests.*

*Alder Furlow asked if the bonding would only be used if needed. Mr. Gormany said that was correct.*

*Alder Festa asked what the city is currently bonding for this year. Mr. Gormany said that it was 55 million dollars.*

*No further questions were asked.*

*Alder Marchand asked three times if anyone from the public wished to testify. No one*

came forward.

2. ORDINANCE OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING THE NEW HAVEN LAND BANK AUTHORITY PURSUANT TO PUBLIC ACT 19 175 CODIFIED AS CONNECTICUT GENERAL STATUTE 7 148p TO BE CALLED THE NEW HAVEN LAND BANK, INC.

Michael Piscitelli, Economic Development Administrator, Dean Mack, Economic Development Officer, and Mark Wilson, from Economic Development, came before the committee. Mr. Mack spoke about the request, followed by Mr. Wilson.

At this time Alder Marchand asked the city staff to let the public testify and then come back to the table to answer questions, which they agreed to.

Alder Marchand asked the people who had signed up to testify to come forward as their name was called. The following came forward.

- a. Rebecca Corbett, of 616 Winthrop Avenue, who spoke in favor of the Land Bank request.
- b. Elias Estabrook, of 380 Winthrop Avenue, who spoke in favor of the Land Bank.
- c. Alberta Witherspoon, of 130 Wilmont Road, who spoke in favor of the Land Bank.
- d. Abby Feldman, of 35 Exchange Street, who spoke in favor of the Land Bank.
- e. Brittany Maybery-Niblack, of 23 Thompson Street, who spoke in favor of the Land Bank.
- f. Luke Melonakos-Harrison, of 699 Elm Street, who spoke in favor of the Land Bank.
- g. Sarah Giovannelli, of 33 Farnham Avenue, who spoke in favor of the Land Bank.

Alder Marchand asked if anyone else wished to testify. No one else came forward.

Alder Marchand asked city staff to come back before the committee.

Alder Furlow asked what was meant by "other staff". Mr. Piscitelli answered the question.

Alder Festa asked how they planned to make the homes competitive with other landlords in the city. Mr. Piscitelli spoke about this.

Alder Marchand asked if the "Ex Officio" members were also voting members. Mr. Piscitelli said that they were.

Mr. Piscitelli then requested the committee make three amendments to the order, which Alder Marchand said they would discuss it during deliberations.

No further questions were asked.

Alder Marchand asked three times if anyone from the public wished to testify. No one came forward.

Alder Marchand then told the committee that the following people had submitted written testimony by email. They were.

- a. Jamie Myers-McPhail, of 135 Bellevue Road.
- b. Sinclair Williams, of 95 Division Street.
- c. Karen Guillen, of Quinnipiac Meadows.
- d. Melissa Singleton, of 416 Edgewood Avenue.

e. *Serena Neal-Sanjurjo, of the Affordable Housing Commission.*

**1. ORDER OF THE NEW HAVEN BOARD OF ALDERS, AUTHORIZING THE EXECUTION OF THE SIX YEAR SUCCESSOR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND UPSEU LOCAL 424, UNIT 34 (PUBLIC WORKS UNION), DATED JULY 1, 2021 JUNE 30, 2027**

*Alder Marchand told the committee that they would be keeping this item in committee and have it discharged for the Board of Alders to vote on it at the September 5, 2023, meeting.*

*Wendella Ault Battey, Director of Labor Relations, and Michael Gormany, Acting Controller, came before the committee. Mr. Gormany spoke on the request followed by Ms. Ault Battey.*

*Alder Furlow asked how many vacancies were in the union and how many the city planned not to fill. Mr. Gormany said he wasn't sure, but he would get back to the committee with the information.*

*Alder Festa for a breakdown of the overtime caused by the vacancies. Mr. Gormany said that they didn't have this information.*

*Alder Festa asked what the final vote by the union was for the contract. Ms. Ault Battey said they didn't get this type of information from the union.*

*No further questions were asked.*

*Alder Marchand asked three times if anyone from the public wished to testify. No one came forward.*

