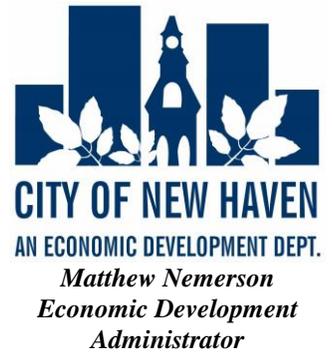




Serena Neal-Sanjurjo
Executive Director

CITY OF NEW HAVEN
Toni N. Harp, Mayor

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



May 6, 2019
The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Dispositions: 139 Button Street (Land Swap), 455 Greenwich Avenue, 162-168 Plymouth 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 Aldermen'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,

Serena Neal-Sanjurjo
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: April 26, 2019

Meeting Submitted For: May 6, 2019

Regular or Suspension Agenda: Regular

Submitted By: Serena Neal-Sanjurjo

Title of Legislation:
Disposition of Property

Comments Permission per Board of Alders Order:
Dispositions: 139 Button Street (Land Swap), 455 Greenwich Avenue, 162-168 Plymouth Street

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

May 6, 2019

ADDRESS	Type	Price	Owner	USE	WARD
139 Button Street	Land Swap	\$1.00	City of New Haven	The City of New Haven proposes to swap parcels with Hill Central, LLC, JGE LLC, and The JGM Realty, LLC as part of the former Hill Central housing redevelopment at 520 Washington Avenue (the parcels are about 1700 sq./ft.). This land swap will create a larger buffer between the Hill Central School playground and straighten out the property line.	4
455 Greenwich Avenue	Negotiated	\$15,000.00	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Carlos Rodriguez who will develop a mixed-use structure with a commercial unit on the ground floor and two (2) residential units on the upper floor. The applicant will have 24 months from closing to complete the improvements on this site. <u>The applicant must obtain zoning approval prior to closing.</u>	5
162-168 Plymouth Street	Non-Profit	\$3,000.00	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Columbus House, Inc. who will develop a three-unit affordable rental property at this site as part of the 2019 Yale School of Architecture Vlock Building Project. <u>The property must be an affordable rental property for a minimum period of 20 years</u>	5

ORDER APPROVING THE DISPOSITION OF 1686 SQUARE FEET OF LAND AT 139 BUTTON STREET BY THE CITY OF NEW HAVEN TO HILL CENTRAL, LLC, JGE, LLC AND THE JGM REALTY, LLC IN EXCHANGE FOR THE ACQUISITION OF 1700 SQUARE FEET OF LAND AT 520 WASHINGTON AVENUE FROM HILL CENTRAL, LLC, JGE, LLC AND THE JGM REALTY, LLC BY THE CITY OF NEW HAVEN AND THE SUM OF \$1.00;

BE IT FURTHER ORDERED; THE DISPOSITIONS OF 455 GREENWICH AVENUE TO CARLOS RODRIGUEZ FOR \$ 15,000.00; 162-168 PLYMOUTH STREET TO COLUMBUS HOUSE, INC. FOR \$ 3,000.00

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 May 6, 2019 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.