**3. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE AMENDMENT TO ARTICLE VII. BUDGETARY AND FINANCIAL ADMINISTRATION SEC. 2 376, SEC. 2 451, SEC. 2 481 2 488, AND SEC. 2 385 2 386 OF THE CITY CODE OF ORDINANCES (PURCHASING ORDINANCE**

*Michael Gormany, Acting Controller, and Shawn Garries, Acting Purchasing Agent, came before the committee. Mr. Gormany spoke on the request, followed by Mr. Garries.*

*Alder Marchand told the committee that due to the large amount of information being presented, he would leave this item in committee and bring it back for discussion at a future meeting. He then asked if any committee member had a question concerning this item now.*

*Alder Walker-Myers asked about the contracts that were low bid and ended up costing more than what was bid. Mr. Garris spoke about this and said the construction contracts usually were higher due to having change orders.*

*No further questions were asked.*

*Alder Marchand asked three times if anyone from the public wished to testify. No one came forward.*

**4. ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE # 1 RECLASSIFYING OFFICE OF BUILDING, INSPECTION, AND ENFORCEMENT**

POSITIONS OF EXECUTIVE ASSISTANT TO OFFICE MANAGER, PLUMBING INSPECTOR TO ASSISTANT BUILDING AND PLANS OFFICIAL, ASSISTANT ELECTRICAL INSPECTOR TO ASSISTANT BUILDING AND PLANS OFFICIAL, PLUMBING AND MECHANICAL INSPECTOR TO ASSISTANT BUILDING AND PLANS OFFICIAL, ADDING IN A NEWLY CREATED POSITION OF DEPUTY PURCHASING AGENT WITHIN THE DEPARTMENT OF FINANCE, AND AUTHORIZING BUDGET TRANSFER #137 24 1 TRANSFERRING FUNDS FROM EXPENDITURE RESERVE IN AN AMOUNT OF \$134,670 TO THE OFFICE OF BUILDING, INSPECTION, AND ENFORCEMENT SALARY ACCOUNT IN AN AMOUNT OF \$33,600 AND THE DEPARTMENT OF FINANCE, PURCHASING SALARY ACCOUNT IN AN AMOUNT OF \$101,070.

Michael Gormany, Acting Controller came before the committee. Mr. Gormany spoke on the position reclass request and the new purchasing position.

Alder Festa asked if Mr. Gormany would explain the salary increase, which he did.

Alder Festa asked if the Deputy Purchasing Agent, being a new position, would continue on in new budget requests. Mr. Gormany said that it would.

No further questions were asked.

Alder Marchand asked three times if anyone from the public wished to testify. No one came forward.

At 9:42 PM, on a motion by DeCola, seconded by Santiago, to close the public portion of the meeting. The committee voted unanimously in favor of the motion.

Alder Marchand reminded the committee that items 1 and 3 were going to stay in committee for future actions.

Committee Action:

1. Alder DeCola, seconded by Santiago to move item 2, New Haven Land Bank, and moved the amendments that were requested by the administration. The committee voted unanimously to approve the amendment to the order. The committee then voted, by voice vote, to unanimously approve the amended order for the New Haven Land Bank.
2. Alder DeCola, seconded by Santiago to move item 4, Position Reclass, by separation. The motion was to remove the new position of Deputy Purchasing Agent, and it's funding, and make it a separate order, to be discuss it at a later date. The committee voted unanimously to approve the separation of the order. The committee then voted, by voice vote, to unanimously approve the separated order for the position reclasses and their funding.
3. Alder DeCola, seconded by Santiago to move items 5 and 6, the Cox litigation funding. The committee voted, by voice vote, to unanimously approve the funding for the General Fund and the Capital funding for the Cox settlement.

At 10:10 PM, on a motion by DeCola seconded by Santiago, the Committee voted to close the meeting.

The meeting was recorded. The recording is filed and may be inspected at Legislative Services.

Respectfully submitted,

*Donald A. Hayden, Fiscal Analyst*